

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the October 28,2003, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, October 28, 2003, at 7:30 p.m.

Present were Chair Michael J. Fuller, Commissioners David A. VanDyke, Wayne A. Harrall, and Stephen C. Fry. Also present was Township Planner Susan Thomas. Absent were Vice-chair Susan Molhoek and Secretary Susan Lovell.

1. Approve minutes of the regular meeting of September 23,2003.

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

2. Approve minutes of the special meeting of October 20,2003.

Wayne Harrall, seconded by Stephen Fry, moved to approve the minutes as presented. Motion passed unanimously.

Michael Fuller gave an update regarding the wildlife park. He stated the areas of concern identified at the Planning Commission work session. He mentioned that the Zoological Society would answer the concerns around the first of the year.

3. Site Plan Review- 1175 East Paris Avenue SE for a medical office building as aQart ofCook Valley South PUD-2.

Dan Hendrickson of True North Architecture spoke regarding the previous approval (Ordinance #402) and the appearance of the building.

Arne Larsen of Driesenga & Associates spoke on the slight modifications to the site plan since the Site Plan Review Committee's meeting such as: storm water; landscaping; and the southeastern retaining wall.

Sue Thomas reviewed her staff report dated October 21, 2003 and Bob Brugginks' letter dated October 8,2003.

Planning Commissioners asked questions regarding the retaining wall; guard rail; dumpster area: southerly parking area: screening of private drive: and handicap signage.

Stephen Fry, seconded by David VanDyke, moved to approve the project with the following conditions:

1. The applicant shall submit a s final landscape plan to the Planner for review and approval, including the landscaping between the retaining wall and the guard rail.
2. Parking lot fixtures shall be in accordance with Township ordinances, shall not be taller than 20 feet, and shall have total luminary cutoff.
3. The retaining wall shall have fall protection.

Motion passed unanimously.

4. Correspondence from Sandra Bier, 12rol2erty owner of58 East Beltline Avenue SE regarding the zoning ofl2rol2erties ~long the Beltline, south ofI-96.

Sandra Bier, property owner of58 East Beltline Avenue, spoke regarding her concerns about her property's value because of the traffic on the East Beltline. She asked the Commissioners to look at her property and evaluate its zoning.

The meeting was adjourned at 8:20 p.m.

Susan B. Lovell
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