

PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the July 22, 2003, Meeting

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, July 22, 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, and Wayne A. Harrall. Absent was Stephen C. Fry. Also present was Mark Sisson, Planning Consultant.

1. Approve minutes of the regular meeting of June 24, 2003.

Rusty Merchant, seconded by Wayne Harrall, moved to approve the minutes with one correction. Motion passed unanimously.

2. Public Hearing on New Life Christian Fellowship Church's request for a special use permit to construct and maintain a soccer field (privately owned athletic grounds) at 2777 Knapp Street in the R-1 District.

Rusty Merchant and Michael Fuller did not participate in the discussion of the matter, and left the meeting room, because of a conflict of interest. Susan Molhoek acted as chair.

Lonnie Shields spoke regarding his request for a special use permit to construct a soccer field.

Diane Parks, Chairman for the Grand Rapids Inner City Soccer Program, spoke regarding the soccer program.

Rene Palileo, spoke regarding the Kids and Cops Youth Soccer Program.

Lonnie Shields summarized the proposed site plan, Phase I that would include: building the field; dig the well for irrigation; and to have port-a-johns during the soccer season only.

Wayne Harrall asked about future expansion of adding other fields. He also mentioned he would like to see a high net along Knapp because the goal faces the road.

Public Comments:

Don Kuchie, 1991 Leffmgwell NE

Asked questions regarding the age of the children; hours of use; and renting of the field. Susan Lovell, seconded by David VanDyke, moved to close the public hearing. Motion passed unanimously.

Mark Sisson, Planning Consultant, summarized his report dated July 16,2003.

Susan Lovell, seconded by David VanDyke, moved to approve with the following conditions:

- I. The height of the fence to be at least four feet and an installation of extendable netting atop the barrier fence, extended east to west to be at least 50 feet.
2. Review and approval of final grading plans by the Township Engineer.
3. The portable restrooms must comply with Health Department regulations.
4. Screening of the portable restrooms.
5. The location of the portable restroom facilities on site must coincide with the spring and fall soccer seasons and must be removed at other times.
6. Engineering review and site plan approval of the restrooms is required prior to commencement of Phase 2.
7. Usage of the field is restricted to daylight hours.

Motion passed unanimously.

3. Public Hearing on Doug and Joanne Kochneffs (Kochneff Properties) rezoning request of property located at 4551 Cascade Road, NE from C-2 Residential Suburban Office to C-1 Suburban Neighborhood Commercial.

Doug Kochneff spoke regarding his request for rezoning from C-2 Residential Suburban Office to C-1 Suburban Neighborhood Commercial.

Mark Sission, Planning Consultant, summarized his staff report dated July 16, 2003.

Rusty Merchant, seconded by Susan Lovell, moved to open the public hearing. Motion passed unanimously. Hearing no public comments, Rusty Merchant, seconded by Susan Lovell, moved to close the public hearing. Motion passed unanimously.

Mark Sisson reviewed correspondence received by the Township from Mary Benedict, stating concerns.

After discussion, Susan Molhoek, seconded by David VanDyke, moved to approve rezoning 4551 Cascade Road, NE from C-2 Residential Suburban Office to C-1 Suburban Neighborhood Commercial. Motion passed unanimously.

4. Preliminary discussion on request by Veterinary House Calls Inc. (Dr. Gay Gira) to rezone property located at 3247 E. Fulton Street from R-1 Single Family Residential and Agricultural to a PUD Zoning classification appropriate to support a Veterinary clinic.

Jim Decker spoke regarding the request to rezone the property located at 3247 E. Fulton. He spoke about Veterinary House Calls Inc. and compared it to a medical practice. Mr. Decker summarized the proposed site plan and noted that the owner of the subject property also owns the property to the east.

Susan Lovell left the meeting room at this time.

The Commissioners would like to look at the East Beltline as a whole before deciding whether or not to rezone this property and would consider it more appropriate to view both of the parcels owned by the same individual at one time.

5. Report from the Residential Task Force.

Mark Sisson summarized the Task Force Report (see attached).

Rusty Merchant, seconded by Wayne Harrall, moved to accept the recommendations of the Residential Task Force relating to the creation of a new S- T Suburban Residential district and the adoption of lot averaging provisions for certain infill lots. Motion passed unanimously.

6. Bennigans.

Susan Molhoek, seconded by Wayne Harrall, moved to send the Bennigan's Final PUD site plan to the Site Plan Review Committee with the recommendations of the Township Board. Motion passed. David VanDyke abstained due to a conflict of interest.

7. Aberdeen Valley Site Condominium formerly known as Black horse Site Condo.

Wayne Harrall, seconded by Susan Molhoek, moved to approve a minor change to the site plan adding one lot as shown on the updated site plan. Motion passed. David Vandyke abstained due to a conflict of interest.

The meeting was adjourned at 9:31 p.m.

Susan B. Lovell

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