

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes April 26, 2022**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, April 26, 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 March 22, 2022 regular meeting.

Steve Waalkes, seconded by Dan Ophoff, moved to approve the minutes with the following change:

- Page 3, seventh paragraph, first sentence, correct “they” to “the”.

Motion approved, 7-0.

2. Public Hearing – 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, thanked the Planning Commission for the opportunity to bring the project forward. He added that he appreciated the detailed process.

Dr. Slaikeu, Spectrum Health, said there is a high demand for orthopedic care. He said they want to expand to meet the need with a state-of-the-art facility.

Rodney VanderZand, Spectrum Health, reviewed the design. He showed the plan from 2012 and mentioned that the original approval included and 30,000 square foot addition. He showed that it was approved for 3 out buildings with connection to Dunnigan. He said the new plan removes the out buildings and moved the square footage to the center of the site. He said the parking analysis shows the need for 831 parking spaces and there is space available for additional parking, if needed in the future. They would like to “right size” the parking to allow for more greenspace. Now the access to Dunnigan has been eliminated and he showed the site plan and building elevations. He mentioned they will be requesting two signs on the new building and will be removing the current building sign to the north.

Jason Schreiber, Stantec, went over the parking figures that were reviewed at the previous meeting. A lower number of spaces are needed initially and would need 830 spaces by 2032.

Chris Zull, Progressive AE, went over the traffic study. They worked with MDOT and KCRC on the study. It was determined that the crossovers north and south of 3 Mile would need signals. A right turn lane into the site would be needed and that would be done with the KCRC during annual maintenance. MDOT will develop the projects to install the currently warranted signals.

Jack Barr, Nederveld, presented the site plan and the storm water study. He presented the grading plan and storm water plan, which will comply with the new standards. He touched on the trail plan and said the path throughout the site will now connect where Commissioner Prein suggested. He addressed the issues the neighbors raised at the last meeting and how the storm water will affect them. He showed the landscaping plan and said it was in excess of the minimum requirements. He said he did the inspection of the down stream conditions and discovered the detention basin on site needs to be cleaned and maintained.

Dan Ophoff asked if any drainage that goes south from the site. Jack Barr responded that it does not go south. Scott Conners said it was great that the conditions were studied down stream. He asked who is responsible for it. Jack Barr responded there were four easements granted in 2012 and Spectrum Health is responsible via the easement language.

Dave Van Dyke asked if the applicant had considered building the parking toward the back of the site and reserve the front on the East Beltline frontage. Rodney VanderZand said if they moved the parking it would be closer to the neighbors.

Attorney Jim Scales gave the legal review regarding both agenda items.

Dan Ophoff asked if the new storm water maintenance agreement been completed. Jim Scales responded it had not yet been completed. Dan Ophoff asked if the escrow account for maintenance had been deposited. Jim Scales replied that it had not yet been deposited, but the Planning Commission could make it a condition of approval.

Steve Waalkes, seconded by **Mark Prein**, moved to open the Public Hearing at 8:08 pm.

Motion approved, 7-0.

Chuck Dykstra, 3368 3 Mile Rd, asked about the storage tanks next to his house and if there is a plan if the tanks failed; doesn't want his basement destroyed and doesn't want to have to go to the Township with water problems; asked if anything could be done to the windows and lights facing Dunnigan; would ask that trash is not picked up at 4:00 am; biggest concern is water.

Gerald Verhulst, 2725 Dunnigan Ave, biggest concern is water; house is in a "bowl" behind the current facility and yard is always wet; house is a walkout so worried water will come into the house again; well is where the retention pond is and runoff could contaminate it; doesn't want parking moved; was told the facility would be a small doctors office and now it is a huge facility; who will buy a house with a parking lot behind.

Mark Joldersma, 2759 Dunnigan Ave, representing his mother who has water in her basement; she is on a fixed income and has to constantly run a dehumidifier to keep it dry; can't afford water connection so she is still on a well and doesn't want it ruined.

Scott Conners, seconded by **Dan Ophoff**, moved to close the Public Hearing at 8:16 pm.

Motion approved, 7-0.

