

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes July 24, 2012**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, July 24, 2012 at 7:00 pm.

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

1. Approve minutes of June 26, 2012.

Bev Wall, seconded by **Steve Fry**, moved to approve the minutes with the following changes;

- p.1, 2nd bullet under item #2, change 'until' to "unit"
- p.3, the motion under item #4, add the following bullet point, "at the discretion of the planner he could still send it to the Planning Commission for final approval"
- p.4, 1st paragraph, 1st sentence, change the word 'constructed' to "proposed"
- p.4, 1st paragraph, 4th sentence, insert the word "yet" between 'was' and 'to'
- p.5, 3rd sentence from top, insert the word "utilities" between 'city' and 'and'
- p.5, last sentence before item #7, change 'drain-off' to "storm run-off"

Motion approved unanimously.

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

2. Spectrum Health – Rezoning from LC-PUD (Lifestyle Center-Mixed use PUD District) to HC-PUD (Healthcare and Commercial/Residential uses PUD District).

Rick Redetzke, representing Spectrum Health introduced the gentlemen that would be speaking throughout the evening.

Dr. Jim Tucci, president of the medical group with Spectrum Health, gave a brief presentation:

- explained after the medical group was founded it continues to grow from its original 48 providers to its current hundreds of providers
- gave historical background of medical group and group practice building
- team of physicians working together need to be physically close together and effective teamwork
- create a therapeutic environment, not only in the building but around the building and on the entire property
- practices up and down the Beltline will be brought into this project/building
- create "team-ness" and confer with colleagues
- it is a special building that will be constructed in a special way

Randy Pease, from Integrated Architecture, gave a brief presentation:

- intended to be sensitive to the community and patients
- separate vehicle flow from patient flow
- looking at the safety for visitors and employees on site
- vehicle and pedestrian flow and safety is very important
- phase 1 includes the proposed clinic which is approximately 120,000 square feet
- beyond phase 1 there is the potential for a future addition and 3 out parcels, with uses yet to be determined
- non-motorized path that runs along the Beltline will be constructed with phase 1
- non-motorized path along 3 Mile will be developed with the later phases
- 5 parking spaces to 1,000 ratio - Spectrum finds that ratio works well for their patient population
- the parking for the out parcels is listed in the table and will be validated once a use for those buildings is established
- 545 spaces on the site, 27 of which are barrier free spaces, with possibly an additional 40 underground spaces is proposed for phase 1
- Spectrum's goal is to double the spaces for patient population
- potential curb cut and proposed drive to Dunnigan on the east side
- trash and refuse will be handled on the east side of the building
- building materials consist of brick, metal and glass
- proposing a reduction along the Beltline regarding topography
- landscape screen that separates employee parking and patient parking
- planning on a designated space for pick-up and drop-off pertaining to public transportation

Mark Prein asked if there is a shelter associated with the bus stop. Randy Pease stated there was not at this time. Dave VanDyke asked the applicant to clarify the reduction they are asking for. Pease stated it would be a 50% reduction in landscaping screening. VanDyke stated he does not understand why they are asking because they have an elevated building. Pease explained it was the steepness of the slope and ratio.

- signage plan:
 - o #2 & #6 – multi-user monument sign, 100 square feet, 8 feet tall, based on the fall of the topography
 - o #3 & #7 – building service and directional sign, 21 square feet
 - o Wall signs – at 5 & 4, 60 square feet
- 2 different pole heights on the property

Jack Barr, with Nederveld Inc., talked briefly about the engineering aspect

- the location is currently served with public water but not sewer
- sanitary sewer will be connected through 3 Mile and extend to Dunnigan for future connection
- 3 curb cuts, approval with Kent County Road Commission and MDOT
- water discharges to a pond and goes to wetland complex, which stores a lot of water, but proposing an outlet to protect the homes along 3 Mile

Wayne Harrall clarified their detention pond will be able to handle 100 year rain event. Barr stated that is correct.

Rick Redetzke, with Spectrum Health, wrapped up the presentations and stated there were just a few working issues with legal descriptions that they needed to work out with Township Attorney, Jim Brown.

Attorney Jim Brown gave the legal report.

Wayne Harrall asked Jim Brown about the East Beltline Overlay District and the height of the building above the roadway. Brown stated the provision is from the newly adopted HC-PUD district.

Planning Administrator Dave Pasquale gave the staff report and referred to a letter from the Township Engineer.

Dave VanDyke, seconded by **Mark Prein**, moved to open the Public Hearing at 7:53 pm.
Motion approved unanimously.

Sheryl Kropewnicki, 3544 3 Mile Rd:

- gave a presentation explaining how her backyard has constant flooding issues
- concerned with the additional water and run-off and worried it may flood her house and drain field
- it would be a financial hardship if they were forced to hook-up to city sewer
- no agreement with the Township to flood her property and she is not very happy with the problem at all

Bob Kropewnicki, 3544 3 Mile Rd:

- water is coming off Arbor Hills, crosses them and floods them
- not understanding why the pipe is placed where it is and why they are constantly flooded
- also not happy with the flooding, and more potential flooding problems

Dave VanDyke, seconded by **Dave Pierangeli**, moved to close the Public Hearing at 8:12 pm.
Motion approved unanimously.

Dave VanDyke asked Jack Barr where the pipe actually drains. Jack Barr stated all water drains to the west detention pond across 3 Mile. Barr also explained they plan to clean out the 24 inch pipe and ditch and replace the 8 inch pipe with a 12 inch pipe in order to effectively drain what will be going on there.

