

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes March 22, 2016**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, March 22, 2016.

Present were Chair Wayne Harrall, Vice Chair Bev Wall, Secretary Dave Van Dyke, Commissioners; Scott Conners, Mark Prein, Bill Culhane and Doug Kochneff. Also present were Township Attorney Jim Brown and Planning Assistant Kara Hammond.

1. Approve minutes of February 23, 2016.

Bev Wall, seconded by **Scott Conners**, moved to approve the minutes with the following changes;

- ♦ p.1, 2nd paragraph, change the second 'Vice Chair' to 'Secretary'
- ♦ p.2, 2nd paragraph, 2nd sentence, change the spelling of the word 'do' to 'due'

Motion approved unanimously.

2. Informal Discussion - MRE Cascade LLC - Request to amend current Special Land Use to include use of a proposed additional building as an extension of Milestones Day Care at 4527 Cascade Rd SE.

Steve Witte with Nederveld, representing MRE Cascade LLC, gave a brief presentation of the request;

- covers 2.17 acres and zoned C-2
- Milestones currently on the site and occupying the site since 2013
- original approval showed the proposed building, but because the resolution reads only 1 daycare building is allowed, the special land use needs to be amended

Dave Van Dyke, seconded by **Bill Culhane**, moved to set the public hearing for the April 26, 2016 Planning Commission meeting.

Motion approved unanimously.

3. Tabled Request - Continental Properties - Continuation of the; Request to amend the existing HC-PUD to include the proposed residential site plan (Springs at Knapp's Corner) consisting of 12, two-story apartment buildings on 28.5 acre parcels located at 2500-2570 East Beltline Ave NE.

Scott Conners, seconded by **Mark Prein**, moved to remove the requests from table.

Motion approved unanimously.

Wayne Harrall stated the property owner of 2491 & 2493 Dunnigan Ave NE requested to withdraw those two specific parcels (only) from the request.

Bev Wall, seconded by **Dave Van Dyke**, moved to remove the request to rezone the properties at 2491 & 2493 Dunnigan Ave NE, per the property owner's request.

Motion approved unanimously.

Erik Hahn, Continental Properties, gave the presentation, highlighting the items changed as requested by the Planning Commission and went through each item;

- ♦ decorative fence and detail were submitted
- ♦ changed entrance
- ♦ additional conversations with Spectrum, the easement will help both properties
- making good progress with them; Spectrum is willing to work with them, just take some time
- progressive ae is currently still working on the lighting plan and can commit it will be what is required by the ordinance
- utility alignments from the city of GR and correspondence regarding the sewer alignment
- willing to add a note to the **PUD** so that there will not be any access on Dunnigan
- gate function and stacking is included
- specs and emails from MDOT and comment review
- memo included on storm water from progressive ae

Mark Prein asked the applicant about support vehicles and storage. Erik Hahn stated there is a maintenance garage located on site, otherwise most maintenance items are contracted out. Hahn said they utilize a lot of the insularly areas and green spaces as snow space during winter months.

Mark Prein asked about the sewer that is being constructed along Dunnigan Ave and questioned if the applicant has an easement with the three properties. Erik Hahn said the alignment is being discussed with the city and will address the easement when needed.

Cheryl Scales, with progressive ae, explained the drain plan and the back to back 100 year storm water events; which was requested by the Township's Engineer.

Erik Hahn explained the entrance and the analysis they did in regards to the throat size; car stacking and the amount of traffic anticipated for this location. Wayne Harrall asked if MDOT has reviewed the traffic study. Cheryl Scales said they are currently reviewing it, explained they understand MDOT needs to protect their road and added the applicant will do what MDOT asks. Erik Hahn stated he feels that at peak time the residents should be able to move at ease with the key fob and the turn around to the guest parking lot is easily accessible. Dave Van Dyke said he likes where the position of the reader and the turnaround are located; stating there is room for it to be moved around and corrected if need be in the future.

