

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes November 28, 2017**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, November 28, 2017.

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 Brown and Planning Assistant Kara Hammond.

1. Approve minutes of October 24, 2017 regular meeting.

Dan Ophoff, seconded by **Mark Prein**, moved to approve the minutes with the following changes;

- p.4, last paragraph should read: *"Scott Conners said he is not real thrilled about the retail sales provisions of the proposed ordinance as found at Section 6.3, Table 6.3, Table 7.3 and Section 24.13, subparagraph 5. Jim Brown said for what it is worth, even if the Planning Commission approves retail sales they have the right to limit them. The Commissioners had a lengthy discussion about the allowance of outside materials, discussing quantities, location, retail sales and how to regulate numerous aspects of a commercial landscape business."*
- p.5, top of page, motion should read: *"Mark Prein, seconded by Bill Culhane, moved to recommend the proposed ordinance for final approval to the Township Board, excepting Section 6.3, Table 6.3, Table 7.3 and Section 24.13, subparagraph 5. Motion approved unanimously."*

Motion approved, 6-0.

2. Public Hearing - Mr. Bill's - Request to allow a Special Land Use to operate a commercial landscape business on the parcels of land located at 4475 & 4481 Knapp St NE.

Bill Souffrou, owner of Mr. Bill's gave the presentation:

- bought the land to run a commercial landscape business
- all operations will be hidden from the street and in the line of sight from their home to out building
- ultimate goal to work with nature, not against nature
- work 8-5, no weekends or holidays
- submitted updated plans with the turning radius as previously requested
- no desire for retail, only 3 employees (including himself)

Scott Conners asked about the updated plan that was submitted and asked the applicant to give a brief update. The applicant stated the pads are shown where the salt would be stored and the turning radius was added.

Dan Ophoff asked about outside storage and any potential of future outside storage. The applicant said they have all the supplies delivered to the site they are working at and move from site to site, explain there is no storage of materials on site at their location.

Doug Kochneff asked how much salt the applicant intends to have on site. Bill Souffrou said they buy bags themselves and store them in a containment area with three wall sides. Bill Culhane said that he is not seeing any of the engineering clarifications they asked for and had hoped there would have been more detail provided. Culhane added there was no trailer shown with the truck, there are no engineering details with retaining walls, no storm water, or any water, or retention around their entire area, which were previously requested. Culhane brought up the fact that most people want their drives plowed throughout the early hours, and asked the applicant how they intend to work the winter weather. Bill Souffrou said each employee drives the plow truck home then he calls them when they need to plow, stating they do not come to the business during the middle of the night; they already have the vehicle with them at their own home. Culhane explained he was satisfied with the applicant's response and no longer had concerns with the potential plowing issue.

Attorney Jim Brown gave the legal review.

Scott Conners asked Jim Brown about the driveway placement and width, at that location on Knapp Street. Bill Souffrou said he was able to talk with the Kent County Road Commission and will work through any issues with them.

Doug Kochneff, seconded by **Bill Culhane**, moved to open the Public Hearing at 7:21 pm.
Motion approved, 6-0.

Gary & Linda Culver, 2645 Oak Ridge Trail NE:

- asked if this use is allowed with the current zoning (*Scott Conners answered with an explanation of the process*)
- stated it is a hazardous traffic situation
- concerned with the fact that the applicant has already "started the project"
- concerned about the salt storage and does not want it to contaminant any ground water
- concerned with the fact that it is a residential area, and would like to continue to see it stay that way

Jack Van Artsen, 2354 Leaning Oaks Dr NE:

- agrees and reinforced all previously stated items
- concerned with the future, not today, but when they get larger and need more employees, etc.
- does not feel the start/end times will stand

Susan Stuck, 4455 Knapp St NE:

- concerned with the hours of operation, the coming and going, the beeping
- concerned about where the equipment will be stored and where employees will park
- asked where on the property these items will be located, directional wise... as it will be visual to her at all times

Sharon Campbell, 4444 Knapp St NE:

- main concern is the location of the driveway, on the curve, with the speed of the vehicles
- speed is way too fast
- sees multiple issues that need to be addressed

