

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes January 28, 2020**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, January 28, 2020.

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

1. Approve minutes of November 26, 2019 regular meeting.

Scott Conners, seconded by **Dan Ophoff**, moved to approve the minutes of the November 26, 2019 meeting as presented.

Motion approved, 7-0.

2. Election of Officers.

Doug Kochneff, seconded by **Mark Prein**, moved to re-elect Wayne Harrall as chair; Scott Conners as Vice Chair; and Dave Van Dyke as Secretary.

Motion approved, 7-0.

3. Tabled Request – Forest Hills Preserve - Rezoning request, R-PUD, for a 31.11 acre parcel located at 2409 Knapp St NE.

Bill Culhane, seconded by **Scott Conners**, moved to remove the request from the table.

Motion approved, 7-0.

Rick Pulaski, Nederveld, gave an overview of the updated submittal. In the updated plans, they included the geometrics on the road widening for Knapp Street. The plans show three 11' lanes past the east entrance – the detailed plans will go to the Kent County Road Commission. He also talked about the sidewalks included on the plans. They did not include a bike path because they thought a sidewalk would fit better and the applicant would like to end the sidewalk at their east property line. Scott Conners asked if they would compromise and extend the sidewalk to the highway, if the Commission did not require a bike path. Rick Pulaski responded that they would consider it.

Rick Pulaski stated they would like to end the sanitary sewer at their property line and would work that out with the City of Grand Rapids and the Township Engineer. Wayne Harrall responded that he would defer to the Township Engineer, but he would like to get the sewer to 96. Scott Conners commented he would like to see laterals to the North, since it is harder to have those properties connect later. Bill Culhane agreed it should be required to allow a way for those properties to connect. Rick Pulaski responded they would work to service those properties somehow, but they would like to work with the experts to determine the best route.

Rick Pulaski said they reconfigured the roads, realigned the clubhouse entry, and eliminated many retaining walls. All retaining walls are moved from any property lines and overlook areas were added in two locations. Mark Prein asked what was planned for the top of the retaining wall by building 8. Rick Pulaski responded they planned a fence. Bill Culhane said he would like to see a solid fence that will keep lights out of the backyards. Wayne Harrall commented that he would like to see the fence on the property line by St. John's Home offset slightly to **save the existing trees and** vegetation by buildings 1 and 2. Rick Pulaski responded that they would like to work that out with St. John's Home and it could be reviewed again in Site Plan Review.

Dan Ophoff asked for clarification on the number of parking spots. Rick Pulaski responded there are 437.

Attorney Jim Scales gave the legal review.

Mark Prein asked how the trash cans were being screened. Rick Pulaski responded they will have individual trash bins inside each carport. There will be deeper carports with three walls and lockers inside. The carports will have closed backs to stop headlights.

Dan Ophoff said the storm water maintenance agreement needs to be recorded and clarified that the applicant will need to abide by the new Drain Commission standards. Rick Pulaski said they planned to follow the new rules.

Mark Prein went over the conditions set at the last meeting. He commented he would like to see bigger buffer trees by buildings 3, 4, and 5 but would leave that up to the Site Plan Review Committee.

Scott Conners asked what the plans were for the road work on Knapp Street. Wayne Harrall added that the Kent County Road Commission will be resurfacing Knapp Street. Rick Pulaski responded they will work on getting that process moving quickly. Mark Prein asked if that will be prior to development. Wayne Harrall said they should work with the Kent County Road Commission. Scott Conners said he thought it should be completed during Phase 1 of construction, unless otherwise dictated by the Kent County Road Commission.

Mark Prein asked if the off-street parking spaces were resolved. Dan Ophoff responded there are 437 spaces but didn't know how many outdoor spaces. Rick Pulaski responded 261 outdoor spaces.

Mark Prein, seconded by **Scott Conners**, moved to recommend approval of the rezoning to the Township Board, with the following conditions:

- 10' easement for future wider public ROW
- 5' sidewalk across frontage of properties to the highway bridge (ROW)
- Add 10' greenspace setback to parking on the south of unit 9
- Setback exceptions as shown on the plans dated 1/14/20
- Solid fence on unit 8 retaining wall for safety and headlight screening
- Fencing by units 1 & 2 working around existing trees. Determine height, length, location and type with St. John's Home

- Provide Sanitary Sewer for all north properties, via easements if necessary, as determined by the City of Grand Rapids and the Township Engineer
- Storm water maintenance agreement must be recorded with Kent County
- Must comply with Section 2f(ii) of proposed ordinance
- Final approval from the Site Plan Review Committee
- Road improvements completed during Phase I, unless the Kent County Road Commission dictates otherwise
- Make road improvements as public road agency requires

Motion approved, 7-0.

4. Discussion – Potential amendments for Additional Permitted Uses for the “C” General Commercial District.

John Clark, H & H Management, provided feedback on the proposed amendments and touched on setbacks on the Northtown Shopping Center.

Scott Conners mentioned that the Commission had discussed the additional uses as Special Land Uses. Dave Van Dyke commented that he preferred that route. He also questioned the setbacks written in the draft ordinance and the ability to achieve the 175’ setback from residential property. Wayne Harrall responded that the existing buildings won’t change and he is more concerned with the activity. Jim Scales clarified that the special setback is for truck docks and doors. Dave Van Dyke said he would still like to see that setback changed to 100’.

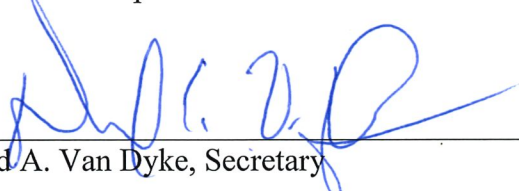
Dan Ophoff, seconded by **Bill Culhane**, moved to set the Public Hearing for February 25, 2020.

Motion approved, 7-0.

5. General Public Comment.

No residents spoke during the Public Comment.

It was moved by **Scott Conners**, seconded by **Bill Culhane** to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 8:17 pm



 David A. Van Dyke, Secretary