

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes October 30, 2018**

A special meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, October 30, 2018.

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

1. Public Hearing - 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.

Rob Berends, with Nederveld, representing the property owners, both Franklin Partners and Watermark group, gave a brief overview;

- 70 acres
- proposal for a one 70 acre PUD, apartments on the north end, senior living on the south end
- senior living folks have decided not to proceed, so going forward with the residential component
- shared private road between Watermark and people to the south
- did the parking calculations, added carports and garages, 2.16 spaces per dwelling unit, decreased the overall amount of pavement on the site
- conversation with the Fire Chief and he supports the layout and hydrant spacing
- conversation with KCRC, there will be a request that the right turn lane be extended, more stacking for right turn movement
- sewer and water utilities will be extended throughout the site
- lowered the pond level about 3 ft., change outlet controls and formalizing wetland delineation
- proposing 35 acres of open space
- overall parcel does not include the right of a way of the Beltline, take the overall acreage, subtract out wetlands, private road, utility easements and pond - 487 units would be permitted if the applicant were to follow the guidelines - so they are proposing substantially less (density wise)
- gave examples of floor plans and exterior perspectives

Attorney Jim Brown gave the legal review.

Scott Conners stated there are a lot of loose ends (re: landscaping, layout, etc...) and asked that Jim Brown clarify how those would be addressed. Jim Brown explained that the Site Plan Review Committee will be responsible for all the finer details of the plan, and stated if desired the site plan may come back to the Planning Commission for final approval.

Scott Conners made mention that two letters were submitted to the Planning Commission for public comment.

Dan Ophoff, seconded by **Bill Culhane**, moved to open the Public Hearing at 7:20 pm.
Motion approved, 5-0.

Don Segavac, 3421 Hoag Ave NE,

- lived off 4 Mile for 30 years
- the property is currently being used as a dog run and free for all
- would like to see the Township require a fence along the eastern boarder of the property and mandate it for the residents in the area

Jan Johnson, 2537 McIntosh Ave NE,

- final site plan is labeled residential use (vs senior living - future phase)
- not clear when looking at the site plan (regarding the 2 phases)
- does not think the park should be labeled "public" park, because it is not

Dave Vanthof, 3373 Hoag Ave NE,

- reaffirmed what Don said
- would like to see some sort of barrier separating the properties, designation to stay out and off their property

Bill Polzin, 4241 4 Mile Rd NE,

- lighting concern: really likes the night sky and hopes what is allowed will not impede on what he enjoys right now

Resident, 4757 Hoag Ave NE,

- unappealing is mainly the density they are proposing on the north end
- would like to see more dispersion of the units
- does not appeal and is afraid it will eventually depress to less than luxury apt

Resident, 3394 Hoag Ave NE,

- boundary between Hoag and property
- setback needs to be larger and more separation

Tim Johnson, 2537 McIntosh Ave NE,

- plan does not show the setbacks along the beltline
- does not feel that the developer should be allowed to use the entire area as open space, due to grading issues

Brandon Cushman, 3425 Hoag Ave NE,

- wants to see a fence, separation
- does not want to see the access off 4 Mile, should be off EBL

Carolyn Roelofs, 3340 4 Mile Rd NE,

- agrees with all previous comments
- trees can only do so much as far as screening when it comes to a 2 story building
- concerned about the setback and density the applicant is proposing
- traffic volume becomes a concern
- would like to see more of a dead space between their property line and the units
- would also like to see the boundary enforced
- would like to see the units spread out, not as dense - more green space, more of a lawn

Resident, 3455 4 Mile Rd NE,

- development overview that was handed out at one of the previous meetings goes against everything the Township supposedly stands for

Don Segavac, 3421 Hoag Ave NE,

- would like to see the fence they are suggesting go in before construction starts and go across the length of all properties

Linda Laberteaux, 4254 4 Mile Rd NE,

- would like to see the proposals looked at both separately (since the assisted living is no longer an aspect)
- does not believe this dense of a construction would be beneficial to the surrounding area, neighbors and what they would sacrificing

Karen Segavac, 3421 Hoag Ave NE,

- the developer bought it, they should have to deal with the current zoning

Mark Prein, seconded by **Dan Ophoff**, moved to close the Public Hearing at 7:39 pm.

Motion approved, 5-0.

