

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes September 25, 2018**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, September 25, 2018.

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

1. Approve minutes of July 24, 2018 regular meeting.

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

- p.1,1st full paragraph under item 2,change 2nd word from “suggested” to ‘discussed’
- p.1,1st full paragraph under item 2,3rd sentence, insert the word ‘asphalt’ between “the” and “grinding”
- p.1,1st full paragraph under item 2,last sentence should read: “*Ophoff said he does not see anywhere in the ordinance that is states that grinding can be performed on the site, and explained he would like to see the elimination of the grinding, processing and storage of non-aggregate material on the site.*”
- p.3,2nd paragraph,1st sentence, insert the word ‘crushed’ between “store” and “concrete”
- p.3,condition 1 under the motion,1st sentence, insert the word “small” between “in” and “landscape”

Motion approved, 6-0.

Vice Chair **Scott Conners**, seconded by **Bill Culhane**, moved to switch the order of item #2 and #3 on the agenda.

Motion approved, 6-0.

2. Initial Review - Twin Lakes Nursery - Request for a Special Land Use to allow for Commercial Landscaping Services to continue operating on their current site comprised of 4 individual parcels, totaling 34.4 acres along Michigan St NE.

Todd Stuve, with Exxel Engineering, representing Twin Lakes Nursery gave a brief overview;

- property is located directly across the street from Katerberg VerHage
- 34.4 acres with approximately 3.5 acres of open water
- surrounded by residential and rail road tracks
- plan identifies 9 buildings on the property
- 4 entrances to the property, main is by building #1 (one primary, three secondary)
- residential homes continue to be rented/used as residential

Bill Culhane asked about the storage of the fuel tanks. Todd Stuve said it is a typo on the plan and will address the error.

Dan Ophoff asked about the retail sales. Todd Stuive stated there are some insignificant wholesale sales, but no retail sales on the site.

Wayne Harrall asked about the waste bin. Todd Stuive stated they may contain wood or metal. Harrall clarified the stock piles maximum height to be 30 ft. Stuive stated that is correct.

Jim Versluys explained they bring in material for specific jobs, stock pile it on site, once a year screen it and combine/mix then use as fertilizer. Wayne Harrall asked about the spreader. Versluys stated it is not on site permanently, it is brought in from somewhere else (it just happened to be there when the ariel was taken).

Doug Kochneff asked about the fuel containment, stating he is concerned with the proximity to the water. Jim Versluys said it is contained properly and that they are compliant with the standards regulated by the Kent County Health Department.

Attorney Jim Brown gave the legal review.

Wayne Harrall asked if there is any outdoor lighting. Jim Versluys said there is some security lighting on some of the buildings. Dan Ophoff asked those be located on the site plan, in addition to specific information regarding stock piles, vehicles, current height and measurement. Ophoff asked what type of trucks are used and also stated he would like to know more about their truck travel/size/nature, etc.... Versluys said they have 15-20 one ton, three tandems, and a dozen dump trucks. Bill Culhane agreed with Ophoff, adding if the applicant could give the number of vehicles, size of vehicles, frequency and direction that would be very helpful for the Commissioners to understand both the quantity and frequency. Culhane asked about snow removal and the way it operates. Versluys said there is no typical day, but most are dispatched from their home (vs. the site on Michigan Street). Dave Van Dyke recommended that the Commissioners actually walk the property and have an "eyes" on understanding of all elements on the property.

Scott Conners, seconded by **Dan Ophoff**, moved to set the Public Hearing for the regular October 23, 2018 meeting.

Motion approved, 6-0.

3. Initial Review - Franklin 3300 Beltline, LLC - Request to rezone a parcel of land from the SR (Suburban Residential) District to the R-PUD (Residential Planned Unit Development) District on the parcel of land located at 3300 East Beltline Ave NE.

Don Shoemaker, with Franklin Partners and new owner of the former Sunshine property, gave the overview;

- originally started as redeveloping the existing building, but that was not feasible so now have two partners utilizing the north and south sections of the site
- senior living area is low density, lots of green space
- willing to work with the Township to meet the requirements of the two uses on the site

Attorney Jim Brown gave the legal review.

Wayne Harrall asked about the developer's ability to work with the Township and if they are willing to make the necessary changes in order to meet the density requirements. Don Shoemaker said they are absolutely willing to make the necessary changes. Bill Culhane questioned the open space calculations on the sites. Shoemaker said they are looking to the Township (Planning Commissioners) for guidance in order to make both proposed uses work.

Bill Culhane suggested some adjustments be made to the Watermark section, to make the appearance more harmonious and less 'grid' like. Dave Van Dyke asked about the aesthetics of the Watermark buildings and suggested changing the layout, referring to the fact that the most southern located buildings would be difficult to access, and to make the visual a little better than what is currently shown. Scott Connors added there would be numerous trips on the site and would like to see a cursory traffic study done with the majority of the traffic accessing 4 Mile.

Jim Brown added that the applicant should pay particular attention to the last paragraph of the R-PUD District (in regards to the visual appearance).

Bill Culhane asked about the square footage of the proposed units. The applicant stated the average is 950 sq. ft., with a mix of 45% one bedroom, 45% two bedroom and 10% three bedroom.

Wayne Harrall asked if there has been any discussion with MDOT regarding the entrance. Don Shoemaker said due to the low grading, they were advised that they would not be allowed another curb cut so close to 4 Mile. Harrall suggested the applicant explore the potential 'right in access' only off of the Beltline, and said they need to at least ask the question. Bill Culhane said the grading plan and stormwater plan is critical, especially for the next step of the process, and currently the Commissioners have no concept of what the developer is actually proposing. Dan Ophoff added, generally the more specifics the applicant provides, the better.

Scott Connors, seconded by **Dan Ophoff**, moved to schedule the Public Hearing for the October 23, 2018, unless the applicant is not able to provide sufficient information to the Township in the allotted time for publishing deadlines.

Motion approved, 6-0.

4. General Public Comment.

Karen Segavac, 3421 Hoag Ave NE:

- concerned about the drainage and runoff and would really like to make sure that the overflow does not drain onto their property

The meeting adjourned at 8:08pm.


David A. Van Dyke, Secretary