

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes May 22, 2012**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, May 22, 2012 at 7:00 pm.

Present were Chair Wayne Harrall, Vice Chair Stephen Fry, Secretary David A. VanDyke, Commissioners; Mark Prein, Dave Pierangeli, Bev Wall and Brandon Stewart. Also present were Township attorney James Brown, Planner Administrator David Pasquale and Clerical Assistant Kara Hammond.

1. Approve minutes of Aril 24, 2012.

Mark Prein, seconded by **Steve Fry**, moved to approve the minutes with the following changes;

- p.3, 5th bullet of the motion, insert the word “buffer” between ‘landscaping’ and ‘along’ and insert the word “be” between ‘to’ and ‘25’
- p.6, 7th bullet of the motion, remove the decimal point before 75

Motion approved unanimously.

2. Forest Hills Center PUD – Final development plan and rezoning to NC-PUD consideration and recommendation to the Township Board (this item was tabled from the previous meeting).

Steve Fry, seconded by **Bev Wall**, moved to bring Forest Hills Center PUD off the table.

Motion approved unanimously.

Tom Lawrence, owner of the Forest Hills Center LLC and 850 Forest Hill LLC, spoke;

- several issues needed to be resolved, now presenting a new plan
- 25 ft. green belt on all 3 streets
- parking increased from 100 to 107
- eliminating the side drive off of Ada Drive
- 2 buildings were shifted into an L-shape, keeping the same square footage
- parking: east side will be for employees and the west side will be for customers
- light plan has been submitted
- no changes of access points
- signage plans have been provided and conform to the Township’s requirements
- changed elevation design, eliminated the 2nd floor, but roof line still has raised areas
- 1 building is approximately 6,000 sq. ft. and the other building is approximately 11,000 sq. ft.
- revised plan accomplishes the vision of neighborhood shopping

Attorney Jim Brown gave the legal report.

Planning Administrator Dave Pasquale gave the staff report and mentioned the Township engineer’s report as well.

Wayne Harrall asked Tom Lawrence to address the 2nd access drive off Delray Ave. Tom explained he sees the drive on Delray to be very important for a couple of reasons; employee access and waste removal and could relieve some traffic from the other Delray drive/access point. Wayne Harrall then asked about employee parking and if the number presented includes it. Tom Lawrence said he believes it is included on the site plan calculation. Jim Brown explained the formula that the applicant used was one space per every 250 sq. ft. of gross building area. Tom believes there is an accurate overage.

Steve Fry asked Tom Lawrence to explain his perception of the building pertaining to signage. Tom explained he would like to see signage on the front doors (on the "L" of each building), employee entrances, potential for a wall sign on Ada Drive, no additional monument sign than what is on the site plan and no signage along the east wall as he sees no need for it.

Steve Fry asked Tom Lawrence why some of the two stories were removed. Tom explained they were more of a façade to create architectural interest.

Steve Fry explained this would be a good opportunity to move the sidewalk back, off of the curb way, on Forest Hill Avenue in order to put some green space there for pedestrian safety. Wayne Harrall asked if that is something Tom Lawrence would be willing to do. Tom explained he would rather see the large area for the green belt than break it up. Tom stated he does not want to do that, but if asked, he would grant the Township or Kent County Road Commission the easement.

Dave VanDyke asked if it would be better to eliminate the drive on Delray for traffic safety. Mark Prein stated for deliveries, it will be better to have two drives. Wayne Harrall stated Delray Ave has low traffic volume anyway.

Steve Fry asked what difference is there between the proposed building/project and any other strip mall. Tom Lawrence explained the materials are much nicer and color rendering and greenery. Dave VanDyke agrees with Steve Fry that the proposed building/project looks like a strip mall.

Steve Fry, seconded by **Bev Wall**, moved to recommend the drafted ordinance to the Township Board for approval with the following conditions;

- Final landscape plan must be submitted to, and approved by, the Township Planner
- All engineering requests be met, including review of final lighting plan
- Adjusted photometric plan be submitted
- Raise the southeast parapet 18 inches or so for more prominence and submit to planner for final approval
- Submit all final building materials to planner
- Signage:
 - o Both monument signs be limited to 4x10 size and no taller than 7 ft. from the grade
 - o There is to be no signage on the east wall of Building B, except for an identification sign on each doorway entrance in that wall

- There may be no more than two wall signs on the east wall of Building A, for each one lineal foot of that wall
- There may be no wall signage on the south wall of Building B
- There may be up to one square foot of wall signage on the south wall of Building A, for each one lineal foot of that wall
- No signage on north of Building B, and restrict signage along Ada Drive to one wall sign, no larger than 50 square ft.
- Address will not count as signage

Motion approved unanimously.

