

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes May 28, 2019**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, May 28, 2019.

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

1. Approve minutes of April 23, 2019 regular meeting.

Dan Ophoff, seconded by **Scott Conners**, moved to approve the minutes of the April 23 meeting with the following changes:

p.2, second paragraph, remove “they have” and replace with “the Planning Commission has”; change “they” to “there”; change “concerned” to “concerns”; replace “they” to “the Township”; change “work” to “works”; change “the” to “these”.

p. 4, under Adjourn, remove “Wayne Harrall” and replace with “Scott Conners”.

Motion approved unanimously, 7-0.

2. Initial Review – Katerberg VerHage - Request for Amendments in its Special Land Use for its existing Commercial Landscape Business in the SR (Suburban Residential) District, 3717 Michigan Street.

Tom VerHage, owner of Katerberg VerHage, spoke to the application. He said that they are looking for an amendment to their Special Land Use for office buildings and poly shelters. They would like to build two additions onto current buildings - one for more space for their design team and one for the maintenance department closer to the road. Those buildings would have the same look and height as the current buildings. They want to remove the old home on the site so they can later build a complete office area. They are also asking for two poly houses to keep their soils dry and one larger poly house for flowers and planters.

Attorney Jim Brown gave the legal review.

Bill Culhane asked for visual clarification of which buildings they were requesting and their locations.

Tom VerHage identified the locations on the display screen.

Scott Conners requested a numbered map showing each building and its location before the next meeting. Bill Culhane agreed on the usefulness of this map.

Wayne Harrall and Bill Culhane touched on the previously approved buildings and where they are located.

Dave Van Dyke suggested Moore & Bruggink should do a survey of the site.

Dan Ophoff asked if an updated site plan would be sufficient for a Public Hearing.

Wayne Harrall thought if the site plan was updated to include a key and show what was previously approved, it would be sufficient.

Dan Ophoff, seconded by **Bill Culhane**, moved to set a public hearing for June 25, 2019.

Motion approved unanimously, 7-0.

3. Initial Review – Celadon New Town – Request for Amendment (No. 6) to the current PUD, 2000 and 2120 Leffingwell Avenue.

Jack Barr from Nederveld spoke to the application. He explained the application requests that 2120 Leffingwell would become 17 residential units and 2000 Leffingwell would become office space. With these changes, it would increase the development from 158 residential units to 175 residential units. The units per acre would increase from 7.16 to 7.26. The total acreage would increase from 22.07 acres to 24.08 acres. He touched on the legal review and acknowledged that 2014 was the last amendment to the PUD and that their plan needs updates.

Dave Van Dyke inquired about the density numbers and how commercial factors into the density. He said the Planning Commission wouldn't have approved the plan originally if they knew it would become mostly residential.

Scott Conners asked about the newest building on Knapp.

Jack Barr responded that it is building F with 26 residential units.

Mark Prein touched on the greenspace in the development. He questioned if there is an additional greenspace requirement if these parcels are fully developed.

Wayne Harrall responded that the PUD has been amended and wasn't sure if there were changes in the greenspace requirements.

Dave Van Dyke reiterated that if the applicant had come originally with an all residential development, the Planning Commission wouldn't have allowed the density they currently have.

Jim Brown told the members that the greenspace was approved in the original PUD.

Jack Barr responded that they have 7.1 acres of open space.

Mark Prein asked if adding area should require a greenspace component to maintain the ratio of residential units to greenspace.

Jim Brown read language from the CS-PUD section of the zoning ordinance for clarification.

Mark Prein inquired about the external drive on the 2000 Leffingwell parcel and its safety.

Wayne Harrall responded that if a drive was permitted, it would be restricted.

Scott Conners said a left out of the proposed drive would be a concern.

Bill Culhane voiced concern with the busy intersection. He is opposed to an access point there and thinks it is dangerous.

Dave Van Dyke asked if the applicant could take off areas that are commercial to see the residential density to make sure it complies with density regulations. He said adding 17 new units on a parcel makes it very dense.

Jack Barr said it would be hard to show with the live/work buildings. He touched on their current greenspace and said he would try to calculate it.

Wayne Harrall commented that the applicant is required to give easements for trail. He asked about the possibility of moving the trail behind trees. He would like to see the trail added sooner so it doesn't surprise the new residents.

Jack Barr responded that the trail would probably fit better there based on the terrain.

Scott Conners expressed that he would like to see that access for the trail.

Dan Ophoff asked if the drainage for the new buildings would go into the detention pond and if it would have an impact on drainage to the east.

Jack Barr responded they have a storm water holding area on the northwest corner of the property that they will enlarge.

Dan Ophoff asked what the release rate is from the pond.

Jack Barr responded that it mimics natural conditions.

Dave Van Dyke inquired on visitor parking for the 17 units.

Jack Barr responded that there is a two stall garage and a driveway that could accommodate 2 cars, totaling 4 spots for each unit.

Dave Van Dyke asked if there are any overflow parking spots.

Jack Barr responded there is not any overflow parking.

Attorney Jim Brown gave the legal review.

Dave VanDyke asked for a key of all of the parking spots and where they are associated within the plan. He wants to be sure parking spots are not being counted for multiple buildings.

Wayne Harrall asked the applicant if they would be ready with the requested materials for the June 25th meeting, noting they would need to have the materials to the Township by June 10th.

Scott Connors stated he would like to be sure every owner in the Celadon development receives the notice of the hearing.

Jack Barr responded that he thought they could be ready for the June 25th meeting for a Public Hearing.

Dave Van Dyke, seconded by **Dan Ophoff**, moved to set a public hearing for June 25, 2019.

Motion approved unanimously, 7-0.

4. General Public Comment.

The Planning Commission Chair invited general public comment on Planning Commission matters.

Amie Dlouny, 2094 Celadon Dr. NE, 49525

Lives in Celadon and has questions about a traffic study, would like to see the results because there is lots of congestion on Knapp, chose area for amenities and safety, there is lots of traffic near the community area, would like to see independent and unbiased traffic study done and thinks it is important to have done, would like to see the plans presented

Ken Farmer, 2005 Celadon Dr. NE, 49525

Lives in building F with parking lot across from Lacari's and the building has parking issues, employees park there for shifts and customers if spots are still available, people park along their street and block drives, asked for signage on tenant vs. customer use

Reid Morris, 2885 North New Town, 49525

President of the Single Family Residential Association, agrees with Amie's comments, Celadon and New Town intersection is an issue, 17 units adds lots of additional traffic, association declined approval of 2120 Leffingwell plans because of traffic, greenspace and safety issues

Heidi Yahrmarkt, 2158 New Town, 49525

Lives in a single family home in the development, does not support this plan, 2120 Leffingwell plans were shared with the association but did not know about 2000 Leffingwell plans, has issues with her stucco home and doesn't want to see new construction have the same problems

Brad Rottschafer, Mosaic Properties, 2050 Celadon, Suite B, 49525

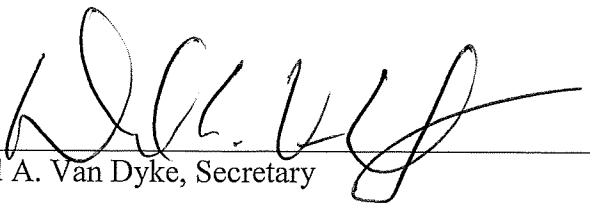
Said he had talked to the condo association about all of the plans but not the single family association, said they try to design the roads to curve and turn to slow traffic in development

5. Adjourn

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

Motion approved unanimously, 7-0.

The meeting was adjourned at 8:27 pm.



David A. Van Dyke, Secretary