Wayne Harrall asked Jack Barr if he had met with neighbors. Barr stated he has not but Steve Fry has and all the neighbors have been in compliance. Barr also noted they have met with Bob Day from the DEQ and they are moving forward with their approval.

Dave VanDyke explained he wanted to see a connection for the future cross access easement and stated he is not impressed with the proposed area for the cross easement, there are more curb cuts on the East Beltline and he wants a better spot than what is proposed. Jim Brown suggested the

Planning Commission pick a more specific location to include in the ordinance for future development pertaining to the cross access easement.

Wayne Harrall stated he agrees with Township Engineer Bob Bruggink regarding the pathway on the East Beltline and would also like to see at least a 10 foot minimum, for both pathways along the East Beltline and 3 Mile Road. Harrall also stated he is good with the proposed drainage because the Township Engineer is dealing with it.

Wayne Harrall stated he sympathizes a little bit with grade pertaining to signage, but is curious about the height and width. Randy Pease explained Spectrum Health has done studies of visibility of signage and found the larger the letters, the more visible it is for drivers, and safer.

Randy Redetzke stated the following regarding signage:

- the sign at the northerly drive – potential for urgent care on the property so the sign will (possibly) be a multi-tenant with potentially three users
- 2 larger signs are proposed to be on the East Beltline, asking for some flexibility from the Planning Commission

Jim Brown asked the applicant if buildings A & B would be medically based. Randy Redetzke stated they would like to stick to a medical campus, but the buildings could be anything.

Wayne Harrall asked if the the plan that was submitted covers the additional square footage in regards to parking. Randy Pease stated the future addition would reflect what is shown in the master plan, with parking expanded to the north and east. Jim Brown explained the applicant must show all future buildings and parking on the final submitted site plan. Dave VanDyke clarified the applicant will be expanding the parking as the phases progress.

Dave VanDyke stated he would like to see it reiterated in the motion that the proposed lighting complies and can be further discussed with Site Plan Review, as well as the proposed landscaping.

Mark Prein, seconded by **Bev Wall**, moved to approve the drafted ordinance as written by the Township attorney with the following conditions;

- 1- Cross access to the south shall be provided from the west property line to 200 feet east
- 2- A minimum of 10 foot of separation shall be provided between the pavement or back of curb and the non-motorized pathways
- 3- Pathways shall be a minimum of 10 feet in width along the East Beltline and 3 Mile Road
- 4- Pathways shall be added to the Site Plans
- 5- The Township Engineers comments shall be addressed and included in the plans
- 6- Signage
 - a. Ground Signs:
 - i. 2-100 square foot signs on the East Beltline. Special condition; because of the East Beltline topography, the signs may have a maximum height of 8 feet

- ii. 1-60 square foot sign on 3 Mile Road. Sign shall be no higher than 7 feet
 - iii. All signs shall be placed as proposed
 - iv. Proposed signs are all that will be accepted for the entire Master Planned PUD
 - v. Only two East Beltline signs allowed for the entire PUD
 - vi. Final signage shall be submitted to the Site Plan Review Committee for approval
- b. Wall Signs:
- i. Shall be a maximum of 60 square feet and 4 feet in height
 - ii. Wall signs shall comply with the Township Ordinance
 - iii. Final signage shall be submitted to the Site Plan Review Committee for approval
- 7- Parking
- a. Shall have a minimum of 545 surface spaces and 40 underground spaces for a total of 585 Phase I spaces.
 - b. The site plan shall show the number and location of future parking spaces for Phase II, future 15,000 foot expansion
 - c. Final development plans shall be submitted to the Site Plan Review Committee for approval
- 8- Future site development plans (buildings and parking) shall be submitted to the Site Plan Review Committee for approval
- 9- Lighting shall comply with the Township Ordinance. Final plans shall be submitted to the Site Plan Review Committee for approval
- 10- Landscaping
- a. Applicant is to provide a drawing showing two views of the proposed property landscaping from the west (East Beltline) onto the property to the Site Plan Review Committee. One option meeting the East Beltline Overlay requirement and the other option showing their proposed landscaping
 - b. Applicant should investigate placement of trees in the MDOT R-O-W for added screening effect
 - c. The final landscaping plan shall be submitted to staff and the Site Plan Review Committee for approval
- 11- Site Plan Review Committee for the project will include four Planning Commission Members

Motion approved 5-0.

Dave VanDyke, seconded by **Bev Wall**, moved to appoint four Planning Commission Members for Site Plan Review Committee to include Mark Prein, Wayne Harrall, Dave VanDyke and Dave Pierangeli.

Motion approved 5-0.

**Steve Fry returned to the meeting.

3. Zoning Ordinance Amendment – Sections 5.3.3, 6.3.3 and 7.3.3 (provisions for Special Land Use for Schools and Colleges and Universities).

Township Attorney Jim Brown gave the legal report.

Planning Administrator Dave Pasquale gave the staff report.

Dave Pierangeli, seconded by **Bev Wall**, moved to open the Public Hearing at 9:34 pm.
Motion approved unanimously.

No residents spoke during the Public Hearing.

Steve Fry, seconded by **Bev Wall**, moved to close the Public Hearing at 9:34 pm.
Motion approved unanimously.

Steve Fry, seconded by **Bev Wall**, moved to approve the ordinance as amended.
Motion approved unanimously.

4. General Public Comment.

No residents were present for Public Comment.

5. Update from Township planning staff.

Planning Administrator Dave Pasquale gave a building permit update and stated it does not look like there will be a meeting in August.

The meeting was adjourned at 9:40 pm.



David A. VanDyke – Secretary