

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes June 24, 2014**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, June 24, 2014.

Present were Chair Wayne Harrall, Vice Chair Stephen Fry, Secretary David A. VanDyke, Commissioners; Bev Wall, Dave Pierangeli and Scott Conners. Also present were Township Attorney Jim Brown and Planning Assistant Kara Hammond. Commissioner Mark Prein was absent.

Chair Wayne Harrall mentioned that this would be Vice Chair Steve Fry's last meeting. Supervisor Michael J. DeVries recognized Steve's years of service and dedication and presented him with a certificate of recognition.

1. Approve minutes of March 25, 2013 minutes.

Scott Conners, seconded by Bev Wall moved to approve the minutes without any changes. Motion approved unanimously, 6-0.

2. Informal Discussion - Kuyper College - Special Land Use application to convert and use an existing dwelling as a student dormitory at 3370 Bird Ave NE.

Eric Roosma, Director of Facilities for Kuyper College, gave the presentation;

- the property was recently purchased by the college
- house approximately 8 students and a married couple
- join the property to the college campus via pathway
- the home will be ADA compliant, adding egress window in the basement
- generally the property will remain the same

Wayne Harrall asked if there will be an external modification to the home. Eric Roosma said none except the installation of the egress window and lighting along the pathway, which will be low lighting and is required. Eric stated the college has talked to some of the surrounding property owners and has received positive feedback from all.

Wayne Harrall noted the property line to the south is rather close and asked the applicant if they are proposing any changes to the vegetation. Eric Roosma stated they are not, if anything they will add more vegetation to ensure the buffer.

Attorney Jim Brown reviewed the memorandum.

Wayne Harrall asked if there would be shared rooms. Eric Roosma stated each room would be occupied by two people.

Steve Fry questioned the parking situation. Eric Roosma stated there is a two stall garage which will be limited to staff parking, as the students will be asked to park on campus and use the pathway.

Steve Fry, seconded by Bev Wall, moved to set the Public Hearing for July 22, 2014. Motion approved unanimously, 6-0.

3. Public Hearing - Celadon.NewTown. - (Previously tabled) Rezoning request for changes to PUD, reducing commercial and adding residential, and recommendation to Township Board for final approval.

Dave Pierangeli, seconded by **Bev Wall**, moved to take the above mentioned item off the table for reconsideration for approval and recommendation to the Township Board.

Motion approved unanimously, 6-0.

Jack Barr with Nederveld presented;

- brief background and talked through the major changes in the proposed plan
- better circulation with this plan than the original
- parking number/total includes guest spaces
- Building D has been eliminated completely
- Building C has been reduced to 1000 sf, from the originally proposed 3000 sf

Wayne Harrall gave the commissioners a recap of the Site Plan Review meetings and happenings that have progressed over the past few months with the project and explained the one item the Site Plan Review Committee overlooked was the parking requirements for office/personal service.

Attorney Jim Brown gave the legal report and walked through the changes in site plans, parking spaces and other issues (re: parking locations, etc...).

Scott Conners asked if there are any parking spaces allocated to specific uses (ex: reserved signs, etc...). Jim Brown said none are shown or proposed. Dave VanDyke explained none of the spots will actually be designated to a specific building or area, the color map is only a visual aid to demonstrate the sites spaces.

Steve Fry asked Jim Brown about the parking spaces the Township Board implemented in the last Amendment to the PUD. Jim Brown stated the required number is incorporated in Building C. Steve Fry noted the applicant is actually above and beyond the necessary parking requirements and said it may just not be shown or allocated in the colored drawing. Steve explained he feels the parking spaces and proposed site plan has validity.

Dave Pierangeli asked if there are any requirements for handicap parking spaces. Jim Brown stated yes there are and the applicant would have to designate those spots. Dave VanDyke explained the applicant provided the color coded plan to show the required parking spaces are accounted for.

Steve Fry brought up the shared parking factor explaining not everything will be running at the same time and praised the applicant for complying with the requests of the Site Plan Review committee (re: eliminating a building, widening the drives, etc...).

Steve Fry asked if any of the commissioners had any major concerns. Wayne Harrall explained he would like to see the last two units on the east wing of Building F moved back to be in line with the first unit. Wayne explained offsetting the building one foot would give the drive three more feet and a little more of a safety buffer for vehicles.

Bev Wall, seconded by **Dave Pierangeli**, moved to open the Public Hearing at 7:55 pm.

Motion approved unanimously, 6-0.

Ruth Chisnall, 2000 Leffingwell Ave NE, expressed some concerns;

- unsure of why the previously approved Celadon plan changed
- her bedroom is located by the proposed dumpster
- biggest concern is garbage pickup, which will be occurring directly next to her bedroom window
- another concern is having a barrier between her property line and the proposed westerly units (of Building F)
- mentioned the existing trees are not a barrier at all and do nothing to buffer noise

- would like to see tall Cedar trees planted along the lot line to help mitigate sound

Steve Fry, seconded by **Scott Conners**, moved to close the Public Hearing at 8:00 pm.

Motion approved unanimously, 6-0.

Wayne Harrall noted the developer should take the comments into consideration by adding plantings along the lot line for a buffer and move the proposed dumpster location to the north. Steve Fry agreed, stating moving the dumpster to the north makes the most sense, more sensible for site use in addition to adding two additional trees to the west property line.

Dave VanDyke said the Planning Commission should address the issues of the trees. Steve Fry explained the applicant will be adding a significant amount of plantings and is contemplating whether a fence or plantings would be more beneficial to both the neighbor and the site. Steve Fry proposed the applicant add two additional plantings to the presented site, but noted the Planning Commission would be willing to look at more natural alignment or clustering to be approved by Township staff, that way opening it up to more creative freedom letting Township staff determine what is sufficient.

Steve Fry, seconded by **Scott Conners**, moved to approve the rezoning request for changes to the current PUD and recommend the same to the Township Board for final approval with the following changes;

- ♦ driving aisle between Buildings C & F shall be at least 28 feet
- ♦ 2 additional evergreen trees must be added to the west property line
- ♦ required vegetation/berm/buffer along the west property line must be submitted and approved by the Township Planner
- ♦ proposed utility easement and ingress/egress easement on the west side of the development be relocated to align with east-west driving aisle
- ♦ proposed dumpster in southwest corner be relocated to the northwest corner of Building F

Motion approved unanimously, 6-0.

4. General Public Comment.

Chair Wayne Harrall gave tribute to Steve Fry for his time and experience and all the insight and knowledge he has brought to the Planning Commission over his years of service.

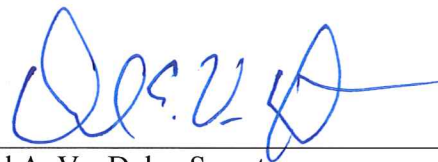
Steve Fry, seconded by **Bev Wall**, moved to replace Steve Fry on the Site Plan Review Committee with commissioner Scott Conners.

Motion approved unanimously, 6-0.

5. Update/Memo.

Chair Wayne Harrall updated the commissioners of the upcoming items and that there will be meetings in July and August.

The meeting was adjourned at 8:25 pm.



David A. VanDyke, Secretary