

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes of the April 25, 2006, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, April 25, 2006, at 7:00 p.m.

Present were Chair Susan Molhoek, Vice-chair Stephen C. Fry, Secretary Wayne Harrall, Commissioners David A. VanDyke, Edward Robinette, James Saalfeld and Michael J. Fuller. Also present was Township Planning Director Richard Sprague Jr.

1. Approve minutes of the regular meeting of March 28, 2006.

Edward Robinette, seconded by Wayne Harrall, moved to approve the minutes with one correction: the title of Tim Johnson should read Township Planning Consultant. Motion passed unanimously.

2. Approve minutes of the special meeting of April 17, 2006.

James Saalfeld, seconded by Edward Robinette, moved to approve the minutes as presented. Motion passed unanimously.

3. Conceptual Plan: Bird's Trail Site Condo.

David VanDyke did not participate in the discussion of the matter because of a conflict of interest.

Steve Van Kooten spoke regarding Preliminary Plan Review for a new site condo to be called Birds Trail located at 3201 and 3245 Bird Ave.

Rick Sprague summarized his staff report dated April 20, 2006.

Comments from the Commissioners:

Stephen Fry would like to see the radiuses more car friendly by shifting the road. There needs to be better transitions with the road and sidewalks.

Wayne Harrall asked about room for an additional drain field.

David VanDyke returned to the discussion at this time.

4. Conceptual Plan: David Byker's Site Condo.

David Byker spoke regarding a new site condo preliminarily called Leaning Oaks located at 4419 Knapp Street.

Dan Hula, Hula Engineering, spoke regarding the site plan.

Rick Sprague summarized his staff report dated April 20, 2006.

5. Preliminary Plan: Windcrest PUD-3 Amendment request for Advantage Health.

David VanDyke did not participate in the discussion of the matter because of a conflict of interest.

Steve Plakmeyer, representing Advantage Health/High Point Real Estate, spoke regarding the request to amend the existing Windcrest PUD-3 property located at 1471 East Beltline Avenue. The project involves adding an office to the East Beltline frontage.

Dwight Husky spoke regarding the site plan.

Rick Sprague summarized his staff report dated April 21, 2006.

Discussion was held on parking spaces; the removal of the cul-de-sac; traffic flow; and building entrance locations.

David VanDyke returned to the discussion at this time.

6. Preliminary Plan: Universal Forest Products PUD-4 Rezoning Request.

Susan Molhoek did not participate in the discussion of the matter because of a conflict of interest. Stephen Fry acted as Chair for this item.

Peter Baldwin, A.M.D.G. Architects, spoke regarding the request to rezone property along 3-Mile Road and East Beltline (2801 East Beltline) from C-1, C-2, and R-1 to a PUD-4 (Low Density Office Planned Unit Development). The project involves rezoning and adding a new office building and two other additions to the property.

Rick Sprague summarized his staff report dated April 21, 2006.

Discussion was held on eliminating one of the access drives; pedestrian/bike path; signage; and screening from neighbors.

Susan Molhoek returned to the discussion at this time.

7. Update from Township Planning Director.

Rick Sprague gave an update for future agenda items.

The meeting was adjourned at 8:30 p.m.

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Wayne A. Harrall