

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the August 24, 2004, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, August 24, 2004, at 7:30 p.m.

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

1. Approve minutes of the regular meeting of July 27, 2004.

David Van Dyke, seconded by Susan Lovell, moved to approve the minutes as amended. Motion passed unanimously.

2. Public Hearing on Tom Koster's request to amend PUD-4 (Ordinance #407) at 625 Kenmoor Avenue SE to allow for additional wall signage.

Planner Rick Sprague summarized his staff report dated 8-19-04.

Tom Koster, representing 625 Kenmoor LLC, is requesting to allow for an increase in the amount of signage allowed from 35 square feet for the entire site to allow the existing monument sign plus two wall signs not to exceed 35 square feet each.

Stephen Fry, seconded by David Van Dyke, moved to approve opening the Public Hearing. Motion passed unanimously.

Mort Hoffman asked how large the existing monument sign is. Rick informed the commission that the existing monument sign is 24 square feet.

Stephen Fry, seconded by Susan Lovell, moved to approve closing the Public Hearing. Motion passed unanimously.

Wayne Harrall stated that the Township has received correspondence letters from five Township residents stating that they have no objections to the proposed signage.

Susan Lovell spoke in opposition to the request because the proposed total sign size of 94 square feet would be more than double the 32 square feet that is allowed.

Stephen Fry, seconded by David Van Dyke, moved to approve up to two wall signs of 24 square feet maximum each, for the identification of tenants. The existing 24 square foot monument sign may remain. This signage refinement of the PUD for this parcel only is solely due to the size of the overall project. Motion passed unanimously.

3. Report from Planning and Zoning Administrator.

Rick gave the Commission an overview of what is coming up on the next agenda.

The meeting was adjourned at 8:06 p.m.

Wayne A. Harrall