

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes May 23, 2017**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, May 23, 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 Jim Brown and Planning Assistant Kara Hammond.

**1. Approve minutes of the April 25, 2017 regular meeting.**

Scott Conners, seconded by Mark Prein, moved to approve the minutes with the following changes;

- ♦ p.3,3rd paragraph, end of the sentence should read; “which they all agree should mitigate and significantly reduce the concerts noise”
- ♦ p.3,1st bullet under the motion, add “along Bradford Street”
- ♦ p.4,4th paragraph,2nd sentence, change the word ‘on’ to “within”

**Motion approved unanimously, 6-0.**

**2. Public Hearing - PVL Investments, LLC - Request for a major amendment to the previously approved Special Land Use, for a home for the elderly or retired, located at 730 Forest Hill Ave SE.**

Dave Baylis, with Provision Living, gave a brief history and explained they would like to build the entire building within the first phase, versus two phases.

Wayne Harrall noticed the plans that were submitted to the Township Engineer have a different date than the plans of the Planning Commission. The applicant’s Engineer stated the plans submitted to the Township Engineer addressed the concerns brought up by him in a previous review. Harrall asked if the plans given to Township Engineer, Bob Bruggink, were modified. The applicant’s Engineer said yes the plans do differ from the plans the Planning Commissioners currently have regarding drainage and utilities, etc....

Commissioner Bill Culhane joined the meeting.

Scott Conners referenced the Township Engineer’s review and asked the applicant to address the issues presented. The applicant’s Engineer stated they are aware of the potential drainage problems and are very conscious of that, adding now with the updated plan the Township Engineer is concerned with drainage in the back yards of residential homes in the area and asked them to look at the impact it may have on the already existing flooding problems. The applicant’s Engineer said they will work out the issues the Township Engineer, Bob Bruggink has, contingent on the approval from the Planning Commission. The applicant’s Engineer stated their intent is not to contribute to an already existing flooding problem, stating they are confident they can find a solution and make the changes they need to make to ensure the impact is mitigated.

Attorney Jim Brown gave the legal review.

Wayne Harrall asked the applicant to address the question pertaining to the height of the lighting pole. David Baylis said it is 16 ft. and the sidewalk is 5 ft.

**Dan Ophoff**, seconded by **Scott Connors**, moved to open the Public Hearing at 7:25 pm.

**Motion approved unanimously.**

No one spoke during the public hearing.

**Bill Culhane**, seconded by **Mark Prein**, moved to close the Public Hearing at 7:26 pm.

**Motion approved unanimously.**

Township Attorney, Jim Brown said approving the current site plan (dated: 5/10/2017) should be sufficient seeing as how the plan submitted to the Township Engineer (dated: 5/18/2017) dealt with only drainage items.

Wayne Harrall said he would like to see the applicant add trees along the Forest Hill Ave side of the property. Mark Prein and Dan Ophoff agreed stating they would like to see more trees along the north property line as well.

**Mark Prein**, seconded by **Bill Culhane**, moved to approve the request using the draft resolution provided by the Township Attorney, with the following change;

- ♦ landscaping will be per requirement with special attention to 4657 Ada Drive, adding a significant buffer, subject to final approval from GRT staff/administration

**Motion approved unanimously.**

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

Secretary Dave Van Dyke recused himself.

Steve Van Kooten, engineer for the applicant, gave some background;

- first two phases are on the south side of Michigan, the third phase would be on the north
- site is in the location of where utilities are currently being expanded along Michigan St.
- looking for approval on Phase 1 right now, Phases 2 & 3 are highly conceptual at this point, just wanted to show the Planning Commission what they are thinking for potential future use

Wayne Harrall asked about timing. Steve Van Kooten said Phase 1 would be constructed as soon as possible, but Phases 2 & 3 would be developed depending on how fast lots sell.

Attorney Jim Brown gave the legal review.

Dan Ophoff asked about the wetlands and how the Planning Commission goes about handling that, or if it is required per the DNR. Jim Brown stated the Planning Commission could approve the request contingent on the DNR requirements.

Scott Conners asked to see a more detailed plan stating he would like to see all the specs on the next plan. Jim Brown stated there should be a road profile submitted as well.

Wayne Harrall asked about connection; referring to the cross access between the proposed Phase 1 and proposed Phase 2. Steve Van Kooten said there is a significant grade change, in addition to crossing a stream, so there is no plan to have cross access between the two phases, also making the point that people like living on cul-de-sacs.

The Planning Commissioners and Attorney, Jim Brown, agree sidewalks should be required and need to be shown on at least one side of the development.

Dan Ophoff asked if the Road Commission would be concerned with the additional traffic caused by the proposed Phase 1 and the effects it may have on the already poor condition Michigan Street is in. Wayne Harrall said it is a concern, but explained the road can definitely handle the additional traffic.

**Scott Conners**, seconded by **Bill Culhane**, moved to set the public informational meeting for the July 25, 2017 meeting.

**Motion approved unanimously, 6-0.**

**4. General Public Comment.**

No residents spoke during the Public Comment.

The meeting was adjourned at 8:31 pm.



David A. Van Dyke, Secretary