

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes November 23, 2021**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, November 23, 2021.

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

1. Approve minutes of October 26, 2021 regular meeting.

Mark Prein, seconded by **Steve Waalkes**, moved to approve the minutes with the following changes:

- Page 2, last paragraph, fourth sentence, remove “not” before “some”
- Page 3, sixth paragraph, first sentence, remove “the sidewalk” and replace with “Knapp Street”;
- Page 3, last paragraph, last sentence, change “the” to “they”.

Motion approved, 4-0.

2. Discussion – Master Land Use Plan Update.

Attorney Jim Scales gave an overview of the Master Land Use Plan, including last update, process, and factors for changes.

Steve Waalkes asked if a firm was hired for the 2013 update. Jim Scales responded that the Township Attorney worked with Township staff on the last update. Dave Van Dyke added that a firm was used on the update prior to 2013. Steve Waalkes added that the Township Supervisor would need to be consulted if they wanted to hire a firm for budgeting purposes.

Scott Conners commented that it would be helpful to have a list of future road improvements from the Kent County Road Commission. Mark Prein agreed and added that they should also look at utility access and their boundaries. He said they may also want to look at how changes could affect the schools.

Scott Conners said historically the Township has not favored drive-thru restaurants and maybe that is something to consider allowing in the future. He also added that he has heard from a lot of the public that they are frustrated with the trend of multi-family in the Township.

Dave Van Dyke said the development has been determined by utilities since you can’t connect everywhere in the Township or it is not economically feasible to connect. He also added that traffic should be a consideration when looking at changes to the Master Land Use Plan.

Scott Conners said he thought they had good questions to start looking at. He added that the Planning Commission will likely do a work session with the Township Board as the process progresses.

3. **Initial Review – 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 they are aiming to create convenience in orthopedic surgery and the services surrounding it. With a surgical center, you are not competing with sick patients in a hospital setting.

Rodney Vanderzand, Spectrum Health, gave some specifics on what would be in the facility. It would include: 5 operating rooms, 20 prep/recovery bays, discharge area on the back of the building, 2 clinical areas on the first floor, physical therapy area, indoor turf field that opens to the exterior, additional 2 floors above with clinical space and administration space, and a procedure and hand therapy area. The building is similar to what is there and is 35 feet above the East Beltline elevation.

Jack Barr, Nederveld, talked about the site plan. He said they added a deferred parking area, added two parcels to the PUD, and the main circulation route will not change. He said they will complete the pedestrian trail per the requirement of the PUD and get to 3 Mile and potentially more trail due to the additional parcels. They have been working with the Township Engineer on utilities and the stormwater basin.

Dave Van Dyke asked if the northern out lots, which were proposed for mixed use, are gone and now they will just be parking. He said they had asked for other related uses, like restaurants or offices, and now they are wiping that out and asking for a building bigger than the current building. Jack Barr responded that the new proposed building is 116,000 square feet and the current building is 118,000 square feet. Dave Van Dyke responded that the current building is the largest in the Township and he is shocked at the size of the proposed building. He asked for full elevations of the building. He said it is too big for the East Beltline and while the applicant says it is two buildings, it is really one building.

Mark Prein asked if they planned to put a fence around the athletic field. Jack Barr responded that they are not proposing a fence.

Wayne Harrall commented that they need to be conscious of how the elevation affects those on 3 Mile going to the intersection. Scott Conners agreed and added that it is hard to look at this plan without knowing what was originally approved. Wayne Harrall responded that a Lifestyle PUD was originally approved and then the economy went down. The Healthcare PUD was written specially for this site and they weren't thinking it would be an expansion for Spectrum.

Mark Prein asked if there would be access to Dunnigan. Jack Barr said there was originally access to Dunnigan, but if it needs to go away, it is not needed.

Attorney Jim Scales gave the legal review.

Scott Conners wondered if a traffic study might be needed. He added that he doesn't want to see backups on 3 Mile and suggested they work with Traffic Safety at the Kent County Road Commission. Wayne Harrall responded that Jack Barr had initial contact with KCRC but it was still conceptual at that point. He said he agrees with Scott that it might not be a bad idea to get something firmer from the Road Commission. Mark Prein agreed and added that he travels 3 Mile frequently. He said traffic is a concern in that area because it is not designed for high traffic.

