

**PLANNING COMMISSION
OF THE CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the July 26, 2005 Meeting**

A regular meeting of the Planning Commission of the Grand Rapids Township was held at the Township Hall on Tuesday July 26, 2005, at 7:00 pm.

Present were: Chair Susan Molhoek Secretary Wayne Harrall, Planning Commission Members Michael Fuller, Edward Robinette, James Saalfeld and David VanDyke. Also present was Township Planning and Zoning Administrator Richard Sprague, Jr.

1. Approve Minutes of the meeting on June 28, 2005

Wayne Harrall seconded by Edward Robinette, moved to approve the minutes as amended.

The amendments were:

Adding address for Dan Dayton, page 2; replacing the name of Martin Andree for Mark, page 3; should read, "The ground sign should be no larger than 90 square feet and 10 feet high and should be no greater than 350 square feet in total, page 2, top of page; Michigan Street should read Michigan Avenue, page 2 number 4; "Planner" spelling correction, page 2; insert reference to the tree height being 8 foot tall, page 2 number 1; change "distanced" to distance, page 2, number 2; adding the provision, "They will add trees for screening if they remove any," to page 2 number 4; correcting capitalization and punctuation of sentence to "Blue Water Pines," page 4 number 7. Motion passed unanimously.

2. Sherwood Forest seeking preliminary plan review for new site condo.

Ken Kool as owner/applicant made presentation regarding extending property line for site condo, discussed do not disturb zones, and lot.11 being maintained as future lot only pending ingress/egress requirements being met, and unit 5 setbacks have been met per requirements of the Commission.

Rick Sprague summarized his opinions regarding the Sherwood Forest plan.

James Saalfeld seconded by Michael Fuller, moved to recommend approval with the following conditions:

1. Unit 11 needs to spelled out on the plan that it's a possible future lot requiring secondary means of ingress and egress so as to not exceed the 75 lots with only one ingress and egress point.

2. Approval subject to review of final site plan.

3. Grading easements required prior to Township Board approval.
4. Plan must show grades on roadways
5. Providing a paved fire access between Sycamore Woods and Sherwood Forest, gated unless the Township Attorney determines an open access can not be required due to existing deed restrictions.
6. Sherwood Court roadway pavement will meet the Township ordinance as far as distance between pavement to any approved lot to the north.

Motion passed unanimously.

3. Village of Knapp's Crossing requesting Special Land Use Permit to move Regional Retention Pond from a parcel located in the City of Grand Rapids to 2300 East Beltline Avenue.

Robert Scott for owner/applicant spoke regarding overview of plan. Lee VanderMeulen from Progressive Engineering discussed history/future possibilities regarding the proposed plan.

Wayne Harrall, seconded by Michael Fuller, opened public hearing.

Tom Kuks, 2111 Dunnigan, spoke and questioned the Commission on how they will make their decision.

Joe Zuiderveen, 2185 Dunnigan, voiced concerns about the possible detriment to the Township of adopting plan.

Ron Bloom, 2275 Dunnigan, voiced concerns to the Commission regarding flooding on Dunnigan, and loading docks with no buffer zones in back yards.

Steve Stablein, 2131 Dunnigan spoke regarding concerns of tax revenues for the Township and possible detriment to the Township if proposal adopted.

Alex Palladino of 3510 Mason Lake, spoke and voiced concerns about new development with relocation of the pond.

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

Douglas Spote, Kent County Drain Commission, reported on the position of the Kent County Drain Commission regarding the proposed plan.

Rick Sprague reviewed the proposed plan for the Commission.

Members of the Commission discussed portions of the proposed plan.

Motion to table the proposed plan based on the new information presented at the meeting.

David VanDyke, seconded by Edward Robinette
Motion passed unanimously.

4. Informational Presentation by Mosaic Properties seeking feedback prior to the presentation to the Planning Commission for formal request to Rezone from R-1 to PUD-5.

Rick Sprague made introductions regarding the presentation.

Brad Rottschafer, from Mosaic Properties, made presentation to the Commission with detailed pictures and explanations of how such a development would look.

Terry Sanford., from Nederveld and Associates, gave an overview of the proposed site plan which explained architectural and functional attributes.

Commissioners gave comments regarding positives and possible negatives for future development at the site.

5. Update from the Township Planning and Zoning Administrator

Rick Sprague spoke to the Commission regarding Master Plan.

Meeting adjourned at 9:15 pm.

Wayne Harrall