Steve Waalkes commented that he was fine with the reduced parking. He asked if cleaning pipes downstream would alleviate any of the issues. Jack Barr said it wouldn't help those neighbors. Steve Waalkes added that he would like to see the drainage system moved.

Mark Prein asked about the primary corridor for storm water under the building. Jack Barr showed the path of the water now and under the building.

Wayne Harrall commented that an area of concern for Chuck was the culvert on 3 Mile Road. He suggested that when the trail is constructed the applicant should pick up the water and put it into the system before it gets to the neighbors on 3 Mile Road. He added that they should try to terminate the trail before the end of the property due to uncertain future trail location.

Dave Van Dyke suggested the applicant consider different ways to phase the parking. He suggested building part of the East Beltline lot and part in the southeast part of the site. He said if future parking is needed they could use the southeast additions first so they stay away from the neighbors. He added he would like to see it in the agreement with the Township.

Mark Prein asked if the applicant considered moving the trail on the south end of the property east, due to the grade. He also referenced the landscaping plan and commented there is no landscaping at the southwest corner or the end of the parking area at the southeast. He said there are homes there and landscaping would be beneficial and make it look more appealing.

Wayne Harrall said the Planning Commission was talking details and suggested they have the applicant return for the site plan review process. He said the applicant is anxious to move on and the big issue is whether they are okay changing the use of the site.

Steve Waalkes commented that he would be supportive of their signage request. Scott Conners said he would like to see a narrative with sizes. Dave Van Dyke agreed and said he would like to look at the size before approving. He added that the neighbors brought up a lighting concern and asked the applicant to comment on it. Alan Kranzo said they run during the day and no one is there in the middle of the night. He said they would need lights for cleaning but they would look into ways to minimize the lighting and they could explore shades for after hours.

Mark Prein asked if there was a way to move forward without approving all of the details at this meeting. Jim Scales responded that they could require the site plan to come back to the Planning Commission after the Township Board approval.

Mark Prein, seconded by **Steve Waalkes**, moved to approve the HC-PUD amendment for and orthopedic surgery center located at 2750 East Beltline Ave. The applicant will need to come back before the Planning Commission for site plan review with the following site details:

- stormwater plan;
- parking;
- landscaping;
- grading
- sign package;
- lighting;

- trail plan.

Motion approved, 7-0.

3. **Public Hearing – 3 Mile/Dunnigan Rezoning – Rezoning seven single-family residential properties located at 3368 and 3386 3 Mile Road and 2673, 2675, 2687, 2725, and 2759 Dunnigan from HC-PUD to SR District.**

Scott Conners, seconded by **Dan Ophoff** moved to open the Public Hearing at 8:58 pm.

Motion approved, 7-0.

Chuck Dykstra, 3368 3 Mile Rd, said the use has flipped multiple times; if the properties are rezoned then Spectrum might not want to buy them.

Mark Joldersma, 2759 Dunnigan Ave, worried the rezoning would change property taxes.

Gerald Verhulst, 2725 Dunnigan Ave, doesn't want to see the change.

Dave Van Dyke explained the issues with access to the East Beltline, since the Dunnigan properties could allow commercial access on a secondary road.

Scott Conners, seconded by **Steve Waalkes**, moved to close the Public Hearing at 9:06 pm.

Motion approved, 7-0.

Dan Ophoff said he was in favor of the rezoning due to the sensitive nature of the properties. He added that it doesn't stop the properties from changing zoning again. He said this could be part of the master plan discussion.

Wayne Harrall commented that these lots would have been parking or commercial but he wouldn't want to access Dunnigan so they would have to look at potential cross access. He added that Dunnigan was picked as the line when they looked at this corner. Dave Van Dyke said the PUD was written for the access to be on the East Beltline.

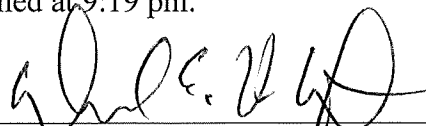
Dave Van Dyke, seconded by **Dan Ophoff**, moved to table the rezoning to the next meeting.

Motion approved, 7-0.

4. **General Public Comment.**

There were none.

It was moved by **Steve Waalkes**, seconded by **Scott Conners** to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 9:19 pm.



David A. Van Dyke, Secretary