

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes of the November 25, 2003, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter . Township was held at the Township Hall on Tuesday, November 25, 2003, at 7:30 p.m.

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

1. Approve minutes of the regular meeting of October 28.2003.

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

2. Public Hearing on the adoption of an entirely new comprehensive Zoning Ordinance to replace in its entirety the existing Grand Rapids Charter Township Zoning Ordinance.

Susan Thomas and Mark Sisson gave an overview of the New Comprehensive Zoning Ordinance and the new Zoning Ordinance Map.

Susan Molhoek, seconded by Susan Lovell, moved to open the public hearing. Motion passed unanimously.

Keith Clinton, 336 Forest Hill, had questions regarding the enforcement of the new Ordinance.

Stephen Fry left the meeting room at this time.

Eric Henckel, Prime Development, asked the Board to consider changes to the PUD-5 language. He is asking that the PUD-5 permit uses such as a hotel/motel and delete the requirement for residential uses.

Stephen Fry returned to the meeting room at this time.

Kevin Einfeld, 4054 Mount Katnich Ct., concerned about the lot size change to an 85-foot wide lot width minimum and would like to add the word "average" of 85 feet added to the ordinance language. He also commented on the green space exact percentage and the literal interpretation of slopes in the Overlay District.

Gene Szpeinski, 5867 Long Point Court, addressed concerns such as: 85 feet lot width minimum. oDen space formula. two-story home square footage calculation. sidewalks.

street trees, drainage, storm water ponds, MDEQ permits, and overall clarity of the way the Ordinance is written.

Mark Dibble, 2895 Hoag Avenue, spoke in support of the Ordinance changes.

Ronald Hall, would like to see a formula given for wetlands and to re-look at the aggregate situation on bigger lots.

Bob Bensen, cautions the Township that bigger lots will not translate to bigger homes.

John Halland, 8797 Laurel Ridge Drive, worried about the price of lots being driven up too high because of the required lot size.

Rod Horlings, 2885 Coppergrove Ct., feels the new Ordinance is counter productive to what he feels the Township wants to achieve.

Susan Molhoek, seconded by Susan Lovell, moved to close the public hearing. Motion passed unanimously.

Michael Fuller stated that the Township has received a letter from Eastbrook Homes regarding the issue.

Stephen Fry, seconded by Susan Molhoek, moved to approve tabling the issue to a work session to further discuss what the residents have said and review further information received. Motion passed unanimously. The Commission set a date of Monday December 15, at 4:00 p.m., for the work session.

3. Public hearing on Gary Postema's request for a major change to the ~previously approved PUD-2 known as Cook Valley South to allow for two 10,000 square foot office buildings instead of one 37,800 square foot office building.

Jean Wodarek, Driesenga and Associates, spoke regarding the request for a change to previously approved PUD-2 that established the Cook Valley South PUD-2. The applicant is proposing to build two, one-story medical office buildings with a total of 20,000 square feet in size instead of the previously approved single, two-story office building with a total of 37,800 square feet in size.

Sue Thomas summarized her staff report dated November 18, 2003.

The Commissioners asked questions, regarding: doors of the building; ten foot tall rock wall; location of trees; parking lot grades; building occupants; and architectural esthetics.

Wayne Harrall, seconded by Stephen Fry, moved to approve opening the public hearing. Motion passed unanimously.

Bill Bowie, legal counsel for Porter Hills, spoke regarding the esthetics of the office building stating that it is consistent with the residential buildings.

Anne Molhoek, 1195 East Paris, is happy to see one story buildings proposed but is very unhappy with the current construction mess and drainage.

Stephen Fry, seconded by Susan Molhoek, moved to close the public hearing. Motion passed unanimously.

Michael Fuller spoke regarding the originally approved plan and how this proposed plan does not come close to the residential look and is opposed to the parking in front of the building.

Susan Lovell is not in support of the proposed plan. She mentioned how much work went into approving this the first time and it does not look anything like what was previously approved.

Stephen Fry is concerned about: buildings being too big for this site, sign location, dumpster location, landscaping, snow removal, and setback locations.

Susan Lovell, seconded by Wayne Harrall, moved to table this proposed plan so the developer can come back with a new site plan. Motion passed unanimously.

Stephen Fry, seconded by Wayne Harrall, moved that the Planning Commission has no objection with the separation of land into parcels A&B combined, C, D, and E separated, as illustrated on a Survey Map dated November 11, 2003 drawn by Exxel Engineering; subject to Township Attorney approval and consent of the Township Assessor. Motion passed unanimously.

4. Public hearing on Bob Dunston's request on behalf of Pulte Homes for changes to the previously approved PUD-2 known as Evergreen Lake Residential Condominiums and changes to the previously approved R-1 site condominium known as Evergreen Lake Residential.

Bob Dunston spoke regarding his requested changes to the previously approved PUD-2. The applicant is proposing to build one large loop road rather than two smaller loop roads and increasing the footprint of the homes to be between 1400 and 1700 square feet instead of the previously approved 1300 square feet.

Sue Thomas summarized her staff report dated November 20, 2003 and the Township Engineer's letter dated November 20, 2003.

Susan Lovell, seconded by Wayne Harrall, moved to approve opening the public hearing. Motion passed unanimously.

Mark Dibble, 2895 Hoag Avenue, spoke regarding the street lights, trees, and appreciates the communication with the developer.

Jennifer Dibble, 2895 Hoag Avenue, stated that her biggest concern is preserving the tree line.

Clare Loveless, 2959 Hoag Avenue, concerned about wetlands with a natural spring. He also asked how far the buildings would be to his property.

Bob Brechting, 2899 Hoag Avenue, asked about walkout homes.

Stephen Fry, seconded by Susan Molhoek, moved to approve closing the public hearing. Motion passed unanimously.

Commissioner's discussion included: the buffer between Mr. Loveless' property and the proposed plan; pedestrian path; extending sanitary sewer; and public water.

Stephen Fry, seconded by Susan Lovell, moved to table this proposed plan to update the plan and address the Township Engineer's comments. Motion passed unanimously.

5. Consideration of Bob Dunston's request on behalf of Pulte Homes for a minor change to the previously approved Aberdeen Valley Site Condominium (adjusting lot lines on five units).

Sue Thomas summarized the request of Pulte Homes for a minor change to Aberdeen Valley. Mr. Bob Dunston spoke to the changes. Wayne Harrall, seconded by Susan Molhoek moved to approve lot adjustment to lots: 7, 29, 30, and 31. The Planning Commission consented to a bus stop on lot 7 subject to Planning Staff approval. Motion passed unanimously.

The meeting was adjourned at 10:43 p.m.

Susan Lovell