

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes June 21, 2022**

A special meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, June 21, 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, Township Engineer Tim Hoffert and Planning Assistant Lindsey Thiel.

1. Approve minutes of April 26, 2022 regular meeting.

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

- Page 1, last paragraph, last sentence, change “necessary” to “currently warranted”;
- Page 3, second paragraph, first sentence, add “storm” before “water”;
- Page 3, third paragraph, last sentence, remove “so it doesn’t affect the neighbors” and replace with “due to uncertain future trail location”.

Motion approved, 7-0.

2. Tabled – 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

Attorney Jim Scales gave the legal review.

Wayne Harrall commented that some residents had concerns at the last meeting, but some clarification has been provided to them.

Mark Prein said he understands the idea to change to a lesser use but questioned if there is an intermediate zoning option. He added that he understands the concerns on both sides. Jim Scales responded they could rezone just some of the properties, but there isn’t an intermediate zoning option.

Dave Van Dyke said someone could come back to the Planning Commission with a proposal for a PUD or office use in the future. Steve Waalkes added that the zoning will match the current use and character of Dunnigan. Scott agreed and said he struggled with this item but an applicant could come back with proposals in the future.

Dave Van Dyke, seconded by **Dan Ophoff**, moved to approve to the Township Board the rezoning of 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.

Motion approved, 7-0

3. **Initial Review – Cascade Hills Country Club – Request for Special Land Use Amendment to update the pool area located at 3725 Cascade Road.**

Dave Huizenga, Integrated Architecture, presented the application. They are requesting an amendment to their Special Land Use for the pool area. They plan to expand the existing building and the area around it. They want to add indoor dining, a bar area, platform tennis, fire pits, modify the existing cabana, add a raised terrace and a waterslide. The existing basement with mechanical will stay. The existing building is 4500 square feet and the proposed building is 6100 square feet.

Attorney Jim Scales gave the legal review.

Engineer Tim Hoffert gave the engineering review.

Dan Ophoff, seconded by **Steve Waalkes**, moved to set the Public Hearing for July 26, 2022.

Motion approved, 7-0.

4. **Site Plan Review – Spectrum Health – Request for a major PUD amendment for an Orthopedic Surgery Center at the HC-PUD located at 2750 East Beltline Avenue.**

Rodney VanderZand, Spectrum Health, addressed outstanding items. He showed the site plan and elevations. He indicated requested sign locations and asked for final approval, if needed, at a later date. He explained that due to the integration with another health system, they do not know what the final name or logo will be. He indicated they would just like to request the signs sizes and locations initially.

Jack Barr, Nederveld, showed the trees that will be removed at the request of the neighbors. He showed where the path connector will be moved and indicated it will be in a location where the topography is tamer. He went over the landscaping plan and indicated they added more **vegetation** based on previous comments. He showed the stormwater plan and went over the two options for storm water detention.

Steve Waalkes asked about the soils on the site. Jack Barr responded that they have not done borings but most of the site was sand. He added that he personally did the storm water report and he was not seeing ground water.

Scott Connors asked what option the applicant would prefer. Jack Barr responded they would prefer option B and build what they need now. Steve Waalkes asked if he was sure it will drain down if they split the system. Jack Barr responded they would complete soil borings.

Dan Ophoff asked if the applicant could comment on concerns they had heard from the neighbors regarding water in their yards and basements. Jack Barr responded that he doesn't believe it is due to the site because the water outlets and detention basin are lower. Wayne Harrall commented **that** he talked with neighbors on the site and it does drain west to east and during construction there was silt fencing blocking some of the flow. Jack Barr showed the flow of the storm water plan and

referenced a ravine by one of the neighbors. Scott Conners said there are a list of necessary maintenance items and asked if they plan to complete them. Jack Barr responded they plan to complete the maintenance.

Dan Ophoff asked if there is a Storm Water Maintenance Agreement in place. Jim Scales said they are currently reviewing an agreement.

Attorney Jim Scales gave the legal review.

Engineer Tim Hoffert gave the engineering review.

Dan Ophoff asked what system the Township Engineer would recommend. Tim Hoffert responded that as long as the system is built to capacity, split or single does not matter. Wayne Harrall commented that if they build the whole thing they would probably want it in one location.

Steve Waalkes asked about the deferred parking and how the storm water system would affect parking in the southwest. Jack Barr responded that the southwest would be covered by the current storm water system.

Dave Van Dyke commented that he leans toward following the recommendation of the Township Engineer. Wayne Harrall commented that they could require the system needs to be completely built out but the applicant can choose option A or B. He added that he thought they should allow the deferred parking and would prefer more area not disturbed. He asked about parking spaces for a potential addition in the future. Rodney VanderZand said they would come back for the addition on current building. He added that they also intend to look into a lighting reduction plan.

Mark Prein asked if building size, parking and other particulars were included in the last resolution that was approved for Spectrum Health. Jim Scales responded it was in the ordinance that was approved by the Township Board.

Mark Prein, seconded by **Dan Ophoff**, moved to approve the site plan dated June 10, 2022 and the resolution provided with the following conditions:

- submit a revised landscape plan to include additional plantings in the southwest corner of the site to be approved by the Zoning Administrator;
- lighting plan approved by the Zoning Administrator;
- submit a plan to reduce light glare from current and new buildings by 2023;
- build total storm water capacity, option A or B, to the standards required by the Township Engineer;
- signage sizes and locations approved as shown;
- complete storm water maintenance downstream.

Motion approved, 7-0.

5. General Public Comment.

Char VerHulst, 2725 Dunnigan, asked about leeching and what the term meant; has natural drain at south end and it runs thru the yard; has to sand bag to move water to the storm drain and

concerned about more water; asked where parking will be on the site; asked why they are building a trail; trash blows into yard from Spectrum; lights are never turned off at Spectrum and will only be worse with a larger building; mostly concerned about water and well.

Rick Maloley, 3386 3 Mile Road, also concerned about his well; brought concerns up at the last meeting and was told if his well goes bad then it would be taken care of; appreciates the long-term master plan but doesn't see how rezoning helps it.

Marc Joldersma, 2759 Dunnigan, house is lower than Chuck Dykstra's; residents have been there 50+ years; many can't afford to hook up to water; gets water in the basement; doesn't want the well to go bad and parking lots have salt and oil that could go into the water table.

It was moved by **Steve Waalkes**, seconded by **Scott Connors** to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 4:25 pm.



David A. Van Dyke, Secretary