

PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes of the June 24, 2003, Meeting

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, June 24, 2003, at 7:30 p.m.

Present were Chair Michael J. Fuller, Vice-chair Susan Molhoek, Secretary Susan B. Lovell, Commissioners David A. VanDyke, Rusty C. Merchant, Wayne A. Harrall, and Stephen C. Fry. Also present was Township Planner Susan Thomas.

I. Approve minutes of the special meeting of May 12.2003.

David VanDyke, seconded by Susan Molhoek, moved to approve the minutes as presented. Motion passed unanimously.

1. Approve minutes of the regular meeting of May 27.2003.

David VanDyke, seconded by Wayne Harrall, moved to approve the minutes with one correction: item #2, paragraph 7, should read: Wayne Harrall (not Warren). Motion passed unanimously.

3. Approve minutes of the special meeting of June 9.2003.

Susan Molhoek, seconded by Rusty Merchant, moved to approve the minutes as presented. Motion passed unanimously.

4. Election of officers to serve July 1.2003 through June 30.2004.

Wayne Harrall, seconded by Rusty Merchant, moved to elect the same officers, from the previous term, for the next term. Motion passed unanimously.

5. Public hearing on Kimberly Durst's request for a Group Day-Care Home Special Land Use in the R-1, Single-Family Residential and Agricultural-zoning district a 2441 Pinesboro Drive NE.

Kimberly Durst spoke regarding her request for a Special Land Use for a group Day-care Home in the R-1, Single-Family Residential and Agricultural-zoning district. She spoke about changes in the submitted outdoor plans. She has removed the pool in the yard and extended the play area. She is aware of the neighbors concerns about privacy and she explained that the yard would have a landscape buffer.

Susan Thomas summarized her staff report dated June 16, 2003

Michael Fuller read correspondence that the Township received at the meeting from Joseph and Jamie Guinn, 3026 Maryland NE, and Cheri Davis, 3021 Maryland NE. Both spoke in opposition to the Day Care.

Rusty Merchant, seconded by Susan Lovell, moved to open the public hearing. Motion passed unanimously.

David Truskowski, 3034 Maryland Avenue NE  
Mr. Truskowski asked questions regarding screening and the pool.

Gerald Biwer, 2462 Pinesboro Drive NE  
Had concerns about traffic and children playing in the cul-de-sac.

Christine Kurek, Kim ' s mom, addresses some of the issues being brought up by neighbors.

Mark Degeest, 3115 Windover Drive NE  
Asked questions regarding the number of children.

Dick Schmuldt, 3109 Windover Drive NE  
Spoke about the fence. He would rather have a privacy fence.

Jamie Guinn, 3026 Maryland NE  
Concerned about the changes to the previous plan.

Rusty Merchant, seconded by Susan Lovell, moved to close the public hearing. Motion passed unanimously.

The Commissioners asked questions regarding: age of the children; dimensions of the play area; signs; fencing; and screening.

Chris Kurek stated that there would not be a sign in front of the house.

Steve would like to have the fence moved in seven feet to allow for screening.

Susan Molhoek, seconded by Rusty Merchant, moved to approve with the following conditions:

1. The Special Land Use shall comply with the site plan received June 24, 2003. The Planning Commission further determines that the requested Special Land Use is in compliance with the standards of Section 16.1 and 16.6 of the Zoning Ordinance.

2. The Special Land Use shall be null and void if a state license is not obtained and a copy provided to the Township. In addition, the Special Land Use shall only apply to the applicant Ms. Kimberly Durst and not subsequent owners of the home at 2441 Pinesboro Drive NE.
3. Fence in the easterly direction shall be a minimum of 75 feet with a landscape buffer of evergreens, spaced no more than 10 foot on center and a minimum of 5- foot in height, between the fence and property line subject to the approval of the Township Planner.
4. The play area shall be a minimum of 5000 square feet.
5. The applicant shall supply the Township with a landscape plan showing the fence location and buffer prior to installation for Township Planner approval.

Motion passed unanimously.