Bill Culhane said the density of the buildings is still a major concern, not only the Planning Commission but the adjacent neighbors as well. Mark Prein said he would like to know what the density would be if they do not rezone the property. Jim Brown said the applicant is compliant right now with the density and 50% open space, but that could change depending on what the future phase may propose. Scott Conners asked if the applicant has entertained the possibility of moving the location of the buildings. Rob Berends said they are back further than what is required for the setback and do not disturb area, but willing to put up fences (and may have to take out trees). Conners asked about fencing around the entire community. Chris, with Watermark, said every project they do is different but is willing to do whatever the Planning Commission would require. Dave Van Dyke asked if they allowed dogs and if there are certain requirements. Chris said they charge a fee and there is a size and weight maximum requirement. Bill Culhane asked the applicant to clarify what they are willing to do regarding fencing the site. Chris said they are not opposed to the fence along the east side, but does not feel it would be feasible to fence the entire site.

Gary Tamminga, with Franklin Partners, added since they do not have someone on the south area of the property and wanted to make sure the Planning Commission knows the developer is willing to extend the fence from Watermark along the entire east property border.

Bill Culhane said he would like to see a more detailed plan showing the two different phases, curious to see how an additional phase would be laid out on the site. Rob Berends said they can certainly label it showing the 2 phases and as they build the phases the green space will continue to grow, came in with a PUD, the entire site has 35 acres of open space.

Dan Ophoff asked about the building to the north of the church. Rob Berends said that building will be taken down as well.

Scott Conners asked about the lighting. Rob Berends said they will follow all standards and will submit a photometric with their final plan. Conners asked about the configuration with the two phases and the secondary access to the EBL. Berends said it is not a through road, they will have to do road improvements on 4 Mile, and the lengthening of the deceleration lane on the EBL.

Bill Culhane talked about the trail and potential landscape issues - need to keep a high level of screening along 4 Mile - and would like some reassurance on the density of the plantings in order to have the maximum screening. Rob Berends said they will comply with the Township's requirements.

Dave Van Dyke suggested moving the entire plan to the south giving the future trail more room. Rob Berends said that is something they can take a look at. Van Dyke asked about the fence requirement along the east property line. Bill Culhane said he would like to see a black vinyl coated chain link fence inside the 25 ft. 'no disturb zone' along the east property line. Watermark and Franklin partners are both agreeable to the fence, but would like to see it as close to the line as they can, with less interruption of the existing vegetation as possible. The applicants again stated they are not opposed to running the fence along the entire property line.

Dave Van Dyke talked about the density, knowing that once the 2nd phase is submitted the density be recalculated, move the density to the south (giving more room along 4 Mile).

Mark Prein wanted to know if the Planning Commission Members are all ok with the rezoning request. Scott Conners said he reluctantly has become ok with it over time. Dave Van Dyke agreed stating by rezoning we can keep it residential, versus having the potential of commercial uses.

Dave Van Dyke, seconded by **Bill Culhane**, moved to recommend the rezoning at 3300, 3590 & 3450 East Beltline Ave NE, to be forwarded to the Township Board for final consideration and approval, with the following changes;

- entire length of the eastern property line, the applicant will install a 4 ft. black vinyl covered chain link fence prior to the first occupancy permit is issued (substantially on the property line)

- setback maximized along 4 Mile with an additional 15 ft. (in addition to the already in place 50 ft.) and additional landscaping proposed and shown on the final site plan (25% additional over the minimum required of each type of landscape material)
- dimensional variations be addressed by the Site Plan Review Committee, in addition to lighting and signage
- proper terminology on final site plan (delineate phases)
- no apartment sign on the East Beltline frontage

Motion approved, 5-0.

2. General Public Comment.

Jan Johnson, 2537 McIntosh Ave NE,

- wondering why the Township does not have a planner... this is a prime example of why they should have a professional planner
- could have been directed and guided better with a professional planner
- does not know why the Township no longer requires a professional planner but believes it would be in their best interest to have a professional planner on staff

Carolyn Roelofs, 3340 4 Mile Rd NE,

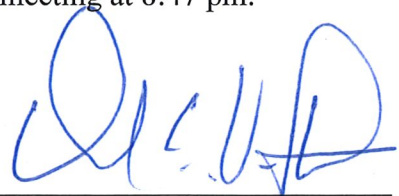
- concerned about the screening and the 25 ft. buffer and does not feel that is enough
- should have brought up a potential dog park earlier, but is in support of the fence

Tim Johnson, 2537 McIntosh Ave Ne,

- planner (by profession) and still feels that this use is still too dense
- did not feel like there was much discussion about the Master Plan
- does not feel like the Master Plan was followed

Dave Van Dyke, seconded by **Dan Ophoff**, moved to adjourn the meeting at 8:47 pm.

Motion approved, 5-0.



David A. Van Dyke, Secretary