

**GRAND RAPIDS CHARTER TOWNSHIP
JOINT TOWNSHIP BOARD AND PLANNING COMMISSION MEETING
October 16, 2012**

A meeting of the Grand Rapids Charter Township Board and Planning Commission was called to order at 7:04 pm by Michael J DeVries, Supervisor. The meeting was held in the Township Hall. The following Township Board members were present: Supervisor Michael DeVries, Clerk Edward Robinette, Treasurer Chris Afendoulis, Trustees Rusty Merchant, David VanDyke and Lee VanPopering. The following Planning Commission members were present: Chair Wayne Harrall, Vice Chair Stephen Fry, Secretary David VanDyke, Commissioners Mark Prein and Dave Pierangeli. Also present were Township Attorney Jim Brown and Clerical Assistant Kara Hammond.

Michael DeVries gave the introduction and explained the reason behind the meeting was to discuss amending the Master Plan instead of rewriting the entire thing.

Wayne Harrall gave a brief overview:

- adopted in 2007, good information but a lot of outdated information as well
- referred to the handout from Attorney Jim Brown regarding items that need to be addressed, chapters 5&6 being the key items
- used Spectrum as an example: had to change the master plan before proceeding with the rezoning and would like to simplify the process and go more general, less specific
- concept of what fits in those areas and what works in those particular areas, being more flexible

Michael DeVries explained each district will have different components within each area and need to fine tune what is within them, (referring to the five proposed districts; The Legacy Area, The Southeast Residential/Cultural Area, The Eastern Gardens Area, The Northeast Rural Area and The Orchard-Highlands Area). Michael also noted the Township has small commercial and industrial districts within residential districts. Wayne Harrall made mention to the timeline provided by Township Attorney Jim Brown.

Steve Fry understands the general concept but questioned how to control more specific items within the areas. Wayne Harrall stated with zoning. Steve asked if there are subcategories within the descriptions. Jim Brown stated it could be as specific as they need to be.

Steve Fry clarified the intent is to eliminate changing the master plan. Attorney Jim Brown stated the goal is to lower the need to amend the master plan and allow the zoning/rezoning to take care of it.

Rusty Merchant asked if this method was a common practice among other communities. Jim Brown stated absolutely. Jim also explained they would need to talk rather directly when writing the text to avoid any misunderstandings to future applicants/builders. Rusty stated they would have to find the balance between predictability and flexibility for the future.

Steve Fry brought up the East Beltline Zone and questioned if that corridor should be its own district and more of a focal point because the commission tends to be more protective to that specific area. Michael DeVries explained he and Wayne Harrall just want the two entities (Twp Board and Planning Commission) to be on the same page throughout the whole process.

Chris Afendoulis explained he does not want to see things deter from the integrity already instilled by being more general. Michael DeVries stated this concept is designed to look at things by area versus parcels. Steve Fry agrees with the concept but feels it needs to be discussed further.

The meeting was adjourned at 7:50 pm.

David VanDyke, Secretary