Frank Most, 2200 Millennium View Ct NE:

- speed has been the main concern, and always has been on Knapp St
- only three ways to cross the river and the traffic count has doubled, maybe tripled, over the past years
- the residential component is there, but realistically it is commercial up and down Knapp St
- the applicant is proposing a building setback of over 100 feet from the road and feels that he intends to be a good neighbor
- fully supports the request

Ashlea Souffrou, 4475 Knapp St NE:

- address some of the comments, bought the house in foreclosure in 2012 and have taken care of it, been good neighbors, worked closely with them and helped in any way they can
- they reached out to the neighbors prior to even going to the Township with their plan
- they are a small business and that is all they will ever be
- brought up the fact that every road around them is being plowed, stating they do not have stipulations on when the plow comes but it has to be before they go to work at 5 am, they cannot expect their neighbors to have their employees have different rules/standards

Chair Wayne Harrall joined the meeting.

Bill Souffrou, 4475 Knapp St NE:

- gave some background to why they are going through this process and doing it the right way
- said they cleared and moved dirt on their own property and does not believe that is illegal
- they want to be in a country setting, they qualify for the Special Land Use, plain and simple

Dan Ophoff, seconded by **Bill Culhane**, moved to close the Public Hearing at 7:47 pm.

Motion approved unanimously, 7-0.

Scott Connors said the driveway safety is ultimately the one thing he cannot get past and does not feel he can approve the request due to that fact alone. Wayne Harrall noted that he just came from a Kent County Road Commission Meeting and there was discussion of possibly relocating that specific driveway to the east, explaining the Kent County Road Commission is going to look at the safety of that area not only for the land owner but for the sight distance of the drivers.

Dave Van Dyke asked for clarification of; outside stored materials, if the three sided enclosed salt area will have a roof, and if there is any other material that needs to be accounted for. Bill Souffrou stated it would not be larger than 5 yards of wood chips, fill dirt, etc. Van Dyke said he wants to have decisive numbers on all outdoor storage. Van Dyke estimated the applicant would have approximately 10-20 yards of salt, Scott Connors suggested the resolution states the storage be limited to the 10 x 10 pad and that alone will limit the available outdoor amount of storage.

Dan Ophoff asked about the lighting and if the proposed building will have any. Bill Souffrou said they will have normal outside lights. Adding they are asking for a little larger building but they do not want to be seen, they want everything under lock and key and are very restrictive on who they do business with. Souffrou stated there will be a lot of plants and vegetation and it will

look nice, a sand hill does not look nice to him and he does not want to look at sand hills around his house.

Bill Culhane said he is concerned about the drive and the location, but he does not see how the three additional trucks are going to be a significant issue with all the road and truck traffic already using Knapp, but stated he would like to see the appropriate screening and engineering at site plan review.

Dan Ophoff said his biggest concern is the traffic but with the standards the Kent County Road Commission will have and make him adhere to, he is less concerned knowing it will be done with the idea of safety behind the decisions made.

Wayne Harrall stated there is a plan for 2018 to add a lane to Knapp Street and the center turn lane should help with traffic flow and issues at this specific area.

Scott Conners said he is having a hard time getting past the traffic and safety issue.

Dan Ophoff, seconded by **Bill Culhane**, moved to approve the site plan dated 11/28/2017, with the draft resolution provided by the Township Attorney with the following conditions;

- make sure SPR is undertaken with appropriate screening, engineering, etc.
- Kent County Road Commission requirements for entrance related to sight line be addressed
- possibility of drive relocation (contingent on KCRC standards)
- 5 yards of bulk material on site, maximum total
- salt is to be stored within the 10x10 containment area (pad/enclosed sides and a roof)
- 3 full time employees, no more than 2 seasonal employees

Ayes: Ophoff, Prein, Harrall, Van Dyke, Culhane, Kochneff

Nays: Conners

Motion approved, 6-1.

3. General Public Comment.

No persons spoke during the general public comment.

The meeting was adjourned at 8:18 pm.



David A. Van Dyke, Secretary