

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes March 22, 2022**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, March 22, 2022.

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

1. Approve minutes of January 25, 2022 regular meeting.

Steve Waalkes, seconded by **Dan Ophoff**, moved to approve the minutes of the January 25, 2022 meeting with the following changes:

- Page 2, third paragraph, third sentence, correct “covenant” to “convenient”;
- Page 3, fifth paragraph, last sentence, correct “south” to “east” and add “where a walking path has been naturally created”.

Motion approved, 6-0.

2. Public Hearing – BDR Inc. - Request to allow medical uses at the O-PUD located at 50 and 100 Crahen Avenue NE.

Dave Contant, BDR, presented the application. He said it was a change in use and the development plan hasn't changed. They are currently pre-leasing the second building and have had significant interest in medical uses. They had added parking and it is a slightly smaller building. There has been a change in the work environments due to COVID so there is less need for office space. He thinks it would be a complementary use with the offices there.

Attorney Jim Scales gave the legal review.

Scott Conners read the emails from Ed Miller, Robert Antonini, Craig Smith, and Rodney Walker.

Mark Prein, seconded by **Steve Waalkes**, moved to open the Public Hearing at 7:13 pm.

Motion approved, 6-0.

Robert Croft, 4335 Aspen Trails Dr NE, asked if medical uses include 24/7 surgical centers or urgent care; he is concerned about traffic that is already heavy from the schools; suggested a turn lane might help some traffic issues.

Dan Ophoff, seconded by **Steve Waalkes**, moved to close the Public Hearing at 7:15pm.

Motion approved, 6-0.

Dan Ophoff asked if approving medical uses would include urgent care. Jim Scales responded it does not but they could limit the use to be clear. Scott Conners suggested if some clarity is needed they could send it to the Site Plan Review Committee. Dave Van Dyke added that if goes to the Site Plan Review Committee then they should look at potentially moving the building slightly to allow 2-way traffic behind the building. Dave Contant responded they would only intend for it to be one-way currently.

Scott Conners said he would like to see connectivity between the two parking areas. Dave Contant said he thinks the medical use will spread out the parking lot usage throughout the day instead of the typical office peak times. Dave Van Dyke said they are showing more parking than required for medical use. He then asked why they didn't ask for medical use in 2018. Dave Contant replied they didn't think they would need the allowance for medical uses. He clarified that they aren't asking for medical use for the whole building. Mark Prein asked how many square feet they are requesting. Dave Contant responded 8,000 square feet at 100 Crahen and 2,000 square feet at 50 Crahen, so 10,000 square feet between the two buildings.

Dan Ophoff asked if current tenants complain about traffic. Dave Contant said sometimes there are complaints, but the left turn lane helps the traffic. Dave Van Dyke said he likes the proposed changes. Steve Waalkes agreed and added he would like to see pedestrian connection between the two parking areas. Doug Kochneff agreed and added that pedestrian access is a concern.

Mark Prein, seconded by **Doug Kochneff**, moved to approve the request to allow medical uses at the O-PUD located at 50 and 100 Crahen with the following conditions:

- 10,500 square feet between the two buildings for medical use;
- no clinical or urgent care;
- pedestrian connection added in the parking lot median to connect access between the common parking lots;
- final approval at Site Plan Review to consider shifting the building to the southwest for two-way traffic behind the building.

Motion approved, 6-0.

Chair Wayne Harrall joined the meeting.

3. Continued Discussion – 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, introduced the project and said they have worked on areas of concern over many weeks. He said there were some concerns regarding emergency medical costs incurred to the Township and they had reached an agreement with the Township. He added that they would like to request a Public Hearing at the April meeting.

Rodney Vanderzand, Spectrum Health, introduced their subject matter experts on traffic, parking, stormwater, and site plan.

Chris Zull, Progressive AE, presented the traffic impact study that was completed. He said they worked with the Kent County Road Commission and MDOT. The study concluded there would be a need for a light at the crossover at 3 Mile and additional traffic striping would be needed on 3 Mile to facilitate right turns.

Jason Schrieber, Stantec, presented the parking analysis summaries. He said the study recommends 830 spaces or 3.59 spaces per thousand square feet instead of the Township required 1165 spaces. He added that Spectrum did parking counts and provided historical visit information to help with counts. He said this recommendation is also based on national data and shown trends. Rodney Vanderzand added that the Spectrum parking counts were done at the height of the Omicron surge so the numbers were slightly elevated. He said they would need 700 spaces on opening day and 830 spaces by 2032 when they are fully built out.

Jack Barr, Nederveld, presented the site plan. He said it has not changed much since the last meeting. The northeast parking area was expanded by 17 spaces and the deferred parking area was reconfigured. The entire site was modeled to meet the new storm water ordinance.