Wayne Harrall asked for the applicant to provide square footage of the out lots. He commented that the building is a lot combined and he is worried for neighbors who have to view the back of the buildings. Scott Conners agreed and said based on the number of issues the applicant may need to compile additional information and come back. Mark Prein agreed and added that a conversation needs to be had regarding stormwater and the new standards. Wayne Harrall questioned how it should be handled since some of the PUD is already constructed. Jim Scales responded that it is a significant change so they could ask the applicant to meet new standards.

Alan Kranzo said the need for Spectrum has evolved over the last nine years. He said they do not have a need to access on Dunnigan. He said they buy land for long term use and there was duplication and waste in their services. The idea is to bring it all together for a destination site.

Wayne Harrall asked if the new building would be a consolidation. Alan Kranzo responded that they have a site in the City of Kentwood that they would move out of and into the new facility. He said they also would move some of the services out of the hospital setting. Mark Prein asked where the facility in Kentwood is located. Alan Kranzo responded it is located at East Paris and Lake Drive. Dave Van Dyke asked if they would be vacating that building. Alan Kranzo replied they would be expanding that to a digestive health center.

Mark Prein asked if the facility would have an MRI. Alan Kranzo responded there is currently one in the facility, so they would just connect the buildings at the first floor to access imaging services on that level.

Wayne Harrall asked if the outdoor field would be for rehab services. Alan Kranzo responded it would be for rehab, with the goal of doing all ortho services at one site.

Steve Waalkes asked what the other commissioners thought of the idea of moving the trail.

Chuck Dykstra, 3368- 3 Mile Road, said he doesn't want the trail moved right next to his house. He is concerned with the storm water, lights and noise by plows from the site. He said when houses were removed from the parcels added to the PUD, he had a river in his backyard. He has a lot of concerns. Wayne Harrall asked if regrading was done when houses were demolished. Chuck Dykstra responded that regrading was not done and it comes thru his backyard. He added that the water table is very high now. Steve Waalkes commented that the trail might be better where it was shown previously.

Wayne Harrall said prior to considering the application for Public Hearing, he would like some more information on parking. He said the applicant is showing less than required. He added that he would also like to see the view from the north on 3 Mile and an idea of what the building would look like from Dunnigan.

Dave Van Dyke commented that this is the only building of this size in the Township. He added that if he had been told this was only Phase 1, when they approved it initially, he doesn't think it would have been approved. He said he intends to look at what is best for the Township and what will best follow the standards of the community.

Wayne Harrall reiterated that size and height are a concern. He said he would like to see something more formal regarding traffic and safety from the Kent County Road Commission. He also requested the applicant provide the vistas that were requested earlier. Mark Prein agreed and said he would really like to see the 3 Mile view.

Mark Prein said he has some concerns about the field and he wouldn't want people there to play on the weekend. Wayne Harrall added that any lights for the field would need explanation. Jack Barr responded that the lights would not be on all night and there would always be security to monitor the building.

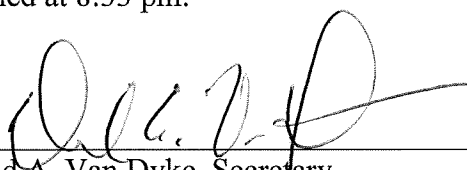
Scott Conners commented that it looks like a nice facility but is has to be at the right location and right for the infrastructure. He added that he would like an updated overall PUD plan. Wayne Harrall agreed and added they should remove the Dunnigan access.

Wayne Harrall asked about the 30,000 square footage addition listed on the previous PUD plan. Alan Kranzo responded they are not intending to do that addition. Wayne Harrall said that should then be updated on the PUD plan. He said the applicant should submit updated plans when they are ready to come back before the Planning Commission.

4. **General Public Comment.**

There were none.

It was moved **Steve Waalkes**, seconded by **Mark Prein**, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 8:33 pm.



David A. Van Dyke, Secretary