

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes January 25, 2022**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, January 25, 2022.

Present were, Vice Chair Scott Conners, Secretary Dave Van Dyke; Commissioners Dan Ophoff, Mark Prein and Steve Waalkes. Also present were Township Attorney Jim Scales and Planning Assistant Lindsey Thiel. Chair Wayne Harrall and Commissioner Doug Kochneff were absent.

1. Approve minutes of November 23, 2021 regular meeting and December 2, 2021 special meeting.

Dan Ophoff, seconded by **Steve Waalkes**, moved to approve the minutes of the November 23, 2021 meeting with the following changes:

- Page 3, paragraph 2, second sentence, change “its” to “the building”;
- Page 3, paragraph 8, remove “and” in the first sentence;
- Page 3, paragraph 8, remove “new” before parcels in the third sentence;
- Page 3, paragraph 8, change “is” to “it” in the sixth sentence.

Motion approved, 5-0.

Steve Waalkes, seconded by **Dan Ophoff**, moved to approve the minutes of the December 2, 2021 special meeting with the following changes:

- Page 2, paragraph 1, second sentence, add “a” before “permit”.

Motion approved, 5-0.

2. Discussion – Master Land Use Plan Update.

Attorney Jim Scales gave an overview of the Northeast Rural area and the things the Planning Commission could consider keeping or changing. He highlighted changes to the area since the last Master Plan update.

Steve Waalkes said he doesn’t see major development in the area and would like to keep the name and the idea of “rural”. He added that redevelopment on the East Beltline corridor would be the only major change. Mark Prein agreed and said they should consider another separate corridor going up the East Beltline like the East Beltline Overlay District. He added that Plainfield has water at 4 Mile and would be something to consider for connection.

Dave Van Dyke said most of the areas that have developed have stayed close to the blueprint of the Master Plan. He added they may need to clean up some of the language to reiterate what they would like to see in the area. Scott Conners agreed and said he would like to see a breakdown of what is under and over developed in the area. He added that they have heard a lot about rental and density over the last few years. He said he wouldn’t want to increase density past Dunnigan or

Hoag because the area is so natural and wooded. Steve Waalkes agreed and added that you don't want dense projects where you can't get water or sewer. Dan Ophoff added that stormwater is an issue in the area with the Knapp's Corner Drain so the area needs to be protected.

Jim Scales said he would draft a memo regarding the discussion.

3. **Continued Discussion – Spectrum Health – Request for a major PUD amendment for an Orthopedic Surgery Center at the HC-PUD located at 2750 East Beltline Avenue.**

Alan Kranzo, Spectrum Health, gave an overview of the project. He said ten years ago Spectrum made the decision to invest in Grand Rapids Township. The campus provides a "one stop shop" for healthcare services. The location is convenient for patients and they believe this is the best potential use for the vacant portion of the land. He said they have updated the plans based on feedback at the previous meeting and will touch on the areas of concern.

Rodney Vanderzand, Spectrum Health, went over the updates and changes made to the plans from the November meeting with a slideshow. He touched on the elevations, setback distances, and height of the new building. He showed the vistas of the building.

Rick Pulaski, Nederveld, went over the original site plan from 2012. He touched on parking and said a study showed the need for 830 spaces and they proposed 813 spaces. He said they feel this parking would be sufficient and they can't create more spaces without a lot more asphalt. He added that the site could provide more parking areas down the road. He said they plan to take the pedestrian trail that wraps around the site to 3 Mile Road. He added they plan to keep the trail away from the neighbor on 3 Mile Road and landscape for privacy. He referenced improvements on 3 Mile Road that the Kent County Road Commission recommended, including a deceleration lane. Dan Ophoff asked if he was referencing an email provided from the Kent County Road Commission and if they plan complete all the recommendations. Rick Pulaski responded they do plan to do the improvements but don't think a traffic study is needed.

Dave Van Dyke asked for a topographic map of the site. Rick Pulaski showed the map and touched on storm water detention. He said if the area close to the neighbors becomes parking, then it would have its own detention area. Scott Conners said where it would drain in the future is one of his concerns. There was a discussion on storm water standards and whether the applicant should be required to meet the new standards.

Dan Ophoff commented that he thinks the applicant should meet the new storm water standards. Scott Conners said he thinks the decision has been jurisdictional, since the new standards came into effect. Dave Van Dyke suggested they might need to look at the regional detention basin area. He added that the Planning Commission needs to protect the Township and its residents when looking at these issues. Scott Conners said they may have to look downstream to see if there is capacity. He added that he would like the Township Engineer to attend the next meeting so the Planning Commission can get the whole picture. Dave Van Dyke agreed and added that this is a major amendment, not just small changes. He said he wants to cover all the bases with the Township Engineer. Rick Pulaski responded that the detention basins were oversized in 2012 and thinks it might meet standards in 2022.

