

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes December 30, 2014**

A special meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, December 30, 2014 at 4:00 pm.

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. 2333 EBL - Revised PUD plan, dated 12/18/2014, submitted for approval for the further development of the parcel of land located at 2333 East Beltline Ave NE.

Wayne Harrall recapped the previous happenings of this project leading up to today with changes, modifications, etc...

Jeff Brinks, of Williams&Works, is working with Pinnacle Ventures on this project and gave updates/presentation;

- ♦ Prior to the Site Plan Review Meeting the applicant sat down with the Twp Engineer to discuss the site
- ♦ Extended the sanitary sewer to the west property line
- ♦ Extension of the water main and left it where it is currently shown on the site plan
- ♦ All items in the Twp Engineer's letter will be accommodated by the applicant, some examples;
 - Minimum grade requirements
 - Moving the hydrant and water main to the southern retaining wall
 - Applicant will coordinate everything with the Twp Engineer

Scott Conners asked about the grading plan. Jim Brown stated it should be addressed and taken care of with the necessary language. (whether it will be considered a major/minor amendment, etc...)

Attorney Jim Brown gave the legal report.

Wayne Harrall talked about the proposed signage and what the new ordinance allows, and does not allow and how exceptions were made for the development at Forest Hill Ave and Ada Drive.

Discussion on signage, in regards to Buildings B & C; the elevation of the ACE sign, tenant signs and if the ACE entrance is located on the east side of the building (as the elevation is shown).

Bill Culhane asked where the main entrance of the ACE is proposed to be located. Jeff Brinks stated to the north, as shown on the north elevation picture, and said that would be considered the main entrance,

Jim Brown said the Planning Commission can determine the total signage for the entire building/site and may require final approval from Township staff, if so desired. Jim Brown also asked what the height of the ground signs are intended to be, both Wayne Harrall and Dave Van

Dyke said that the applicant previously stated they will be compliant with all the requirements of the Grand Rapids Township Ordinance.

Bill Culhane stated he would prefer the Planning Commission allow only 60 square feet vs. 90 square feet, in regards to the ACE sign.

Dave Van Dyke explained he is concerned about the connection of the two buildings, B & C, and whether or not there is an actual entrance for ACE off the east side of the building; and if there is not then ACE should not be able to have a sign on the east elevation of the building.

Scott Conners agreed and said some items should definitely come back to Site Plan Review, but the Commissioners need to move forward on the plan as a whole.

Dave Van Dyke explained if the westerly parcel eventually does get developed that the Site Plan Review Committee required the applicant to show a "future road" for cross access, as the Planning Commission requested. Dave Van Dyke and Wayne Harrall explained grading, access, utilities and the requirements the Site Plan Review Committee and Twp Engineer came up with and why (as stated in the Twp Engineer letter).

Mark Prein asked about the cross connection at the southwest corner that was previously discussed at the November Planning Commission meeting. Wayne Harrall stated due to the location of the sewer, it would just not work.

Wayne Harrall touched base on the landscape plan; stating there is a lot of existing vegetation and trees on north portion of lot, and instead of disturbing what is already there he would like to see the applicant leave the current vegetation.

Wayne Harrall opened up the meeting for comments from the residents in the audience; one concern was pertaining to the lights in the parking lot and the other concern was about the trash accumulation and the possibility that the retention pond may become polluted, etc...

Jeff Brinks stated the intent is to leave all of the retention area undisturbed (parcel D), anticipating a single pipe to be located there but they do not plan on touching anything around it and are going to try and keep everything they possibly can. The intent with Building D is to keep everything that is already there on that shelf, they do not want to disturb anything with slopes that steep, and they prefer to leave it alone so it does not lead to erosion. Jeff noted that the drawing of Building D is merely speculation and added there will not be any trash removal at Building A (Goodwill internalizes all trash and recycle removal).

Jim Brown brought up the shortage of parking by 18 spaces for Buildings B & C, and also noted there is nothing showing where potential loading/unloading is proposed to be located.

Mark Prein, seconded by **Bev Wall**, moved to approve the site plan dated 12/18/2014 with the following conditions;

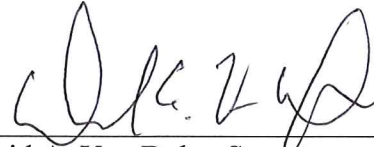
- ♦ Additional data to come back to Site Plan Review for final approval;
 - Additional signage, including actual drawings
 - Additional parking spaces, totaling 136
 - No tree removal on north side of site
 - Address grading/retaining issue
 - Parcel D is to be kept generally litter-free

Motion approved unanimously.

2. Updates.

There will be a Planning Commission Meeting in January. Also, this is Dave Pierangeli's last meeting as he has accepted the Trustee position for the Grand Rapids Township Board.

The meeting was adjourned at 5:30 pm.

A handwritten signature in black ink, appearing to read 'D. Van Dyke', written over a horizontal line.

David A. Van Dyke, Secretary