

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes July 25, 2017**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, July 25, 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.

Chair Wayne Harrall noted there was an addition to the agenda: discussion and consideration to adopt a resolution approving sign alterations on a commercial property.

Bill Culhane, seconded by **Scott Conners**, moved to add the above stated item as Item #3 on the agenda.

Motion approved unanimously, 7-0.

1. Approve minutes of May 23, 2017 regular meeting.

Mark Prein, seconded by **Dan Ophoff**, moved to approve the minutes as written.

Motion approved unanimously, 7-0.

2. Public Informational Meeting - Blackhawk Site Condominium - Request for a multi-phase residential site condominium to be constructed on 35 acres at 4010, 4100 & 4150 Michigan St NE.

Due to a conflict of interest Secretary, Dave Van Dyke recused himself.

Steve Van Kooten, with Medema, Van Kooten & Associates, representing the applicant, gave the presentation:

- added sidewalk on one side
- changed setback to meet Township Attorney's interpretation of the ordinance
- met with KCRC and will have to move drive approximately 25 ft. to the east; still room for detention and large enough lot, to move it further from the creek
- connecting Phase 1 & 2, feasible from an engineering standpoint but decided not to disturb the stream and ordinance does not require it so asking not to connect at this point

Scott Conners asked about lot 9 and if Steve Van Kooten could show the detailed plan on the actual lot. Conners said his main concern is the grading around lots 9&10 and the drawing confirms his apprehensions. Van Kooten said it will be tight but some people like those types of lots. Mark Prein asked about the drainage and location of the outlet. Van Kooten said the site is mainly clay, otherwise he does not believe it would be there. Conners asked about minimum building openings, and if that fluctuates or if it truly does empty to the west then seasonal weather will not affect the basements. Van Kooten said the overspill is about the elevation of the backyard, adding he does not think it will affect the lot.

Wayne Harrell asked if there are any environmental impacts. Van Kooten stated there are none.

Dan Ophoff asked about the shifting of the drive and their intention with the detention area. Van Kooten stated they will increase the area needed.

Scott Conners asked about the drain noted in the Township Engineer's letter. Wayne Harrall stated it is located south of the Michigan Street culvert.

Dan Ophoff stated his concern about the dip and rise in the road (on Michigan St), explaining the concern about sight distance and safety. Wayne Harrall said the Kent County Road Commission has looked at the proposal and it meets the standards/requirements. Ophoff asked about the sidewalks and asked for confirmation they would be constructed on one side of the court. Steve Van Kooten stated that is correct.

Attorney Jim Brown gave the legal review.

Dan Ophoff asked about the Township Engineer's Review and the pedestrian walkway along the south side of Michigan Street. Jim Brown said it is not required. Scott Conners asked if they can request it. Jim Brown said yes.

Scott Conners, seconded by **Dan Ophoff**, moved to open the Public Hearing at 7:24 pm.
Motion approved unanimously, 6-0.

Sue Pocklington, 4209 Michigan St NE:

- lived there for over 30 years
- over 3 acres; private well and septic
- found it a wonderful place to raise their family
- trust the PC but has some concerns
- population density to this neighborhood (lots of wildlife, where will they go)
- narrowness of Michigan St with virtually no shoulder, very dangerous, need to consider widening the road
- corner of Michigan and Crahen; would like a traffic light to be located there, impossible to turn now, only worsen with more cars/traffic
- concerned about city water/sewer and does not want to be assessed for that and would be extremely costly

Lisa, 4560 Mulberry Ave NE:

- agreed with all the previous comments but would like to fortify the fact about the wildlife

Alison Kinsman, 375 Saddleback Dr NE:

- agreed with all the comments of the first two previous speakers
- concerned about the increased traffic
- would like something to be done about sidewalks, it is just not a safe environment for anyone, especially kids
- concerned about the drainage, they already have an issue and is this development going to worsen

Chair Wayne Harrall noted the letter submitted from the Saddle Village HOA President and read aloud the issues mentioned in the letter.

Scott Conners, seconded by **Mark Prein**, moved to close the Public Hearing at 7:31 pm.
Motion approved unanimously, 6-0.

Wayne Harrall stated the Township is currently taking bids to expand the utilities along Michigan Street and that portion of the road will be reconstructed and upgraded. Harrall said if there is a way they can take some of the dip out of the road, it will be looked at, but that is up to Engineering. Harrall said he believes it will be approximately 1,000 feet from Saddleback. As far as intersections, the Kent County Road Commission looks at installing traffic signals that meet certain warrants and criteria.

Wayne Harrall asked the applicant's Engineer to address the drainage concern. Steve Van Kooten explained the drainage and the configuration of the grading and the backyards will have a swale toward Michigan. Scott Conners explained with having adequate drainage with the density means the removal of trees.

It was noted that the developer did ask the President of the Saddleback HOA for a copy of their bylaws, in order to be consistent.

The Commissioners discussed having a sidewalk along Michigan Street and how much to have required in this approval and future, etc.

Dan Ophoff brought up open space stating there is none shown on the plan. Steve Van Kooten stated there are regulated wetland areas that would be considered general common area and cannot be touched. Van Kooten said the open space to the south would be considered the common area, explaining there are some additional wetlands to the south that may or may not coincide with Phase 2.

Mark Prein brought up the open space; stating there is a significant amount in Phase 1, none in Phase 2 and minimal in Phase 3, and questioned if the commissioners should take that into consideration.

Scott Conners, seconded by **Doug Kochneff**, moved to recommend the request of Phase 1, of a multi-phase residential site condominium to be constructed, to the Township Board for final approval with the following conditions;

- a sidewalk (not a trail) along Michigan Street, to connect Old Hawk Drive to the east to Saddleback Drive, to be constructed when phase is completed
- installation of sidewalk must be done within a 5 year period, otherwise developer is responsible for payment & letter of credit
- one street tree to be located in the front of each lot, no later than occupancy
- street lights/poles to be installed by developer: density consistent with saddleback pattern
- drainage related items to be approved by the Township Engineer and Kent County Drain Commission

Motion approved unanimously, 6-0.

Secretary Dave Van Dyke rejoined the meeting.

3. Discussion & Consideration - Quick-Mart Pole Sign - Request to adopt resolution approving sign alterations on a commercial property located at 888 Forest Hill Ave SE.

Attorney Jim Brown gave the full background and all items pertaining to the aforementioned item, with photographs and numerous other examples.

Scott Conners, seconded by **Mark Prein**, moved to approve the resolution as drafted by the Township Attorney.

Motion approved unanimously, 7-0.

4. General Public Comment.

No residents were present.

The meeting was adjourned at 8:47 pm.



David A. Van Dyke, Secretary