Dan Ophoff asked if the PUD includes all the parcels that Spectrum owns. Alan Kranzo responded it does include all the parcels they own.

Attorney Jim Scales gave the legal review.

Scott Conners noted that the report mentioned that 10% of all EMS calls are related to the current facility. He asked if they are calls to bring people to the facility or from the facility. Jim Scales responded they are calls to take more critical patients to the hospital. Dan Ophoff said that citizens are paying for those calls and shouldering those costs for the current facility. Scott Conners agreed and said his two concerns are traffic and the impact on the Township's emergency services. He said they would be funneling a lot of vehicles and there are already issues with the gas station on 3 Mile. He added that he would like to see a traffic study. Steve Waalkes agreed and added that he is still concerned about storm water. He said he doesn't want to make a problem worse and would like to make sure the existing circumstances are understood. Scott Conners agreed and said they might need to look downstream at the watershed. Mark Prein added that he thought the sticking point was at Hoag. He said he worries about flooding homes out that direction. Rick Pulaski said they would be willing to do a study, if that is the next step in the process.

Dave Van Dyke referenced the Engineer's report and how the report said all required parking should be built with the new facility. He asked if that is the plan of the applicant. Rodney Vanderzand responded that they don't currently use all the spaces. He added that a parking study was completed and it showed a need for the 813 spaces shown. Scott Conners asked when the study was completed and if COVID could have an effect on those numbers. Rodney Vanderzand responded that their facility is still very busy. Steve Waalkes said he would be inclined to accept the study that shows the need for 830 spaces. He added that he doesn't like building more parking than needed with more impervious surfaces. Dave Van Dyke said he would like some clarification from the Township Engineer regarding what would trigger more parking being built, if it is not built up front. Scott Conners agreed and added he would feel better about the deferred parking, if it was clear what would trigger the construction. He said he plans to request that the Township Engineer attend the next meeting.

Mark Prein asked if Spectrum owned a parcel not shown on the PUD. Rick Pulaski said he thought the parcel should be shown as part of the PUD and he would fix the plan. Mark Prein responded that he would like to see trail connection at the east end of that parcel where a walking path has been naturally created.

Dan Ophoff said he still has concerns about traffic and would like to see a traffic study. Mark Prein agreed and said there are times when traffic is very congested in that area. He added that he has an open mind regarding the project but would also like to see the public impact study. Dave Van Dyke added the facility required the Township to add EMS during peak hours. He questioned if a second building would mean double the calls. He added he wants some questions answered before a Public Hearing is set. Dan Ophoff agreed and said he is not against the project. He said it could be a natural progression for the site but added that the big problems need to be addressed up front.

Scott Conners said he loves and uses the current facility. He added that there are still major concerns to be addressed and the Planning Commission owes it to the neighbors to be sure they

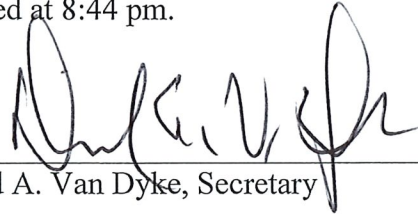
are taken care of. He said the Planning Commission would like to see an independent traffic study showing effects on the East Beltline and 3 Mile Road before the next meeting. He said they would like the applicant to model storm water scenarios both up and down stream meeting the current storm water ordinance. He said they would also like the applicant to complete a developmental impact statement.

Alan Kranzo thanked the Planning Commission for their cooperation and it was helpful to hear the dialogue. He said they know what information they need to return with and added they have been doing analysis on their use of the Township's emergency services.

4. General Public Comment.

Chuck Dykstra, 3368-3 Mile Road, is not opposed to the project but concerned about water; has been flooded before and water runs down the roadway; thought the flood was going to ruin his drain field and doesn't know if he can connect to city utilities; culverts need to be maintained and basins have been plugged; he is constantly picking up litter in his yard and has asked many times for maintenance to clean up; he is concerned about more traffic.

It was moved by **Dan Ophoff**, seconded by **Steve Waalkes**, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 8:44 pm.

A handwritten signature in black ink, appearing to read 'David A. Van Dyke', is written over a horizontal line.

David A. Van Dyke, Secretary