

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes June 26, 2012**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, June 26, 2012 at 7:00 pm.

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

**1. Approve minutes of May 22, 2012.**

**Bev Wall**, seconded by **Dave VanDyke**, moved to approve the minutes with the following changes;

- p.1, 4<sup>th</sup> bullet under item #2, add “off of Ada Drive” to the end of the sentence
- p.1, 6<sup>th</sup> bullet under item #2, switch ‘employees’ and ‘customers’ in the sentence
- p.1, 10<sup>th</sup> bullet under item #2, remove the word ‘differs’ and replace with “has raised areas”
- p.2, 1<sup>st</sup> bullet, between the word ‘to’ and ‘the’, add “and approved by”
- p.2, 6<sup>th</sup> bullet, first circle, remove the word ‘sides’ and replace with “monument signs”
- p.3, 3<sup>rd</sup> paragraph above item #4, insert the word “Township” between ‘to’ and ‘budget’
- p.3, 3<sup>rd</sup> paragraph above item #4, insert the word “impacts” between ‘budget’ and ‘and’

**Motion approved unanimously.**

**2. Aquinas College – Special Land Use request to establish college student housing (up to 9 students) at 1903 Robinson Road.**

Steve Wonch, representing Aquinas College, gave the presentation.

- single family residence on east property line
- interested in putting a living/learning unit there
- one gender consisting of 8 students and 1 resident advisor to occupy the dwelling
- no freshmen
- increase in enrollment and in need of more housing
- students seem to do better when living on campus

Attorney Jim Brown gave the legal report.

Planning Administrator Dave Pasquale gave the staff report.

**Steve Fry**, seconded by **Bev Wall**, moved to open the Public Hearing at 7:10 pm.

**Motion approved unanimously.**

No residents spoke during the Public Hearing.

**Steve Fry**, seconded by **Bev Wall**, moved to close the Public Hearing at 7:11 pm.  
**Motion approved unanimously.**

Wayne Harrall explained he saw the site and noted the long driveway, asked the applicant about complying with extra parking. Steve Wonch explained they are very comfortable with configuring 5 parking spots and described 2 nearby areas that would also be used as overflow parking. Dave VanDyke asked where the location of the 5 parking spots would be. Steve Wonch stated the parking spots would be on the property.

Wayne Harrall asked about the garage use. Steve Wonch explained the garage would be used for campus storage, no student use. Wayne asked if the garage would eventually be removed. Steve Wonch explained that could be a possibility, but they are not looking to do that at this time.

Steve Fry asked what is located to the east of the home. Steve Wonch stated there are 2 single family homes. Steve Fry explained he was trying to figure out the impact of the proximity of the homes. Steve Wonch said there is about 40-50 ft. from door to door. Wayne Harrall added the area is heavily vegetated.

Steve Fry asked if the applicant had any plans for signage. Kevin, director of campus safety for Aquinas College, explained the signs would resemble the signs at the Brown Center; they would be 2x4 ft. and would say K-House with the address.

**Steve Fry**, seconded by **Bev Wall**, moved to approve the Special Land Use request on the condition the Township Board changes the following requirements;

- demonstrate 5 parking spaces on site at drive area or at rear yard of the home
- maximum of 10 square feet for signage
- final site plan be submitted to Township Planner and left to his discretion.

**3. Zoning Ordinance Amendment Chapter 30 – Wall signs in C, C-1 and PUD districts.**

Attorney Jim Brown gave the legal report.

Planning Administrator Dave Pasquale gave some background and the staff report.

Wayne Harrall asked if the lot is a corner lot or under one parcel, will it allow 2 signs. Steve Fry questioned if this ordinance would allow a larger size PUD to request more or less signage or if the Planning Commission has the ability and flexibility to accommodate and make decisions on an individual basis. Jim Brown referenced 30.15 and explained the possibilities.

Brandon Stewart asked about ground signs and if there is a limited placement of them due to lot lines and asked about the difference in terminology. Jim Brown clarified the language and meanings.

**Dave VanDyke**, seconded by **Steve Fry**, moved to open the Public Hearing at 7:41 pm.  
**Motion approved unanimously.**

No residents spoke during the Public Hearing.