Bill Culhane asked about the elevations and possibly adding some additional stone to the buildings; said it does not look like they increased the amount of masonry to the building. Erik Hahn said they did not realize the difference in the finishes (vinyl vs hardy board), and explained he feels the appearance of the hardy board looks better, and is more durable, than the vinyl. Hahn stated the items they changed; the color pallet, board and batten, hardy board, lap siding, fo-stucco, contemporary trim, and ledge stone. Hahn stated these buildings have a long facade and believes that using a variety of material is key in order to break up the (potential repetitive) facades.

Scott Conners talked about the aesthetics and stated he likes the updated **elevations**. Bill Culhane and Doug Kochneff both agreed. Wayne Harrall also agreed and said they did a good job of breaking up the buildings.

Erik Hahn talked about the retaining wall and noted there is a lot that can come with the easement from Spectrum; including the grading and the width of the future trail. Hahn added Spectrum is making sure they are doing what is best for them and their future plans but they feel confident the two properties will come to a mutual beneficial agreement.

Erik Hahn said when it comes to the next step in the easement process they will work with the Township to make sure all standards are met. (Jim Brown added the applicant would be required to cover the cost of the construction of the trail unless otherwise noted.)

Attorney Jim Brown gave the legal report.

Wayne Harrall asked the applicant to explain the proposed fencing types. Erik Hahn showed the proposed fence details and types in a power point and explained the placement of each type on the property.

Scott Conners wondered if the Commissioners should open up to hear public comment. Wayne Harrall stated public comment was opened at the informal discussion and the applicant has addressed all the issues brought up at the previous meeting, and the Public Hearing, and does not feel that public comment is necessary as the applicant has done what was asked.

Bill Culhane would like to see the two neighbors work together and suggested the Planning Commission make it a requirement that the easement is granted and the grading be done with a smaller retaining wall. Jim Brown explained the Township can strongly request the grading plan be done in order to eliminate some of the retaining wall, unless shown the applicant cannot make it happen (referring to the previously mentioned easement with Spectrum). Dave Van Dyke said he does not feel comfortable making a condition or requirement in the motion, that the applicant does not have any control over. Scott Conners and Bill Culhane suggested that a joint meeting be held with the applicant, Spectrum and a representative from the Township, regarding the trail and easement. Erik Hahn said he feels confident that they will come to an agreement with Spectrum and stated if for some reason they cannot, the applicant will front the money in escrow for the construction of the trail.

Mark Prein asked about the retaining wall and the construction material. Erik Hahn said he does not feel comfortable addressing that right now because of the unknown with Spectrum, but will be more than willing to bring all the specs to Site Plan Review.

Erik Hahn talked about the signage and said they will have exact dimensions and renderings for Site Plan Review.

Scott Conners asked about the buffer and landscaping along the east side of the property. Erik Hahn said they meet, and will exceed the required landscaping; providing a 14 ft. higher buffer. Wayne Harrall said he would like to see the applicant concentrate on the visual from the Dunnigan Avenue side.

Cheryl Scales said they would try and eliminate as many retaining walls as they can because that would be beneficial to them as well.

Bev Wall, seconded by **Bill Culhane**, moved to recommend the request to amend the existing HC-PUD to include the proposed residential site plan, to the Township Board for final approval, with the following conditions;

- ♦ meeting with the Township, Continental and Spectrum to negotiate in good faith; sidewalk, grading, utilities
- ♦ provide retaining wall materials; terrace wall/landscaping -- at Site Plan Review
- ♦ concentrate landscaping along Dunnigan Avenue
- ♦ comply with the Township Engineer requirements; drain and any other
- ♦ 14 ft. minimum easement

Motion approved unanimously.

Bev Wall, seconded by **Dave Van Dyke**, moved to recommend the proposed text amendment to the Township Board for final approval.

Motion approved unanimously.

4. General Public Comment.

No residents spoke during the Public Comment.

The meeting was adjourned at 8:17 pm.



David A. Van Dyke, Secretary