

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes November 25, 2014**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, November 25, 2014.

Present were Chair Wayne Harrall, Vice Chair Dave Pierangeli, Secretary David A. Van Dyke, Commissioners; Bev Wall, Bill Culhane, Mark Prein and Scott Conners. Also present were Township Attorney Jim Brown and Planning Assistant Kara Hammond.

1. Approve minutes of October 28, 2014 meeting.

Bev Wall, seconded by **Bill Culhane**, moved to approve the minutes with one change;

- ♦ p.2,3rd paragraph,1st sentence, change the word “for” to ‘with’

Motion approved unanimously.

**2. SLU Request - Frederik Meijer Gardens & Sculpture Park - Previously tabled
Special Land Use request for additional lands at 3300, 3420 & 4300 Leonard Street.**

**Wayne Harrall noted this item was previously tabled and a motion is needed in order to continue with the request.*

Mark Prein, seconded by **Bev Wall**, moved to take the previously tabled Special Land Use request off the table for further consideration.

Motion approved unanimously.

David Hooker, President of Frederik Meijer Gardens & Sculpture Park, facilitated a PowerPoint presentation for the Commissioners and audience members.

Ed McKee, the outdoor Horticultural Manager for the Meijer Gardens, commented;

- ♦ the area will promote enjoyment of natural environment
- ♦ the natural environment will create something more aesthetically pleasing
- ♦ nature will be allowed to reclaim what was previously there
- ♦ diverse plants, species revitalizing this new natural environment
- ♦ greatly enhance the environment for everyone to enjoy

Wendy Pektunus, the indoor Horticultural Manager for the Meijer Gardens, explained;

- ♦ the habitat for the Monarch butterflies is disappearing so allowing the previously abandoned land to go back to its natural state, the milkweed replenished itself providing a natural habitat for the butterflies
- ♦ described the habitats for numerous birds the land will provide
- ♦ Audobon Checklist documents 308 types of birds that can be found in Michigan, 75 have been sighted at FMG
- ♦ report of a bald eagle spotting last week, making the actual total 76

- ♦ with all the plant diversity that would be allowed to happen, the animal diversity would follow suit

David Hooker recapped the additional benefits from the previous meeting.

Wayne Harrall questioned the time frame asking how long it had been since the portion of land shown in the PowerPoint had been an actual golf course. David Hooker replied he was not exactly sure, but more than 10 years.

Attorney Jim Brown gave the legal report.

Wayne Harrall explained there was a Public Hearing held at the previous Planning Commission Meeting where the Commissioners did receive comments and concerns regarding the intent from the Gardens regarding maintenance of the property.

Scott Conners stated he feels a lot better with the direction the Gardens are headed and thankful for the presentation and the information provided by the Gardens staff. Dave Van Dyke agreed stating he too feels more comfortable with what the Gardens brought in front of the Commissioners and is satisfied with the presentation.

Dave Pierangeli suggested that in item 7 on page 5 of the proposed resolution, the word 'periodically' be changed to the word 'regularly'.

Dave Van Dyke, seconded by **Scott Conners**, moved to approve the Special Land Use request using the Resolution provided by GRT legal counsel, with the condition of the word change in item number seven on page five to read;

*"Portions of the property that are adjacent to the Leonard Street and Crahen Avenue will be **regularly** mowed to a distance of 100 feet back from the streets, or up to the boundaries of a wetland, pond or wooded area."*

Motion approved unanimously.

3. Public Hearing - 2333 EBL - Rezoning re-authorization for NC-PUD Zoning for the parcel of land located at 2333 East Beltline Ave NE.

Tom Tooley, partner/co-owner of Concept Design, is filling in for Steve Fry and gave a brief presentation;

- ♦ Extensive engineering done back then for that site, a new developer is now looking to develop the property
- ♦ The developer has 2 major tenants that are very interested but will not move forward until the rezoning is reinstated and approved
- ♦ Looking for the rezoning approval only at this point, the developer understands it will then go to Site Plan Review and if the Site Plan Review Committee deems the changes are more extensive than minor amendments, the SPR Committee will send the request back to the Planning Commission
- ♦ Not sure of an exact layout but can say the building square footage will be smaller as well as the parking area

Attorney Jim Brown gave the legal report (also gave the Planning Commission an overview of the 11/3/2014 site plan that was submitted to demonstrate more of what the layout may actually look like).