Steve Waalkes asked about the northeast corner underground detention and what the elevation would be in that area. He added he is concerned about the neighbor to the east and the effect on the water table. He said he doesn't want water in the neighbor's basement. Mark Prein agreed. Jack Barr responded it shouldn't affect the water table and they are proposing an outlet. He added they have some options if the Planning Commission isn't comfortable.

Dave Van Dyke asked about the 10,000 square foot addition and why it wasn't shown on the plan previously. Rodney Vanderzand responded that the original PUD showed a 30,000 square foot addition and now it is 10,000 square feet.

Attorney Jim Scales gave the legal review.

Dan Ophoff questioned the process if the Planning Commission wanted to hold a Public Hearing regarding rezoning parcels on Dunnigan and 3 Mile. Jim Scales responded they should hold two separate Public Hearings.

Doug Kochneff asked who determines the need for more parking. Jim Scales suggested they could require the parking to be built by a certain time. Dan Ophoff asked if the provision for storm water maintenance escrow could be included in an ordinance. Jim Scales responded it could be reflected in the ordinance but it would also be in the storm water maintenance agreement.

Township Engineer Tim Hoffert gave a report.

Scott Connors said he is concerned about traffic volumes and would welcome the idea of cost sharing for a new signal at the turnaround on the East Beltline. He added that there are backups on east bound 3 Mile and would like to see that modeled. Wayne Harrall asked if MDOT agreed a signal would be warranted at the turnaround. Chris Zull responded that he had a conversation with MDOT and the signal was not planned. However, once they were made aware of the new development they added it to their program.

Dan Ophoff asked where the flow thru storm water comes from. Jack Barr responded that it is MDOT water and the residential 30 acres across the East Beltline. Dan Ophoff asked if it currently goes to a detention pond. Jack Barr responded it does.

Alan Kranzo said they were open to exploring a trigger for building more parking and if necessary they could do traffic studies at 5 and 10 years to evaluate. He added that they would like to keep green space but have the parking when needed. Scott Conners suggested that the Planning Commission could stipulate that the parking will be built in 5 years, unless the applicant shows there is not a need for it and have the data to show that.

Dave Van Dyke said they are looking at double the square footage of the original plan and if they built as they originally proposed then there wouldn't be parking problems. He said this is partially a self-created problem. He said part of the PUD is now orphaned parcels because it was not meant for one use. He added that the orphan parcels no longer would have access to the East Beltline. Dan Ophoff agreed and said if the Planning Commission moves forward they need to rezone those parcels to Suburban Residential.

Wayne Harrall said he doesn't favor building all the parking if it is not needed so he is comfortable deferring the parking. He said he likes the idea of requiring the parking to be built in 5 years unless the applicant can show no need for it. He added that the applicant needs to officially eliminate the Dunnigan connection. He said he would defer to MDOT regarding the signal and potential cost sharing. He said they need to work more with the Kent County Road Commission on 3 Mile and the left turn into the gas station.

Dan Ophoff said his major concern is the storm water agreement and an escrow account to address any issues. Alan Kranzo said they expect to fund a storm water escrow account for maintenance.

Dan Ophoff, seconded by **Scott Conners**, moved to set the Public Hearing regarding the Spectrum Health request for a major PUD amendment for April 26, 2022.

Motion approved, 7-0.

Dan Ophoff, seconded by **Dave Van Dyke**, moved to set the Public Hearing regarding rezoning seven properties on Dunnigan and 3 Mile for April 26, 2022.

Motion approved, 7-0

4. **General Public Comment.**

Chuck Dykstra, 3368 3 Mile Road, asked about trail location and requested privacy fence when constructed; talked about water going down the road last time and worries when dirt starts moving it could wash him out.

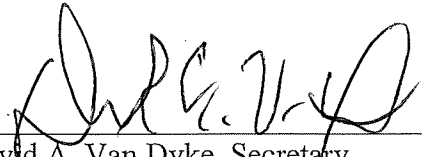
Wayne Harrall said he talked with the Kent County Road Commission Maintenance department and they were looking at the issue.

Robert Croft, 4335 Aspen Trails, asked about a pedestrian bridge over the railroad and what the plans were for trail by the 50 Crahen PUD.

Albert Dugan, 66 Aspen Lane, said there was some ponding on the road by Aspen Trails; thought the drain was plugged due to the construction.

Wayne Harrall responded that the Road Commission received calls regarding the silt control issues.

It was moved by **Steve Waalkes**, seconded by **Scott Conners**, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 8:48 pm.



David A. Van Dyke, Secretary