

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes March 27, 2018**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, March 27, 2018.

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

**1. Approve minutes of February 27, 2018 regular meeting.**

**Scott Conners**, seconded by **Dan Ophoff**, moved to approve the minutes with the following changes;

- p.1, 4<sup>th</sup> paragraph under item #2, change to read; *“Mark Prein asked about the green space of the second parcel and recalled that the daycare had used that parcel as their green space requirement. He questioned that now that it has sold what happens with the daycares required green space. Prein continued stating he has some concerns about their drainage plan and worried about potential basement flooding. Mark McDowell said they will comply with what the Township Engineer requires.”*
- p.2, 4<sup>th</sup> paragraph under item #3, 1<sup>st</sup> sentence to read; *“Resident Ted Sierveld had a question about the proximity of the potential buildings to the westerly lot line.”*

**Motion approved, 6-0.**

**2. Initial Review - BDR Inc. - Request to rezone a parcel of land from the C-2 (Suburban Office) District to the O-PUD (Office Planned Unit Development) District on the parcel of land located at 50 Crahen Ave NE.**

Along with the above request, Grand Rapids Township is requesting the new parcel of land, 4445 Fulton St NE, also be included in the rezoning to O-PUD.

Dave Gunter, with BDR, gave a brief overview of the request;

- property was purchased after the road at Crahen was realigned
- two proposed buildings, to be built in phases
- first building would be the building located on the southerly end, which would include a drive-thru
- consistent with O-PUD zoning

Dan Ophoff asked about stormwater for the site. Dave Gunter said it is being stored on site, being discharged on the southwest portion to the detention area, and there is a small percentage that could stay on site. Wayne Harrall asked the applicant if all of the stormwater is underground. Gunter answered yes, between the building and the railroad tracks; it is anticipated that will be storage as well.

**Scott Conners** asked how the engineering will be handled; since the Township Engineer is the same engineering company representing the applicant. Michael J. DeVries stated Moore & Bruggink will have different engineers address the request.

Attorney Jim Scales gave the legal review.

Mark Prein asked if the zoning allows a drive-thru. Jim Scales said what they are proposing is allowed. Scott Conners brought up the potential of adding sidewalks and feels it is necessary, especially the frontage along Crahen Ave and M-21. Wayne Harrall said some type of connection from the building to the existing sidewalks and facilities to the south would be very important. Dan Ophoff asked about the future sidewalk along the railroad and asked how far (or close) in the future are they talking. Wayne Harrall said they have been talking with the Rail Road but is uncertain of a specific timeline. Dan Ophoff asked the applicant if they had done any preliminary traffic studies. Dave Gunter stated they have not.

**Dan Ophoff**, seconded by **Scott Conners**, moved to set the Public Hearing for the rezoning of both parcels of land located at 50 Crahen Ave and 4445 Fulton St for the next regular Planning Commission Meeting on April 24, 2018.

**Motion approved, 6-0.**

Secretary Dave Van Dyke recused himself.

**3. Initial Review - Blackhawk Site Condominium Phase II - Request for a multi-phase residential site condominium to be constructed on 35 acres at 4010, 4100 & 4150 Michigan St NE.**

Steve VanKooten, with Medema, Van Kooten & Associates, gave an overview of the request and noted the change in the number of sites to 27, from 25.

Wayne Harrall noted the grading between the two phases, both he and Scott Conners made some suggestions on relocating the two private drives for the developments.

Attorney Jim Scales gave the legal review, adding the applicant does indeed meet the open space requirement.

There was discussion on: utilities, shared/private drives (clarifying the maximum number is 3), whether or not there will be enough room between the utilities and if there will be enough room within the easement, questions were brought up in regard to the calculation of the open space and concern that it does not seem to meet the requirements under section 25.3.

Scott Conners said he feels the layout changes are for the better (vs the previous football shaped proposal) and commended the applicant on revamping them. Wayne Harrall agreed but stated the applicant needs to do some clarification on open space and how they intend to meet those requirements.

**Mark Prein**, seconded by **Doug Kochneff**, moved to set the Public Informational Meeting for the regular April 24, 2018 Planning Commission Meeting.  
Motion approved, 6-0.

**4. General Public Comment.**

No persons spoke during the public comment.

The meeting was adjourned at 7:45 pm.



David A. Van Dyke, Secretary