

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes June 22, 2021**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, June 22, 2021.

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

1. Approve minutes of May 25, 2021 regular meeting.

Dave Van Dyke, seconded by **Doug Kochneff**, moved to approve the minutes with the following changes:

-Page 3, on the motion to close the Public Hearing, correct the time to 7:33;

-Page 3, third paragraph from the bottom, last sentence, add “installing a fountain to increase”

-Page 5, first paragraph, add a final sentence, “Gary Tamminga confirmed there was a non-compete agreement.”

Motion approved, 5-0.

2. Public Hearing - Sunshine Ridge Apartments – Request for a major amendment to the Franklin Partners PUD located at 3300 East Beltline Ave.

Rob Berends, Nederveld, gave an overview of the application. It is a 34 acre site with 96 units in 6 buildings. He showed the site on the screens and gave an overview of the history. He touched on current construction of the public utilities, fencing and trail. The units would have direct garage access and there would be 3 parking spaces per unit. The community would enter and exit on the East Beltline. They intend for the trees to stay on the boundaries and the closest residence would be 182 feet away and the setback is 158 feet.

Attorney Jim Scales gave the legal review.

Steve Waalkes, seconded by **Dan Ophoff**, moved to open the Public Hearing at 7:24 pm.

Motion approved, 5-0.

Rob Lalley, 3455 Trail West Drive, is the closest residence; asked if the applicant is set on the location and where the parking lot would be located; asked about the timeframe for occupancy.

Rob Berends responded the parking lot would be about 100 feet away. He said the units could not be occupied until approximately August 2023.

Kevin Cumings, 3450 Trail West Drive, asked if there were plans to pave trails in the woods; it would increase traffic and noise by his backyard.

Rob Berends responded they did not plan to pave or increase the trails since it would bring up insurance and liability issues.

Steve Waalkes, seconded by **Dan Ophoff**, moved to close the Public Hearing at 7:28 pm.

Motion approved, 5-0.

Wayne Harrall named the existing approved apartment projects in the Township. He also said there was a non-compete agreement when The Grove was approved and it was for 3 years. Dave Van Dyke recalled that when The Grove was approved, someone asked a question about knowing the site wouldn't simply have apartments. At the hearing for The Grove, the applicant replied because The Grove had a non-compete agreement. He continued that the non-compete agreement was confirmed at the last meeting but only for 3 years. He said he thought the site would have more of a variety than just garden style apartments. While the apartments are a larger size, he didn't think many amenities were included.

Steve Waalkes agreed that he didn't want to see the same style of housing but the way he saw it the application agrees with the zoning. He added that the apartments would be set back and behind the future building on parcel B2 to break up the sight lines. Dave Van Dyke responded that the Planning Commissioners were told there would be a mix of housing styles when the first parcel was approved. He said he thought the vote might have gone differently for that project, if they knew the site would have more apartments proposed.

Wayne Harrall mentioned that he was not at the meeting when The Grove was approved, but he remembered that traffic was a major concern for the neighbors. He asked if the Township can handle nearly 800 units.

Gary Tamminga, Franklin Partners, referred to the minutes of the October 30, 2018 meeting and noted it shows the senior housing was removed from the plan. He added that he believes they have been transparent when they said they didn't have a use for the parcel at that time. Wayne Harrall asked how long he has owned the property. Gary Tamminga responded since 2018. Dan Ophoff asked if he owned this parcel or the applicant. Gary Tamminga replied that he owned it, subject to approval from the Planning Commission and Township Board.

Dan Ophoff said he remembers the Public Hearing on The Grove. He remembered that the senior housing was removed from the plan but they were left with the impression the other parcels wouldn't be more apartments. He said he was distressed to see this proposal. Doug Kochneff echoed Dave Van Dyke and Dan Ophoff and added that he wasn't looking for more apartments on the site. Gary Tamminga responded that he apologizes about the senior housing, but they haven't had any interest in that use for the site.

Jeff Terpstra, representing **Sunshine Ridge Apartments**, said they have looked at the site and costs associated with building and they believe this would be a good fit. He added that the applicant made the recommended changes on the site plan and he would like to see approval. Wayne Harrall responded that while changes have been made to the site plan, concerns have also been brought up throughout the process.

Doug Kochneff, seconded by **Dan Ophoff**, moved to recommend to the Township Board a denial the major amendment to the Franklin Partners PUD.

Motion approved, 4-1.

3. **Discussion – Proposed Stormwater Ordinance**

Wayne Harrall mentioned Vice Chair Scott Conners was on the committee that wrote the new Stormwater Ordinance. It is concentrated on water quality and infiltration. Dave Van Dyke said the Township Board heard a presentation from Grand Valley Metro Council on the Ordinance. The Township currently has a Stormwater Ordinance and this would replace it.

Wayne Harrall said it would be helpful to see a comparison between the current and proposed Ordinance. Jim Scales replied he could look over the two and prepare a memo for the Planning Commission. Dave Van Dyke added that it would be helpful to hear from Scott Conners on the ordinance. Wayne Harrall agreed and said the Planning Commission will plan to do a more in-depth review in July with the absent Commissioners and to allow more time for review.

4. **General Public Comment.**

There were none.

It was moved by **Steve Waalkes**, seconded by **Dan Ophoff**, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 8:08 pm.



David A. Van Dyke, Secretary