6. Further consideration of Luke Kamp's request on behalf of L&T LLC for Preliminary Site Condominium approval of a 17-unit site condominium development known as Lankamp Place (a.k.a. Stonebridge Highlands) at 2447 and 2457 Leffingwell Avenue NE.

Rick Pulaski, Nederveld Associations spoke regarding the request. He summarized the changes as: more rip rap added; drainage culvert; driveway access for the Southland's; new entrance; provided an easement to the Southland's for access to the private road; outlet B; existing home to be renovated and a garage added; deleted unit one; easement for outlet D for drainage; retaining wall reduced to five and a half feet to the south; signed agreement with the Southland's for this plan; and Moore & Bruggink looked at the plan for approval.

Susan Thomas summarized her staff report dated June 17, 2003. Sue also mentioned a letter that was sent from a resident to the MDEQ.

Commissioners asked questions regarding: sidewalks; street lamps; pavers; detention basin; water elevation; the name of the development; and the setback of the existing house to Leffingwell

Mr. Southland spoke regarding the agreement he has with Tim Grifhorst of L&T, LLC.

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

1. This approval is for the site plan road plan dated June 4, 2003 and received June 17, 2003, the utility plans dated June 4, 2003 and the retaining wall details dated June 16, 2003.
2. All Township Engineer requirements outlined in his letter dated June 20, 2003.

3. Storm water management plans shall be approved by the Township Engineer prior to final Site Condominium approval.
4. A revised site plan with an acceptable road name shall be provided to the Township prior to final Site Condominium approval.
5. The existing house on outlot "D" must be connected to public water and sewer before the site condominium Master Deed is recorded. The driveway for outlot "D" must connect to the new private road, its address must be changed to the new private road, and its old driveway onto Leffingwell Avenue must be removed.
6. The applicant shall obtain the appropriate fill permits from the Michigan Department of Environmental Quality if permits are necessary.
7. An engineer must certify that the private road including all paved surfaces was built to Township standards and located as illustrated on the site plan prior to the private road being accepted by the Township.
8. A street lighting plan shall be submitted to the Township for Township Planner approval.
9. The developer shall select a new name for the development.
10. The Commissioners strongly recommend adding sidewalks to the development.
11. The Commissioners recommend that the Township Board receive a Bond or Bank letter of Credit for the development of the property.

7. Further consideration of Brad Hansen's request on behalf of Labelle Management to rezone I2roI2ertv addressed 1501 East Beltline Avenue NE from R-1 to PUD-2 to allow for the construction of a restaurant and 36-unit multi-family housing development known as Ledgestone PUD-2.

David VanDyke did not participate in the discussion of the matter, and left the meeting room, because of a conflict of interest.

Jean Wodarek, Driesinga & Associates, spoke regarding additional changes such as: storm water drainage; southeast access to restaurant has been eliminated; agreement with neighbor for shared driveway; curb and gutter added; MDOT recommendations; landscaping; reduction of lot coverage; square footage of the restaurant has been reduced; parking lot spaces reduced; landscaping; and play area.

Susan Thomas summarized her staff report dated June 18, 2003 and Township Engineer's letter dated June 19, 2003.

Sharon Risowski, 3056 Windcrest Way  
Asked about sidewalks and dumpster screening.

Bob Brigbranson, 2970 Windcrest Way  
Asked about Section 12.8(d).

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Susan Lovell- feels that this does not meet any the criteria, is not compatible, and the Bennigans portion is too dense.

Rusty Merchant- is opposed to the development because of the use and because it does not meet the ordinance.

Stephen Fry- feels the site/lot coverage is well done.

Wayne Harrall- feels the developer has done a nice job with the site.

Susan Molhoek- feels this is a reasonable land use.

Michael Fuller- feels the restaurant does not comply with section 12.8.

Susan Lovell, seconded by Rusty Merchant, moved to deny the request of rezoning from R-1 to PUD-2. Motion Failed 3 to 3.

The meeting was adjourned at 9:59 p.m.