

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes April 26, 2016**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, April 26, 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 March 22, 2016.

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

- ♦ p.2,7th bullet, change 'plat' to "PUD"
- ♦ p.2,last paragraph, change the word 'evaluations' to "elevations"

Motion approved unanimously.

2. Public Hearing - 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;

- Kelly Russel, operator of facility, is in attendance as well
- gave some brief background of the existing building and what the applicant is requesting
- original approval showed the proposed building being requested but the special land use needs to be amended to allow for an additional building to be used as a daycare facility
- parking meets the ordinance requirements
- the intent is that the children will be using the existing playground, behind the existing building
- one story building, will match the current building façade
- foundation plantings will be done, much like the existing building has
- Milestones requires the parent to park their vehicle; when both dropping off and picking up
- not proposing any additional monument signage, but will be requesting some wall signage for the new building

Scott Conners asked about the kids walking back and forth from buildings. Steve Witte stated there is a pedestrian walk located to the west of the property for the kids to safely walk across to the playground, in small groups always with an adult.

Bill Culhane asked about the construction traffic and noted there are numerous connections with the existing parking areas and encouraged the builder to make it a point to communicate with the neighbors, be a good neighbor and be considerate of the surrounding businesses. Steve Witte noted the easement to Forest Hill Ave was not there when the original day care building was built, so he does not see why it would be used by construction traffic for this building. Wayne Harrall stated it needs to be worked out in the least problematic way (regarding construction traffic) keeping in mind the surrounding properties and uses. Doug Kochneff said he does not mind the parent traffic that utilizes the drive off Forest Hill Ave, but the construction traffic is what he is worried about.

Attorney Jim Brown gave the legal report.

The commissioners agreed the idea of the children playing in the large playground behind the existing building is better than having an area by the new proposed building - more secluded for both the children and the neighbors.

Bev Wall, seconded by **Mark Prein**, moved to open the Public Hearing at 7:30 pm.
Motion approved unanimously.

No persons spoke at the public hearing.

Bev Wall, seconded by **Mark Prein**, moved to close the Public Hearing at 7:30 pm.
Motion approved unanimously.

Mark Prein asked for clarification on the playground item, adding the applicant is about 4,000 square feet short. Steve Witte stated they are 3,870 square feet short, and asked that the Commissioners keep in mind that all the children are not on the playground at the same time and that overall number includes infants; which typically do not play outside on the playground.

Steve Witte asked if it would be easier and more beneficial to ask for the Special Land Use for the entire building, versus the current proposed square footage, for potential future use, if the entire building eventually converts to total daycare use it would then only be required to come back to Site Plan Review instead of going through the entire amendment process again.

Mark Prein, seconded by **Bev Wall**, moved to approve the request to amend the current Special Land Use to include a proposed additional building as an extension of Milestones Day Care at 4527 Cascade Rd SE with the following conditions;

- ♦ condominium plan/master deed updated and submitted to Township
- ♦ construction traffic to use access off Cascade Rd only
- ♦ signage be turned in and approved by Zoning Administrator
- ♦ landscaping meet requirements provided by the Township Attorney
- ♦ include entire building as a 'day care' use but only proposed square footage approved (*applicant must return to Site Plan Review if requesting additional square footage be used for Milestones*)

Motion approved unanimously.

3. Discussion Continuation - GRT Zoning Ordinance Amendments - (R-PUD; SR, R-1, C-2, C-1 & C Districts; Accessory Buildings & Uses, Nonconforming Structures & Uses, Definitions) Chapter 15, 6, 10, 11 & 12, Section 4.16, Chapter 32, Chapter 2.

Attorney Jim Brown went over the more recent edits and updates with the Planning Commissioners.

The Commissioners talked and discussed the changes to the accessory buildings and asked that the numbers be changed to read one tenth more specific.

Bev Wall, seconded by **Scott Connors**, moved to set the Public Hearing for the proposed Zoning Ordinance Amendments for the May 24, 2016 Planning Commission Meeting.

Motion approved unanimously.

4. General Public Comment.

No one was present for public comment.

The meeting was adjourned at 7:56 pm.


David A. Van Dyke, Secretary