

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes December 13, 2016**

A special meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, December 13, 2016.

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

1. Tabled Request - Birds Trail - Proposed residential site condominium, consisting of 16 site units for one/single-family detached dwelling each, to be located on a private road extending west from Bird Ave NE.

Dan Ophoff, seconded by **Scott Conners**, moved to take the request of the Birds Trail Site Condominium off the table.

Motion passed unanimously, 5-0.

Dave Van Dyke excused himself.

Attorney Jim Brown gave the legal report.

Dan Ophoff asked Jim Brown if he reviewed the detention area agreements. Brown stated yes he did.

Wayne Harrall made mention to the Township Engineer's letter and brought up the Engineer's comment and Scott Conners concerns regarding the two tight corners on the east side of lot 16.

The commissioners asked the applicant if they would be willing to pave all 24 feet (versus 22 ft. and 2 ft. gravel), the applicant stated the road will be paved to a 24 ft. width with no gravel shoulders, per the request of the Planning Commission.

Dan Ophoff asked if the applicant has made contact with the Kent County Health Department, attorney Jim Brown read the emails from the KCHD stating their concerns and items that still need to be addressed. Scott Conners brought up some comments made from the public at the previous meeting pertaining to standing water and increase of water at wet times. Conners added that concerns him and believes the applicants engineer should be concerned as well. The applicant stated they are very aware of the land conditions, re: holes, but are not sure which, if any, fill with water but plan to do the proper testing to find out.

Bill Culhane brought up the curb along Bird Ave and asked about the impact on the neighboring properties. The applicant stated he has a way to make the drive work without impacting the neighbors, if they do not grant them an easement. Wayne Harrall brought up a 10x60 drainage easement south of the drive to accommodate ditch drainage and asked the applicant if they have

obtained that. The applicant stated they have not. Jim Brown also noted the proposed sign location would have to be moved as it has to be setback a minimum of 5 ft. from the right of way.

Bill Culhane asked about the minimum (magic number) if the soil does not perk how many lots the developer has to have in order for the project to continue. The applicant stated losing 1 or 2 lots would not be ideal, but bigger lots could potentially be beneficial, but losing 5 lots could be rather tough. The applicant stated they potentially do not have a 'plan b' as they are planning on this project to be a one phase development.

Scott Conners said if there is a calculation or plan shown that there would be zero impact on the neighboring properties he would feel a lot more comfortable with what the applicant is proposing. Conners clarified he is not so worried about the detention, but more the structures and making sure that there is no negative impacts on the structures to the north or south. Wayne Harrall agreed adding mainly the structures to the south; the north appears to be higher ground.

Scott Conners, seconded by **Dan Ophoff**, moved to approve the proposed residential site condo consisting of 16 units off Bird Ave with the following conditions;

- 24 ft. width paved road, no gravel shoulders
- widening curves to 28 ft. width paved
- sign must meet ordinance requirements
- zero impact study (re: drainage to surrounding properties)
- Township Engineer for final approval

Motion approved unanimously, 5-0.

2. General Public Comment.

No residents were present for the public comment.

The meeting was adjourned at 4:40 pm.



David A. Van Dyke, Secretary