

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes November 22, 2022**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, November 22, 2022.

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

1. **Approve minutes of July 26, 2022 regular meeting.**

Scott Conners, seconded by Mark Prein, moved to approve the minutes with the following changes:

- Page one, item 2, first paragraph, fourth sentence change “added” to “adding”;
- Page two, paragraph 3, second sentence, change “to” to “at”.

**Motion approved, 6-0.**

2. **Approve minutes of October 25, 2022 special joint meeting with the Township Board.**

Steve Waalkes, seconded by Scott Conners, moved to approve the minutes as presented.

**Motion approved, 6-0.**

3. **Initial Review – Evergreen East – Request for amendment to the “Franklin Partners PUD” located at 3300 East Beltline NE.**

Ryan Wheeler, Wheeler Development, introduced the proposed project consisting of townhomes of similar footprints to the Evergreen Townhomes across the E. Beltline.

Attorney Jim Scales gave the legal review.

Scott Conners asked if there was a reduction in units when parcels B1 and B2 were split off. Jim Scales responded that the calculation was done off from what was left in the R-PUD for The Grove and this site. Wayne Harrall said technically from the calculations, it should be 95 units. Ryan Wheeler responded that they haven’t calculated the courtyard area and think they could meet the requirement. He added that there will be additional calculations in the future submission.

Wayne Harrall asked if the Planning Commission had a problem with the units that are located directly on Sunshine Ridge.

There was discussion on necessary setbacks for units and if there are sufficient distances for parking between garages and sidewalk or drive.

Steve Waalkes asked if there are porches shown on the units. Ryan Wheeler responded that patios are shown on the units.

There was discussion on the potential buildings on the other parcels and the distance to potential office buildings off of Sunshine Ridge.

Mark Prein commented that the bigger question is what the Planning Commission would like to see on this site. Wayne Harrall responded he thinks it is a better use than the last proposal. Steve Waalkes agreed. Ryan Wheeler added that they are built like single family attached homes and so families are attracted to these communities. Dave Van Dyke said he liked this proposal better than the previous proposal, but would like to see more room between buildings 23 and 24.

Wayne Harrall asked if Evergreen Townhomes are full. Ryan Wheeler responded they are not yet finished but they are close.

Mark Prein said he was hoping to see two units attached not four. He added that he has initial reservations because the Planning Commission has heard from residents that they do not want to see more rental units. Scott Conners added that they received push back from residents when apartments are proposed.

Dan Ophoff noted that all the ingress and egress is to the E. Beltline and said this is a concern for him. He added that traffic flow around Four Mile could be a problem.

Scott Conners said he would be willing to move the application to Public Hearing. Steve Waalkes agreed and added that they have given the applicant a list of items to address and consider before the next meeting.

**Dan Ophoff**, seconded by **Steve Waalkes**, moved set a Public Hearing for January 24, 2023,

**Motion approved, 6-0.**

4. **Initial Review – Reserve at Knapp Bluff – Request for a 40-unit residential condominium development on a 22.83 parcel located at 4700 Knapp St.**

Peter Engles, Covenant Development, introduced the project. Jason Vander Kodde, Fishbeck, went over some points of the proposal. He said the site is serviceable by public water and they would provide an easement for Catamount's potential watermain connection. He said the site would be 40 lots with a community septic system. The site would have 8.26 acres of open space and contains a wetland so they will work with EGLE on permitting.

Steve Waalkes asked if the easement was located by lot 15. Jason Vander Kodde responded yes by lot 15 and south of lot 19.

Dave Van Dyke asked about putting a hammer head turn around at the end of the private drive so people can turn around without using driveways. Jason Vander Kodde responded that they ran the

road past the lots to allow for a 3-point turn. He added that it is a site condo so the association will take care of lawns, snow and trash so the units won't have their own providers of these services.

Dave Van Dyke said he has a concern with the community septic system and the potential cost to the Township if it failed. The applicant's attorney said they would be willing to provide indemnity to the Township in the Master Deed regarding the community septic system.

Attorney Jim Scales gave the legal review.

Wayne Harrall asked why the applicant didn't place cul-de-sac by lot 14. Jason Vander Kodde responded because of the location of the community septic system. He added that if they added a cul-de-sac, they would potentially lose 1-2 units.

There was a discussion on utilities and a utility master plan.

Dan Ophoff asked if there is anything that can be done to decrease the likelihood of the septic system failing. Mark Prein said he was concerned with the location of the drain field.

Steve Waalkes said he would like to see sidewalk throughout the development. Wayne Harrall added that they could require sidewalks on both sides of the road.

Scott Connors mentioned items in the Township Engineer's memo. He also commented that he thinks the driveway location is dangerous for left turns. Wayne Harrall responded that they could have the Kent County Road Commission look at the best location for the driveway. Steve Waalkes agreed and asked if the street should be widened so they could have left and right turn lanes when exiting the community.

Mark Prein commented that he sees challenges with the project going forward. He said he has concerns with the density, the wastewater, the turnarounds, stub streets and private drive widths. Dave Van Dyke agreed and added that they haven't put condo developments this far out and worries of the potential burden on the Township down the road.

**Steve Waalkes**, seconded by **Mark Prein**, moved set a Public Informational Hearing for January 24, 2023,

**Motion approved, 6-0.**

**5. General Public Comment.**

There were none.

It was moved by **Mark Prein**, seconded by **Steve Waalkes**, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 8:28 pm.

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David A. Van Dyke, Secretary