

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the April 26, 2005, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, April 26, 2005, at 7:00 p.m.

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

1. Approve minutes of the regular meeting of March 22, 2005.

Edward Robinette, seconded by Susan Molhoek, moved to approve the minutes as amended. Motion passed unanimously.

2. Public hearing for rezoning request at 3975 and 4019 Cascade Road. Applicant wishes to rezone property from C-2 (Suburban Office) to C (General Commercial).

Jeff Hundley spoke regarding the request but did not have a presentation.

Rick Sprague summarized his staff report dated April 22, 2005.

FH Properties V LLC and WDS Ventures LLC are requesting a zoning change for two parcels of land located on Cascade Road and Cascade West Parkway. FH Properties V is the owner of the 0.59-acre parcel (parcel B), which has an existing office building on Cascade West Parkway. WDS Ventures is the owner of the 0.66-acre parcel that has the Shell Station located at 4019 Cascade. Both parcels are currently zoned C2 (Suburban Office) and are requested to be zoned to C (General Commercial). The rezoning request is consistent with the Township's Master Plan and will allow the Shell Station to become a conforming land use.

Edward Robinette, seconded by Wayne Harrall, moved to open the public hearing. Motion passed unanimously.

Brian Benson, 3924 Cascade Road, is concerned about traffic safety.

James Saalfeld, seconded by Edward Robinette, moved to approve closing the public hearing. Motion passed unanimously.

Mr. Hundley spoke regarding the traffic signal at the parkway and the Shell station curb cuts.

Wayne Harrall, seconded by Susan Molhoek, moved to approve the request as written. Motion passed unanimously.

3. Public hearing for Shearwood Forest seeking preliminary plan approval.

Ken Kool spoke regarding the request for Preliminary Plan Review (step 3) of Shear Wood Forest. The property is located at 3290 Shear Avenue. He is proposing an eleven-unit site condominium project

Rick Sprague summarized his staff report dated April 22, 2005.

Stephen Fry, seconded by David VanDyke, moved to open the public hearing. Motion passed unanimously.

Gary Veenstra, 3288 Shear, asked questions regarding the trees and grading on his property.

Charlie Schwaiger, 3130 Shear, spoke in opposition to this and feels the area will be too dense.

James Saalfeld, seconded by Edward Robinette, moved to close the public hearing. Motion passed unanimously.

Commissioner's comments:

Stephen Fry spoke to being comfortable with not moving the turn around to save more trees but would like the lots to be adjusted and grading to be addressed.

David VanDyke would like to see a future access built now instead of later. He is also concerned about the pending grading easements.

Wayne Harrall is concerned about another way out of the development.

Michael Fuller stated that he feels the only way to approve this project is to have the road connection.

Jim Morgan addressed some of the grading issues and lot 5 issues.

David VanDyke, seconded by Stephen Fry, moved to table with the following recommendations:

1. Extend Shearwood Court to the East property line.
2. The applicant shall obtain all grading easements.
3. Mark the do not disturb zone better on the site plan.

4. Mark lot 11 as a future lot, only when such a time as having two ingress and egress to the development.

Motion passed unanimously.

4. Public hearing for Arbor Hills Phase 7 seeking preliminary plan approval.

Dale Kraker, representing Eastbrook Development Company, spoke regarding the request for conceptual review for a new site condominium. The property is located south of 3 Mile Road and West of Dunnigan Avenue, access is provided to Mason Ridge Drive through Arbor Hills Site Condo.

Rick Sprague summarized his staff report dated April 22, 2005. Rick gave an explanation of a letter that was received from Gary R. Kamp, dated April 26, 2005, who did not get notice of the hearing and feels that he did not get enough time to address the matter. Regarding this issue, David VanDyke stated that a fence is not required. James Saalfeld stated that he would like Mr. Kamp to know that the Commissioners did address the statements of his letter.

Stephen Fry, seconded by Wayne Harrall, moved to open the public hearing. Motion passed unanimously. Hearing no public comments, James Saalfeld, seconded by Edward Robinette, moved to close the public hearing. Motion passed unanimously.

Susan Molhoek, seconded by Stephen Fry, moved to approve with the following conditions:

1. Trees shall not be planted in the future ten-foot bike path.
2. The sidewalk shall be extended to the cul-de-sac.
3. Lot lines for lots 159 and 160 shall be corrected.
4. Applicant shall comply with all Township Engineers comments.

Motion passed unanimously.

5. Conceptual Review for Shear at Blackberry Phase II.

Brad Rottschafer, spoke regarding the request for approval of Phase II of the approved site condominium development known as Blackberry at Shear's Crossing.

Rick Sprague summarized his staff report dated April 22, 2005.

Commissioner's comments are: sidewalks to be shown on the plan and to be completed within five years; Township Engineer's comments to be complied with; and look at shifting the road to the West at lot 37 to make the lot bigger.

6. Conceptual Review for Zoning Ordinance Amendment to allow a commercial/lifestyle center PUD.

Stephen Fry asked to be excused from the discussion and left the meeting room because of a conflict of interest.

Kevin Einfeld introduced himself and Jim Fielder.

Mr. Fielder spoke regarding the request for a text amendment to the Zoning Ordinance to allow for a Mixed Use Commercial and Lifestyle Center PUD.

Rick Sprague summarized his staff report dated April 22, 2005.

The consensus of the Commission is to move forward and explore this request to amend the Zoning Ordinance.

The Commissioners set a public workshop date for Wednesday May 11, 2005 at 4:00 pm.

Howard Connors, 2626 Dunnigan, stood up and spoke in great opposition of this project.

The meeting was adjourned at 9:18 p.m.

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Wayne A. Harrall