

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS**

Minutes of the May 11, 2005

Work Session

A special meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Wednesday, May 11, 2005, at 4:00 p.m.

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

1. Approved minutes of the regular meeting of April 26, 2005.
2. Work Session- Proposed Mixed Commercial/Lifestyle PUD Ordinance.

Planning and Zoning Administrator Rick Sprague introduced the Ordinance and explained the process of amending the Zoning Ordinance to those in attendance.

Mark Sisson representing the applicant presented the origin of the Ordinance language, stating that a portion of it was derived from the existing PUD-5 Zoning District language.

Jim Fielder explained why a PUD-5 did not fit well for a LifeStyle Center. Specifically because Department Stores are prohibited in PUD-5. Internal setback relief uses were taken from existing NC PUD & PUD-5 Ordinances for most part.

Discussion regarding each Section of the proposed Ordinance took place. Changes were suggested and Planner Rick Sprague was directed to meet with the applicants consultant, Mark Sisson, to work out the details and come up with a redlined revision for the Planning Commission to discuss at the next regular meeting on May 24, 2005.

The following comments were offered from those in attendance.

Jan Johnson of 2537 McIntosh offered a sample Ordinance that her planning firm had done in conjunction with Cannon Township. The developments have similarities. She felt the following items should be addressed.

- Signage
- Accessory apartments
- Allow single family residential
- It is important to phase the development to make sure the residential portion gets built in conjunction with or before the commercial portion,

Bob Scott, an attorney representing a Evergreen Properties, questioned the process that a proposed LC-PUD would take in regards to the North East Beltline Overlay Zone.

Commissioner David Van Dyke addressed Mr. Scott's question.

The meeting was adjourned at approximately 6:00 p.m.

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Wayne Harrall