*Steve Fry asked to be excused from the next two items due to a conflict of interest.

3. Public Hearing – Amendment to No. 3 of the Township Comprehensive Plan.

Attorney Jim Brown gave the legal report.

Planning Administrator Dave Pasquale gave the staff report.

Dave VanDyke, seconded by **Bev Wall**, moved to open the Public Hearing at 8:00 pm.
Motion approved unanimously.

David Bolkhousky, works for Disability Advocates of Kent County, explained he supports Spectrum Health and asks that the commissioners think about, and consider, public transportation on the East Beltline.

Sherry Jousma gave a power point presentation on the need for public transportation, sidewalks and safety.

Rae Bower, who is on the Board of Disability Advocates of Kent County, also gave a power point presentation on the need for public transportation, sidewalk and safety.

Wayne Harrall explained the Planning Commission cannot address this issue due to Township budget impacts and noted they can only do so much and only certain items they can address on the Planning Commission.

Dave Pierangeli, seconded by **Bev Wall**, moved to close the Public Hearing at 8:22 pm.
Motion approved unanimously.

Dave VanDyke, seconded by **Bev Wall**, moved to approve Amendment No. 3 comprehensive plan of 2007, as referred to as Target Area No. 5, as prepared by the Township attorney.
Motion approved unanimously.

4. Public Hearing – Proposed Chapter 22A of the Township Zoning Ordinance, the HC-PUD Healthcare and Commercial/Residential uses PUD District.

Attorney Jim Brown gave the legal report.

Planning Administrator Dave Pasquale gave the staff report.

Brandon Stewart asked Jim Brown about the optional item on page 12 and asked Jim to give his opinion. Jim Brown does not think it is a legal matter, more of a matter for the Township. Dave Pierangeli asked Jim Brown if it would be easier to reinstate it, rather than rewrite it. Jim Brown stated it would be the same amount of time either way. Brandon asked Jim about an item in the ordinance. Jim explained the flexibility factor and clarified it was an existing standard.

Bev Wall, seconded by **Mark Prein**, moved to open the Public Hearing at 8:35 pm.
Motion approved unanimously.

John VerPlank, 2675 Dunnigan Ave, explained he just purchased the property and has some concerns; with lighting, public utilities expansion and how the Township is going to approach the whole thing.

Wayne Harrall answered and explained the proposed development and the possible upcoming events.

Bev Wall, seconded by **Dave Pierangeli**, moved to close the Public Hearing at 8:45 pm.
Motion approved unanimously.

Bev Wall said to let both items exist and modify or revamp in the future. Both Dave Pierangeli and Dave VanDyke agree. Dave VanDyke wants to give it more thought and time before just trashing it.

Bev Wall, seconded by **Mark Prein**, moved to adopt the ordinance as written, except for striking the option to repeal.
Motion approved unanimously.

5. Discussion – Allowing Wall Signs Facing Expressways and in C-1 and C Districts.

Attorney Jim Brown gave some background and explanation of the draft ordinance. Wayne Harrall and Steve Fry discussed some of their concerns with the commissioners and attorney.

The commissioners had a discussion regarding language and what will be allowed and what will not, what will go in front of the Planning Commission and all others to the Planning Administrator.

The commissioners and Jim Brown finalized all the points brought up by the Planning Commissioners. The commissioners would like to set a Public Hearing for the June 26 meeting and Jim Brown will prepare an ordinance to be presented at that meeting.

Steve Fry, seconded by **Bev Wall**, moved to set the Public Hearing for June 26, 2012 with a new drafted ordinance.

Motion approved unanimously.

6. Informal Discussion – Allowing Al Fresco dining limited to 12 seats by Administrative Renewal.

Planning Administrator Dave Pasquale gave some background and the staff report. Steve Fry stated he has no problem with the proposal and thinks it is a good idea, with the exception that the request does not include outdoor music.

Bev Wall and Dave VanDyke both agree with Steve. Dave brought up an automatic annual renewal procedure as well.

Mark Prein, seconded by **Bev Wall**, moved to set the Public Hearing for June 26, 2012.
Motion approved unanimously.

7. General Public Comment.

Supervisor, Michael DeVries, thanked the commissioners for taking the time to discuss the signage and al fresco dining issues.

8. Update from Township Planning Staff and FYI items.

Planning Administrator Dave Pasquale went over the FYI item and told them about the Parks and Rec survey.

The meeting was adjourned at 9:34 pm.



David A. VanDyke – Secretary