

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes March 26, 2019**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, March 26, 2019.

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

**1. Approve minutes of October 23, 2018 regular meeting and October 30, 2018 special meeting.**

**Dan Ophoff**, seconded by **Bill Culhane**, moved to approve the minutes of October 23, 2018 as written.

**Motion approved unanimously.**

**Mark Prein**, seconded by **Bill Culhane**, moved to approve the minutes of the October 30, 2018 meeting with the following changes:

Mark Prein was in attendance

p.1, fifth bullet, the word "redone" is changed to "did".

p.1, eleventh bullet, the word "have" is changed to "include the".

p.2, first paragraph, the word "to" is changed to "that".

p.4, sixth paragraph, first sentence, the word "trial" is changed to "trail"

p.5, final comment, the word "found" is changed to "followed"

**Motion approved unanimously.**

**2. Election of Officers.**

**Dan Ophoff**, seconded by **Mark Prein**, moved to keep the Officers as follows:

Chair – Wayne Harrall

Vice Chair - Scott Conners

Secretary - Dave Van Dyke.

**Motions approved unanimously.**

**3. Presentation – Provision Living/ARCO Construction - Request to amend their Special Land Use permit located at 730 Forest Hill SE.**

Dave Baylis, with Grand Rapids Realty LLC, gave brief overview;

♦ requesting an increase in the number of Villas from 12 to 19

♦ demand is high for this type of unit

♦ the units would be a month to month rental agreement

Eric Kirby, Executive Director for the Forest Hills location, gave brief comment;

- ♦ other locations have sold villas prior to completion of construction
- ♦ they've had many inquiries for this type of unit
- ♦ currently all 19 would be filled prior to the start of construction

Attorney Jim Scales gave the legal report.

Wayne Harrall stated that the Ada Dr. access has not been approved by Kent County Road Commission. ~~Concerned that~~ Without that access ~~how~~ all traffic would enter and exit at Forest Hill Ave.

Scott Connors noted that the driveways appear to be 20' ~~length~~ which is not enough to ~~park~~ a car and the ability to walk around without going into the street; would prefer at least 25'.

Dave Van Dyke discussed his recollections of the original approval; that the developer would return for approval of the villas after the main building had been open for some time so they could analyze the affect it has had on traffic, grades, ponding etc.

Dan Ophoff discussed the setbacks of 100' for Phase II and 35' for Phase III which was also noted in the Township Engineers review.

Dave Van Dyke and Scott Connors discussed the need and possible location for a second access.

Wayne Harrall confirmed that the original submittal had 12 Villas on the plan.

Bill Culhane asked the applicant that if they were not granted access to Ada Dr. if they would still request the 19 Villas.

Dave Baylis answered that they would most likely request to have a cul-de-sac to access those units.

Bill Culhane asked if there really was a need for the proposed carports as the villas all have garages. There are 105 units in the main building and only proposing nine carport spots, not sure how useful they would be.

Dave Baylis said that they would like to include the carports in the area of Phase I for use by patrons of the primary building. Most of the residents do not drive so they will most likely be used by visitors and residents that do drive.

Bill Culhane said they would need to require curb and gutter along the south boundary to prevent drainage issues.

John Tenpas, Driesenga & Associates, described the flow of storm water on the site. He assured that they will work through the process to satisfy the Township engineer.

Wayne Harrall said that had the square footage of the main building not increased he would feel better about this request.

Scott Connors said that he is not comfortable with Phase III of the request. Mark Prein and Dan Ophoff agreed that setbacks are an issue.

Dave Van Dyke would prefer to have time with the main facility open to monitor the number of additional fire and emergency calls.

Dave Baylis said residents will begin moving into the facility in May.

Jim Scales pointed out that many of the concerns that have been discussed were included in the Resolution as well as the Attorney memo.

Bill Culhane discussed the density of the South East corner.

Wayne Harrall said he is hesitant to include Phase III.

Dave Baylis asked if they were to wait a year and return if there would be a scenario that would look more favorable.

Mark Prein said he would be hard pressed to look favorably unless something changed such as more property were to be added. Bill Culhane pointed out that they are requesting to put eight units on a piece of land the same size as the two properties to the west which only have one house on them.

Dave Baylis asked that they schedule a public hearing to include eleven units.

**Dan Ophoff**, seconded by **Scott Conners**, moved to schedule a Public Hearing, to be held on April 23, 2019, for an Amendment to the existing Special Land Use for Phase II, with the following recommendations;

- Investigate all options
- Review setbacks off the “Ring” road
- Review driveway depths

**Motion approved unanimously.**

**4. Presentation – West Michigan Community Bank - Request to rezone property at 885 Patterson Ave SE to “C” Commercial.**

David Bareman, dlb Architects, said that they have met with the site plan review committee and will make changes to the plan prior to a Public Hearing.

Wayne Harrall gave an overview of what was discussed at that meeting;

- ♦ Setbacks
- ♦ rezoning from R-1, Single Family Residential, to C, General Commercial
- ♦ consistent with the Master Plan
- ♦ Kent County Road Commission will only allow two access drives – possibly have shared access with the Animal Clinic next door
- ♦ the rear drive needs to be wider than 20’ for two way traffic
- ♦ short on parking spaces

Philip Koning, President of West Michigan Community Bank, stated that they want to keep traffic on their site and are willing to have the drive one way and will give up the third proposed access drive.



Attorney Jim Scales gave the legal review.

Bill Culhane voiced concerns over extending Commercial zoning further into the adjoining neighborhood. The Commissioners discussed the neighboring properties, neighborhood redevelopment and that the Master Plan does address this area.

**Scott Conners**, seconded by **Mark Prein**, moved to schedule a Public Hearing, to be held on April 23, 2019, for the rezoning request.

**Motion approved unanimously.**

**5. Public Hearing – Zoning Ordinance Amendments – Marihuana Establishments, Shared Driveways; Fences; PUD Districts and Miscellaneous Zoning Ordinance Amendments**

Attorney Jim Scales described the proposed Amendments.

**Mark Prein**, seconded by **Dan Ophoff**, moved to open the Public Hearing at 8:24 pm.

**Motion approved unanimously.**

No persons spoke during the Public Hearing.

**Bill Culhane**, seconded by **Doug Kochneff**, moved to close the Public Hearing at 8:24 pm.

**Motion approved unanimously.**

**Bill Culhane**, seconded by **Mark Prein**, moved to recommend the amendments to the Township Board for final approval as presented;

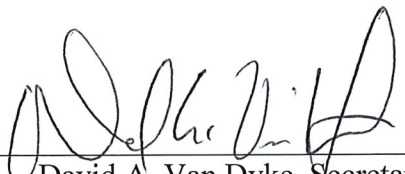
**Motion approved unanimously.**

**6. General Public Comment.**

No residents spoke during the public comment.

**7. Updates/Adjourn.**

The meeting was adjourned at 8:27 pm.

  
David A. Van Dyke, Secretary