

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes April 23, 2019**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, April 23, 2019.

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

**1. Approve minutes of March 26, 2019 regular meeting.**

**Dan Ophoff**, seconded by **Bill Culhane**, moved to approve the minutes of the March 26 meeting with the following changes:

- p.2, third paragraph, “concerned that” and “how” removed from the second sentence.
- p.2, fourth paragraph, add “length” after “20”.
- p.2, fourth paragraph, the word “have” changed to “park”.

**Motion approved, 6-0.**

**2. Public Hearing – West Michigan Community Bank – Application to rezone property at 885 Patterson to “C” Commercial that will be combined with 4797 Cascade Road for the construction of a bank branch.**

David Bareman from dlb Architects gave a brief background on the project. He said they are going to remove the current building and build an office building close to the same size. Since the last meeting, they are working with the township engineer on storm water retention and they have added landscaping to the north and west.

Attorney Jim Scales gave the legal review.

**Bill Culhane** moved, seconded by **Scott Conners**, to open the public hearing at 7:06 pm.  
**Motion approved, 6-0.**

Robert McDaniels, 847 Patterson Ave, 49546;  
Concerned with adding more commercial  
Already a busy area and people drive fast down their street, this project will add traffic  
Asked to take these concerns into consideration when rezoning the property

**Scott Conners** moved, seconded by **Mark Prein**, to close the public hearing at 7:08 pm.

**Motion approved, 6-0.**

Wayne Harrall asked the applicant if they had reached out to the residents in the area.

Philip Koning with West Michigan Community Bank responded that they had made contact with the adjacent property owners and only received comments from one property owner who was satisfied.

Scott Conners stated the Planning Commission has approved other applications in the area where there have been concerns with parking and the Township works to address these concerns, so he feels better about this application.

Bill Culhane said the expansion to the north is a concern and cars move fast through that area, but it goes along with the Master Plan. He would like to see the entrances moved to slow traffic and allow better traffic flow. He would also like to see additional landscaping. But he will leave the discretion to Site Plan Review.

Wayne Harrall responded to Bill Culhane that the Road Commission laid out the options for the drives and businesses want direct access. He noted the building is smaller and without rezoning the parcel on Patterson, they wouldn't have space for parking. He agreed less drives on Cascade Road would be better.

Mark Prein said he would prefer to eliminate additional access on Cascade Road and see businesses combine drives. He agreed this application accomplishes the Master Plan.

Scott Conners said he would like to see cross easement with the business next door but their current plan needs the parallel parking. He noted this business won't have parking activity at night.

Dan Ophoff said a property to the west had required a fence and this plan doesn't have a fence on the north side. He noted the depth to the north allows greenspace and he prefers that over a big fence.

Wayne Harrall asked if the applicant talked with the property owner to the north.

Philip Koning responded they had talked to the property owner to the north. He said the property owner liked the greenspace but will work with them if that changes.

Dan Ophoff agreed it fits with the Master Plan.

Wayne Harrall said that cross access to drives was discussed and asked the applicant if it would be a provision they would consider in the future.

Philip Koning responded they are open to the idea and when the building next door is redeveloped, they would allow cross access easements.

The Commission members amended the draft resolution in the following respects: Site Plan Review final approval.

**Mark Prein** moved, seconded by **Dan Ophoff**, to adopt the draft resolution with the change.

**Motion approved, 6-0.**

3. **Public Hearing – Provision Living/ARCO Construction – Application to amend their Special Land Use permit located at 730 Forest Hill Ave., S.E. to include the addition of 11 units in 1 duplex building and 3 triplex buildings.**

David Baylis with Provision Living gave a brief overview. He said they are seeking approval of Phase II. He said there have been adjustments requested to the plan and he believes they have been made.

Attorney Jim Scales gave the legal review.

Wayne Harrall asked the applicant about the depth of the carport.

David Baylis responded they are 18 feet.

Wayne Harrall noted the car would be at the edge of the carport. He asked what was between the building and carport.

David Bayliss responded the carport could be shifted but they would have to move the sidewalk, which was already poured.

**Dan Ophoff** moved, seconded by **Bill Culhane**, to open the public hearing at 7:30 pm.

**Motion approved, 6-0.**

Anthony Griffin – 761 Forest Hill Ave, 49546

Doesn't have objections to the project

Came with questions and was receiving answers from the applicant

**Bill Culhane** moved, seconded by **Scott Connors**, to close the public hearing at 7:32 pm.

**Motion approved, 6-0.**

Bill Culhane said the carport doesn't seem to be in a location where residents would be able to easily walk to. He said he would like to see the landscape plan continued and he had concerns with the canopy on Forest Hill Ave. He is concerned with the appearance of the carport and didn't think they fit.

Mark Prein agreed. He noted the carport seems too small and is in an active drive path. The carport is not in a conducive location.

Dan Ophoff said he has an issue with waiving the setback for the carport given the conditions it should meet. He said it would be a stiff hurdle to get over.

Scott Connors agreed with Dan Ophoff. He said he made a good point to remove the carport.

Wayne Harrall said the only outstanding issue is the engineering report.

David Bayliss responded they will work to satisfy the Township Engineer.

Wayne Harrall said he liked Bill Culhane's thought on additional landscape.

David Baylis responded there are a significant number of trees currently and adding more would be redundant. He said there are additional trees shown on the plans from Site Plan Review.

Scott Conners said that now the plan shows where the holes are and where more trees would be needed.

After further discussion, it was moved by **Mark Prein**, seconded by **Dan Ophoff**, to adopt the draft resolution with the following changes: remove the carport from the plans; additional six evergreen trees added to the plans, locations to be approved by the Planning Administrator.

**Motion approved, 6-0.**

4. **General Public Comment.**

No residents spoke during the public comment.

5. **Adjourn**

**Scott Conners** moved, seconded by **Dan Ophoff**, to adjourn the meeting.

**Motion approved, 6-0.**

The meeting was adjourned at 7:52 pm



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David A. Van Dyke, Secretary