**Steve Fry**, seconded by **Bev Wall**, moved to close the Public Hearing at 7:41 pm.  
**Motion approved unanimously.**

**Bev Wall**, seconded by **Dave Pierangeli**, moved to recommend the ordinance as written to the Township Board.  
**Motion approved unanimously.**

**4. Zoning Ordinance Amendment – Allowing smaller scale patio/al fresco dining, up to 12 customers, to be approved by the Zoning Administrator.**

Attorney Jim Brown gave the legal report.

Planning Administrator Dave Pasquale gave some background and the staff report.

Wayne Harrall had a question regarding the alcohol distribution and the procedures. Steve Fry noted the liquor license/permit would take care of all of that.

Dave VanDyke asked if the applicant could still go through the whole planning commission (special land use) process. Jim Brown stated the special land use process is still in place. Dave Pierangeli suggested a provision that the planner could still send it to the planning commission for final approval if need be.

**Dave VanDyke**, seconded by **Bev Wall**, moved to open the Public Hearing at 7:50 pm.  
**Motion approved unanimously.**

No residents spoke during the Public Hearing.

**Steve Fry**, seconded by **Bev Wall**, moved to close the Public Hearing at 7:50 pm.  
**Motion approved unanimously.**

Brandon Stewart asked who determines the fee. Jim Brown explained the Township Board determines the fees.

**Steve Fry**, seconded by **Bev Wall**, moved to recommend the ordinance to to the Township Board with the following changes;

- zoning administrator is to consider specific standards and minimum requirements
- the temporary use permit may include various terms and conditions
- at the discretion of the planner, he could still send it to the Planning Commission for final approval

**Motion approved unanimously.**

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

**5. Spectrum Health – Rezoning request for property located at 3 Mile and the East Beltline.**

John Flyte, representing Spectrum Health, gave the presentation:

- in the process of changing the model of care
- potential to expand health care possibilities
- shown significant growth over the past several years
- provide extended hours
- great location for easy access
- large canopy for drop-off and discharge of patients
- proposing a couples phases to this project
- drives lead to buildings without stops (very accessible for patients)
- planning for public transportation area
- landscaped walkway and garden, used to screen employee parking
- dedicated patient drop-off and pick-up
- safe and convenient barrier free parking
- pedestrian building link
- visitor and staff parking
- approximately 100,000 square feet in phase 1
- parking spaces are already calculated to that number
- proposed 4 stories, but would only see 2 or 3 stories from the East Beltline and from the back side you would see all 4 stories
- want to make the building visible and easy access for patients

Wayne Harrall stated he likes the way the connection on Dunnigan is proposed. The applicant explained they do not want a thru-way in their parking lot either. Wayne Harrall talked about the non-motorized trail and asked about the size on the property. The applicant stated that was yet to be determined at this point. Wayne asked why the set non-motorized trail was not set back further away from the East Beltline. The applicant explained it was due to the grade. Wayne encouraged the applicant to move it further away from the East Beltline; the applicant stated they will try to move it.

Wayne Harrall had a question regarding the out lots, if phase 1 was only the Spectrum building. The applicant explained it would be possible the phases could be constructing at the same time over the next 1-2 years, but they are only looking at developing phase 1 at this time, but that could change.

Dave VanDyke encouraged the applicant to look at any other future development of the site and the flow of traffic throughout the entire area. Wayne Harrall explained they may ask for cross connections for future development.

**Dave VanDyke**, seconded by **Bev Wall**, moved to set the Public Hearing for July 24, 2012, subject to receiving sufficient details from the property owner.

**Motion approved unanimously.**

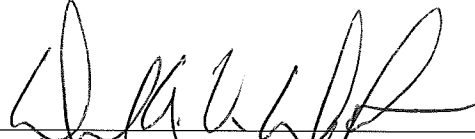
**6. General Public Comment.**

Sheryl Kropewnicki, 3544 3 Mile Road, spoke during the general public comment in regards to the proposed Spectrum Health building. She explained she is very concerned due to the topography of the area and they are experiencing increased water flow on their property. She explained it is a financial hardship to hook up to the city utilities and asked the commissioners to please take care of the proposed storm run-off and take that into consideration.

**7. Update from township planning staff.**

Planning Administrator Dave Pasquale explained there will be meeting in July.

The meeting was adjourned at 8:27 pm.

  
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David A. VanDyke – Secretary