

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the May 24, 2005, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, May 24, 2005, at 7:00 p.m.

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

1. Approve minutes of the work session meeting of May 11, 2005.

Edward Robinette, seconded by James Saalfeld, moved to approve the minutes as amended. The amendment is the spelling correction of Canon Township, which should read Cannon Township. Motion passed unanimously.

2. Withdrawn- Meijer Gardens has asked that their tabled request for an LED Reader Board be taken off the table and withdrawn.

James Saalfeld, seconded by Susan Molhoek, moved to take the request off the table and to withdraw it. Motion passed unanimously.

3. Conceptual review- Zoning Ordinance Amendment for a Mixed Commercial/Lifestyle Center Planned Unit Development Chapter.

With no objection from the Commission, Stephen Fry excused himself from the discussion and left the meeting room because of a conflict of interest.

Rick Sprague summarized the Zoning Ordinance Proposed Text Amendment to add a lifestyle center- Mixed Use PUD District.

The Commissioners went through the Zoning Ordinance Amendment point by point and discussed changes.

4. Previously Tabled- 1144 East Paris Rezoning request to NC PUD.

Stephen Fry re-joined the meeting at this time.

Edward Robinette, seconded by Susan Molhoek, moved to take this item off the table. Motion passed unanimously.

Gary Postma, Orion Construction, summarized the narrative regarding revisions made to the previous plan.

Commissioners asked questions regarding: retaining walls; slopes and landscape; easterly connector road; sidewalk; guard rail; aesthetics of the building block; setback; lighting; monument sign location and size; number of parking spaces; and landscape island in parking area.

Rick Sprague summarized his staff report dated May 20, 2005.

Stephen Fry, seconded by Wayne Harrall, moved to approve the NC-PUD with the following conditions:

1. The Engineer's letter dated May 16, 2005 to be complied with.
2. A revised site plan showing all changes shall be submitted and approved by the site plan review committee.
3. All slopes shall not exceed a one on two slope.
4. A guardrail shall be constructed at the wetland area of the North East drive where the drop off exceeds three-feet in vertical height.
5. Fall protection be provided anywhere there is a retaining wall which exceeds three-feet in height.
6. A five-foot wide sidewalk to be constructed adjacent to the connection drive to Terrazzo Plaza.
7. The material of the South elevation wall shall be split faced colored block or better.
8. Front parking lot set back from East Paris shall be a minimum of an average of 25-feet in the right of way.
9. All required landscape to be provided and can be distributed in other areas other than the front yard. An additional landscape island to be provided in the parking area. Provisions to be made to allow natural landscaping along main retail front.
10. Total signage for the parcel would be 350 square feet with the front ground sign to not exceed 90 square feet and 10-feet in height from the ground. The ground sign should also be shifted at least 10-feet to the South and East.

Motion failed.

James Saalfeld, seconded by Susan Molhoek, moved to table with the previous conditions listed to be recommendations. Motion passed unanimously.

5. Previously Tabled- Shearwood Forest seeking Preliminary Plan Review.

This item will remain on the table.

6. Public Hearing- Shear at Blackberry Phase II Preliminary Plan Review.

Larry Wilson, V-TEC Engineering, spoke regarding the request for approval for Phase II of the approved site condominium development known as Blackberry at Shear's Crossing. He summarized the narrative provided by the applicant.

Rick Sprague summarized his staff report dated May 17, 2005.

David VanDyke, seconded by Wayne Harrall, moved to open the public hearing. Hearing no comments, James Saalfeld, seconded by Edward Robinette, moved to approve closing the public hearing. Motion passed unanimously.

David VanDyke, seconded by Susan Molhoek, moved to recommend to the Township Board Blackberry at Shear's Crossing Phase II with the following conditions:

1. Township Engineer Bob Bruggink's letter dated May 16, 2005 shall be complied with.
2. Sidewalks shall be built within the next two years.

Motion passed unanimously.

7. Public Hearing- Consumers Power is seeking a Special Land Use Permit to construct a Substation on Michigan Avenue.

Matthew Bombery, Consumers Energy, is requesting a Special Land Use Permit to build an Electric Power substation at 3968 Michigan Avenue.

Rick Sprague summarized his staff report dated May 20, 2005.

Stephen Fry, seconded by Wayne Harrall, moved to approve opening the public hearing. Motion passed unanimously.

Gary Rathbun, 4040 Michigan Avenue, spoke in opposition to the project. He does not want to listen to humming and he stated that not enough screening would be enough.

Carl Hailer, neighbor to the west, also spoke in opposition to the project. He gave other addresses that he feels the sub station could be located. He is concerned about his grandchildren playing in the back and having an accident. He also stated a concern regarding radio frequency interference. He asked if the radio frequency will be interrupted 100 feet away from the substation and Mr. Bombery stated that if there is no interruption now than there would not be any additional interruption.

Joan Wilcox, 3996 Michigan Avenue, concerned about landscaping/screening.

Dennis Wilcox, 3996 Michigan Avenue, concerned about storm water run off and drainage.

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

Wayne Harrall, seconded by Michael Fuller, moved to table the request so that Consumers can go back to the drawing board to move the sub station back on the property further. Motion passed unanimously.

8. Update from Township Planning and Zoning Administrator.

Rick Sprague updated the Commissioners on what is coming up in future meetings.

The meeting was adjourned at 10:33 p.m.

Wayne A. Harrall