

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes October 25, 2016**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, October 25, 2016.

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

1. Approve minutes of the September 27, 2016 meeting.

Dan Ophoff, seconded by **Bill Culhane**, moved to approve the minutes with the following changes;

- p.2,1st paragraph, last sentence, omit the words ‘and more’
- p.2,4th paragraph, last sentence, change the word ‘as’ to “for”
- p.3,2nd paragraph, last sentence, insert the word “storm” between ‘for’ and ‘water’

Motion approved unanimously, 6-0.

2. Informal Presentation - Forest Hills Preserve - Rezoning request, R-PUD, for a 31.11 acre parcel located at 2409 Knapp St NE.

Rick Pulski, with Nederveld, gave the presentation;

- ♦ here for an informal review, constructive or other, for their proposed plan
- ♦ gave vicinity overview where their site is located
- ♦ 30.8 acres, 31.11 including right-of-way
- ♦ border the City of Grand Rapids to the direct west
- ♦ fairly developed surrounding corridor
- ♦ southwest area of the property; recently obtained
- ♦ 176 units, 11 buildings, pool and club house, viewing overlook
- ♦ went over GRT Master Plan Goals
- ♦ reasonable number of dwellings on site
- ♦ maintain character of surrounding area
- ♦ 53% open space; 46% as 50’x100’ min; 7% as no-disturb/buffer (exceeds Twp. minimum of 30%)
- ♦ 1250 sq. ft. living area; 2 bedrooms; 2 full baths (exceeds Twp. min of 1075 sq. ft.)
- ♦ 16 unit - 2-story appearance (max) -mostly 1-story appearance from private road
- ♦ trying to keep with the residential character; that’s why 1 and 2 story
- ♦ densities; 5.7 unit/acre overall density; 7.78 unit/acre “net” density
- ♦ very reasonable density, especially for multi-family
- ♦ tree-lined streets, abundant sidewalks, gathering spaces, open spaces, wooded areas and attractive buildings create a better living environment
- ♦ great environment, good sense of community

Steve Nicolas gave a little background of his previous locations and an overview of what he is expecting for the proposed complex;

- ♦ \$1500/mo., high end renter
- ♦ between 35-55 yrs. of age

- ♦ low profile buildings keeping with the residential look
- ♦ this site is also located in Forest Hills Public Schools (which is a significant asset)

Attorney Jim Scales gave the legal review.

Scott Conners reiterated the comments submitted from Wayne Harrall and noted his concerns. Dave Van Dyke asked about the layout of the apartment's floorplan. The applicant stated they are the same exact floorplan. Van Dyke asked the applicant to expand on the possible garage situation. The applicant said they are leaning more towards garages verses car ports.

Bill Culhane asked about setbacks and if the applicant is confident they meet the minimum requirements. The applicant said the minimum is 25 ft. and they are confident the rear yard is significantly larger than that.

Doug Kochneff asked about building 9 and the impact head lights could potentially have on the neighbors to the north. The applicant stated it will be bermed and highly buffered.

Scott Conners talked about the entry way and possibly changing it to be more conducive to traffic flow. The applicant said they are open to any suggestions but it really depends on what the Fire Marshall requires.

Mark Prein asked the applicant to talk about the piece of property they acquired on the southwest corner. The applicant stated the pool and clubhouse were originally shown at the east entrance but now with the additional piece of property obtained at the other drive, it makes more sense and stated that is the reason for the change in layout.

The commissioners talked about traffic studies, potential traffic conditions and requiring a deceleration lane, especially for the east entrance/exit. Scott Conners said he would like to see a traffic generation, Bill Culhane added with the topography change he would like to see what the visual difference is, all the commissioners agreed site distance, and visibility, etc. is something that needs to be addressed.

Mark Prein asked about the potential of needing more security, with two access points. The applicant said he feels very confident that the residents will be their own best advocates and does not feel there will be a need.

The Commissioners had more discussion about the east entrance; suggesting making it a right in right out only access point.

The applicant noted this project is a \$25-35 million dollar project; stating they are not taking any aspect of this development lightly and intend on doing it right. The applicant added there is 2,700 ft. of walking trail throughout the entire sight.

The commissioners discussed their next step; the role the proposed density plays in their next step, the square footage of each dwelling, the layout, etc. and concluded to set the public hearing.

Mark Prein, seconded by **Bill Culhane**, moved to set the Public Hearing for November 22, 2016.

Motion approved unanimously, 6-0.

3. **Informational Discussion - GRT Zoning Ordinance Amendment - Residential Planned Unit Development (R-PUD) District, Chapter 15.**

Attorney Jim Scales gave a brief overview of the proposed amendment language.

Dave Van Dyke, seconded by **Doug Kochneff**, moved to set the Public Hearing for November 22, 2016.

Motion approved unanimously, 6-0.

4. **General Public Comment.**

No residents spoke during the public comment.

5. **Updates/Adjourn.**

There will be a meeting in November.

The meeting was adjourned at 8:20 pm.



David A. Van Dyke, Secretary