

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes February 28, 2017**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, February 28, 2017.

Present were Chair Wayne Harrall, Vice Chair Scott Conners, Secretary Dave Van Dyke, Commissioners; Dan Ophoff, Mark Prein, Bill Culhane and Doug Kochneff. Also present were Township Attorney Ross Leisman and Planning Assistant Kara Hammond.

Dan Ophoff, seconded by **Scott Conners**, moved to take the November 22, 2016 minutes off the table.

Motion approved unanimously, 6-0.

1. Approve minutes of November 22, 2016 regular meeting. - previously tabled.

Dan Ophoff, seconded by **Doug Kochneff**, moved to approve the minutes with the following changes;

- change approval of the minutes from 6-0 to 5-0
- minutes should reflect that Chair Wayne Harrall joined the meeting under item #3

Motion approved unanimously, 6-0.

2. Approve minutes of January 24, 2017 regular meeting.

Scott Conners, seconded by **Dan Ophoff**, moved to approve the minutes as they stand with no changes.

Motion approved unanimously, 6-0.

3. Public Hearing - Frederik Meijer Gardens - Request to amend current Special Land Use to include building additions and improvements at 1000 East Beltline Ave NE.

David Hooker, President of Frederik Meijer Gardens, gave a short presentation;

- growth of visitors has determined the need for a larger kitchen to accommodate the food demand
- 6,000 sq. ft. kitchen proposed to be added and additional loading dock to the main building

Attorney Ross Leisman gave the legal report.

Scott Conners, seconded by **Bill Culhane**, moved to open the Public Hearing at 7:11 pm.

Motion approved unanimously, 6-0.

No residents spoke during the Public Hearing

Dave Van Dyke, seconded by **Bill Culhane**, moved to close the Public Hearing at 7:12 pm.

Motion approved unanimously, 6-0.

Dan Ophoff, seconded by **Dave Van Dyke**, moved to approve the request to amend the current Special Land Use, with no need to go to Site Plan Review for further approval.

Motion approved unanimously, 6-0.

4. Tabled Request - Eagle Run-Unit 3 - Request to amend current PUD to allow for a restaurant and attached outdoor dining at 1596 East Beltline Ave NE.

Scott Conners, seconded by **Bill Culhane**, moved to take the aforementioned item off the table.

Motion approved unanimously, 6-0.

Bruce Diephouse, the property owner;

- explained he did a traffic study on the busiest days and the busiest times and noted there were significant open parking spaces
- parking easement (67 spaces) was granted and turned into the Twp.

Scott Conners noted the current tenant has taken it upon themselves to mark off a handful of parking spaces, asked the applicant to explain why. Bruce Diephouse said that tenant is a physical therapy service and they decided to do that to accommodate for their clients.

Bruce Diephouse said they did not intend to develop the 12 spaces shown on the site plan, stating he would prefer to keep that green space. Wayne Harrall said he would rather the applicant make those proposed parking spaces actual parking spaces. Diephouse said he would rather leave it green space and use the parking agreement that the Planning Commission suggested he obtain at the previous meeting.

Commissioner Mark Prein joined the meeting.

Dave Van Dyke stated his concern about allowing another restaurant in that (O-PUD) district, especially when no operator is known. Explained he is not comfortable approving a use that they have no clue about. Continued that there is no other O-PUD in the Township that has more than one restaurant and this site has a restaurant and a coffee shop so they are already pushing the envelope. Van Dyke also noted that when Unit 3 was approved in 2015 it was approved as a retail addition, with no mention of a restaurant.

Dan Ophoff said he is extremely uncomfortable with the parking, stating there is just not enough, period. Wayne Harrall added he has a hard time understanding how 48 people will all be able to be in the outdoor area at one time, just not feasible. Bruce Diephouse said he can budge on that (the outdoor area) number, he just needs to hit the magic number of 100 in order to obtain a liquor license.

Doug Kochneff referred to the O-PUD Ordinance and said the way he understands the ordinance does not allow for this restaurant use because the site already has two; Twisted Rooster and the coffee shop.

Mark Prein explained the parking is just not working for him, the numbers do not make sense, and there are just not enough spaces. Dave Van Dyke said he would rather see an applicant come in with a known operator before they even entertain the idea of allowing a restaurant, especially when it was approved in 2015 as a retail space, adding he does not see the Township Board allowing it either. Wayne Harrall stated he too is hesitant, although he appreciates the

traffic study the applicant did, he just does not think it is accurate enough and he has hard time approving something that they have no idea what it will be.

Bruce Diephouse asked to withdraw his request.

Based on the applicant's request to withdraw his request, the Planning Commission will not take any action at this time.

5. Public Hearing - GRT Zoning Ordinance Amendment - Shared driveways, Chapter 27.

Attorney Ross Leisman gave the legal report.

Dan Ophoff, seconded by **Mark Prein**, moved to open the Public Hearing at 7:52 pm.
Motion approved unanimously.

No one spoke during the Public Hearing.

Dave Van Dyke, seconded by **Scott Conners**, moved to close the Public Hearing at 7:53 pm.
Motion approved unanimously.

Dave Van Dyke, seconded by **Dan Ophoff**, moved to recommend the amendment to the Township Board for final approval with the following changes;

- Section 27.3.3. should read the same as below (without the asphalt); 12 in of sand, 6 in of gravel
- Section 27.3.4. should include these numbers; 12 in of sand, 6 in of gravel, 3 in of asphalt - and stated in that order
- Clarification on Section 4.19

Motion approved unanimously.

6. General Public Comment.

No residents were present for Public Comment.

The meeting adjourned at 8:34 pm.



David A. Van Dyke, Secretary