

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes of the June 28, 2005, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, June 28, 2005, at 7:00 p.m.

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

1. Approve minutes of the special meeting of June 21, 2005.

Edward Robinette, seconded by James Saalfeld, moved to approve the minutes as amended. Motion passed unanimously.

2. Previously tabled: Shearwood Forest seeking Preliminary Plan Review. Requesting to be tabled until the July 26, 2005 meeting.

James Saalfeld, seconded by Michael Fuller, moved to approve the request for tabling until the July meeting. Motion passed unanimously.

3. Previously tabled: 1144 East Paris rezoning request to NC-PUD.

Steve Whitte, Nederveld Associates, spoke regarding changes made to the site plan.

Rick Sprague summarized his staff report dated June 23, 2005.

Wayne Harrall, seconded by Edward Robinette, moved to recommend to the Township Board for approval with the following conditions:

1. The PUD shall comply with the site plan dated May 31, 2005.
2. The Township Planner staff report regarding signs to be complied with.
3. Copies of the cross-easements, storm water agreements, and grading easements shall be provided to the Township prior to a building permit being issued. The agreements shall be recorded at the Kent County Register of Deeds.
4. The Engineer's report of May 16, 2005 and June 17, 2005 to be complied with.
5. A revised plan showing all changes shall be submitted prior to Township Board Approval.
6. Materials on the South elevation wall shall be color split faced block or better.
7. The Commission feels this meets the standards of approval of Section 13.13.
8. The Commission recommends to the Board to wave the minimum lot size requirements for NC-PUD.

9. Total of 350 square feet of signage including the ground sign. The ground sign can be no larger than 90 square feet and 10 feet high.

Motion passed unanimously.

4. Previously tabled: Consumers Power is seeking a Special Land Use Permit to construct a substation on Michigan Street.

Matthew Bombarly, spoke regarding the request to build an Electric Power substation at 3968 Michigan Street.

Rick Sprague summarized his staff report dated June 23, 2005.

The Commissioners were concerned about a one on one slope and suggested retaining walls.

Brian, the civil engineer for Consumers, spoke regarding the one on one slope and stated that they have some successful areas with one on one slopes without walls.

Michael Fuller, seconded by Wayne Harrall, moved to approve with the following conditions:

1. Revised site plans shall be submitted to Township Planner for final approval, including landscape plan where 5 8-foot blue spruce trees are shown.
2. Setback distance to be added to the plan.
3. Township Engineers report dated May 16, 2005 to be complied with and any comments from the Engineer after reviewing the current plan also to be complied with.
4. No vegetation to be removed outside the proposed grading. Add trees for screening if any removed.
5. The Commission finds that this request meets the standards of Section 24.11.

Motion passed unanimously.

5. Public hearing: Zoning Ordinance Amendment for a Mixed Commercial/Lifestyle Center Planned Unit Development Chapter.

Stephen Fry excused himself from the discussion for conflict of interest. Wayne Harrall acted as chair.

Rick Sprague summarized his staff report dated June 24, 2005.

David VanDyke, seconded by James Saalfeld, moved to open the public hearing. Motion passed unanimously.

Dan Dayton, spoke in support of the lifestyle center being added to the Ordinance.

Howard Conners, 2626 Dunigan, spoke in opposition to the lifestyle center. He objects to having a mall built next to his property.

Bruce Cornell, 4420 Four Mile Road, spoke in support of a high-end lifestyle center.

Mort Hoffman, 42 Robinhood Drive, feels this lifestyle center will be a mall and is concerned about traffic.

James Saalfeld, seconded by Michael Fuller, moved to close the public hearing. Motion passed unanimously.

The Commissioners discussed the changes to the Ordinance.

Doug Battjes, 499 3-Mile Road, is concerned about storm water run off onto his property.

James Saalfeld, seconded by Edward Robinette, moved to recommend to the Board the approval of Zoning Ordinance Text Amendment to add a lifestyle center- Mixed Use PUD District with changes discussed. Motion passed unanimous.

Stephen Fry joined the discussion at this time.

6. Public hearing: Zoning Ordinance Amendment to the R-1 District regarding farm markets.

Edward Robinette excused himself from the discussion for conflict of interest.

Rick Sprague summarized his staff report dated June 24, 2005.

Wayne Harrall, seconded by Michael Fuller, moved to open the public hearing. Motion passed unanimously.

Doug Battjes, 499 3-Mile Road, asked questions regarding size of the farm.

Martin Andree, 3940 4-Mile Rd., spoke in support of the changes to the Ordinance. He would like to see the portion regarding the farm being across from a park to be removed from the Ordinance.

Mort Hoffman, 42 Robinhood Drive, asked what specifically is being added to the Ordinance. He had no objection to the changes.

Wayne Harrall, seconded by Michael Fuller, moved to close the Public Hearing. Motion passed unanimously.

David VanDyke, seconded by James Saalfeld, moved to recommend to the Township Board for approval with the following changes: Section 1.9.e.i- which reads (provided that the farm market property is contiguous to a public park or public recreation area, being separated from the park or recreation area, if at all, only by a public street.), to be removed. Section 1.9.f.i- last sentence should have the word “square” added after 10,000 and before feet. Motion passed unanimously.

Edward Robinette rejoined the discussion at this time.

7. Conceptual review: Moongate Site Condo.

Doug Battjes spoke regarding his request for conceptual site plan review of Moongate located at 3851 3-Mile Road.

Rick Sprague summarized his staff report dated June 24, 2005.

Michael Fuller stated that he feels this should have public utilities being so close to a pump station.

Wayne would like to see a water table of the area. He also asked about DEQ permits.

The Commissioners would like to see a future connection with Blue Water Pines. Sidewalks on one side of the street will also be asked for.

This was a discussion item and no action was taken.

8. Update from Township Planning and Zoning Administrator.

Rick Sprague updated the Commissioners with upcoming projects.

The meeting was adjourned at 9:14 p.m.

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Wayne A. Harrall