Dave Van Dyke clarified the exact steps of the process. Jim Brown added that the Planning Commission would actually be approving the site plan dated 11/3/2014.

Mark Prein explained he is concerned about approving the rezoning after seeing two different site plans for the same location and also explained he is not sure the Commissioners could cover everything in the language alone.

Tim Tooley explained that at this stage it is merely conceptual and hard to put the specific details down. Wayne Harrall asked which buildings the potential tenants are interested in acquiring. Tim replied Building B & C. Scott Conners explained he does not have a problem with the actual rezoning, but with the exact locations and sizes of the buildings that will go on the site.

Mark Prein, seconded by **Bev Wall**, moved to open the Public Hearing at 7:51 pm.
Motion approved unanimously.

Randy Dice, 1645 Flowers Mill Dr NE

- Owner of the property directly to the west (of the property currently being discussed)
- Preliminary concerns or impacts look very minimal
- Only concern would be in regards to the access to the main drive coming in, off the East Beltline
- Some elevation issues, but trusts that will all be taken care of as the process continues

Scott Conners asked about the access and the road and asked if Randy was comfortable with the way the 11/3/2014 site plan is shown. Randy Dice stated that he is indeed comfortable with what is shown on the site plan and added he will be flexible with the southern 30 feet if it is not going to be used for ingress/egress.

Wayne Harrall stated there was a letter submitted to the Township from Mr. & Mrs. Romero, 2444 McIntosh Ave NE, with concerns and explained those concerns have been addressed.

Dave Pierangeli, seconded by **Bill Culhane**, moved to close the Public Hearing at 8:01 pm.
Motion approved unanimously.

Wayne Harrall summarized the commissioners all agree to the re-zoning but are having some issues with the actual site configuration and therefore would need to come back with a more detailed site plan for final approval.

Randy Dice showed the Planning Commission that he actually owns the parcel of property located directly to the west of the Biggby lot (located in the City of Grand Rapids) off Perregene Drive, and reiterated to the Commissioners that the drive access alone would suffice for his piece of property (located in the Township).

Wayne Harrall suggested leaving the verbiage flexible within the Ordinance and merely state there needs to be some type of connectivity to the west.

The Planning Commission agreed the individual sites will go to the Site Plan Review Committee and then final site plan approval will come back to the entire Planning Commission for final approval.

Mark Prein, seconded by **Bev Wall**, moved to approve the rezoning request at 2333 East Beltline to NC-PUD based upon the 11/3/2014 site plan with the following conditions;

- ♦ future cross-access connection to the west be added
- ♦ delete item (14) on page 9 of the proposed Ordinance
- ♦ plans will go to Site Plan Review, but will be brought back to the Planning Commission for final site approval

Motion approved unanimously.

4. Informal Discussion - Zoning Ordinance Amendment, Consolidations & Sign Revisions - Grand Rapids Township Zoning Ordinance; Section 7.4.2, PUD & Residential Districts, Chapter 30 & Section 23.7.

The commissioners agreed to move forward with all items.

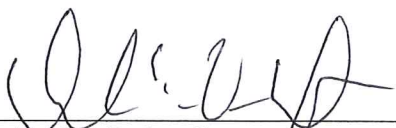
Mark Prein, seconded by **Scott Conners**, moved to schedule a Public Hearing for; the Amendment to the Zoning Ordinance, the consolidation of PUD & Residential Districts and signage revisions, to be held at the next regularly scheduled Planning Commission on Tuesday, January 27, 2015.

Motion approved unanimously.

5. General Public Comment.

No one was present for public comment.

The meeting was adjourned at 8:35 pm.



David A. Van Dyke, Secretary