

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes June 23, 2020**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, June 23, 2020.

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

1. Approve minutes of May 26, 2020 regular meeting.

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

Page 2 in the fifth paragraph, change “he” to “the” in the fourth sentence.

Page 2, sixth paragraph, change “with” to “what” in the third sentence.

Motion approved, 6-0.

2. 4445 Fulton St- Review the recommendation from the Site Plan Review Committee for final approval.

Luigi Randazzo from APEX Design Build talked about the project. He said it will be 3 dental suites within one building, 12,000 square feet total. They will have 70 parking spaces and a drive only on Fulton Street. There are many utility easements on the property, which dictated where the building is located. The applicant met with the Site Plan Review Committee and addressed a number of changes from the meeting. He mentioned a 6’ fence will go from the northwest corner and past the first residential building.

Wayne Harrall talked about the fence and how the Site Plan Review Committee preferred 6’ over 8’. He also mentioned the sidewalk internal connectivity and touched on the other required changes from the Site Plan Review Committee.

Dan Ophoff asked if they knew how many trips would be generated per day by the development. Luigi Randazzo responded that the offices would be open 8-5 with patients who have scheduled appointments. Dan Ophoff expressed concern with the patients who would make a left turn entering from Fulton. Luigi Randazzo responded they think with the gaps created by the traffic light, it shouldn’t be a major issue.

Attorney Jim Brown gave the legal review.

Wayne Harrall asked for clarification on the locations of the signs. Luigi Randazzo responded they would prefer signs on the parking side and east side of the building and remove the signs on Fulton.

Bill Culhane asked if the resident to the west was consulted regarding the fence.

Sally Blevins, 4366 Aspen Trails, responded she lived in that unit and asked for clarification on where the fence will be located. Wayne Harrall responded that it will be on her side of the sidewalk. Sally Blevins asked if there will be lights in the parking lot that will be on all night. Jim Brown responded only security lighting **would remain on** and the parking lot lights will be off in non-business hours.

Chris Peterson, 33 Pond Ridge Drive, asked about the fence material. Wayne Harrall showed the resident a photo of the proposed fence. Chris Peterson shared concerns about traffic and speed and said he thinks the speed limit should be reduced. Wayne Harrall responded they would have to talk to MDOT about reducing the speed.

Laurence Mitchell, 47 Pond Ridge, asked why the building has a Fulton Street address. Wayne Harrall responded that is what the Road Commission assigned because the drive is on Fulton. He also mentioned this is important for emergency access.

Mark Prein, seconded by **Bill Culhane**, moved to approve the Site Plan with the following conditions:

- 2 – 60 square feet signs on the north and east sides of the building, in addition to the monument sign;
- correction of the Crahen sidewalk alignment;
- final landscape plan to be approved by Planning staff.

Motion approved, 6-0.

3. **Tabled – Celadon New Town – Request for Amendment (No. 6) to the current PUD, 2120 Leffingwell Avenue.**

Jack Barr, Nederveld, spoke briefly on the project noting the removal of 2000 Leffingwell on the updated plan.

Dave Van Dyke noted that the applicant plans to keep the existing house at 2120 Leffingwell. He asked if the house will be part of the PUD. Jack Barr responded they planned to have the house on its own and not in the PUD. Dave Van Dyke asked how big the parcel without the house is. Jack Barr responded it is approximately .9 acres. Dave Van Dyke clarified that they are asking for 8 units on .9 of an acre. Jack Barr confirmed.

Dan Ophoff asked if they had completed a parking inventory. Jack Barr responded it was included in the packet.

Mark Prein asked if the current house is connected to public utilities. Brad Rottschafer, Mosaic Properties responded they plan to connect to both utilities.

Attorney Jim Brown gave the legal review.

Bill Culhane said he would like to see the Engineer's review and would like to know what the actual acreage of the parcel being added.

Dave Van Dyke questioned the density. He commented if they are not adding the whole parcel into the PUD, the density overall would go up. He said the density is being calculated to include the whole 1.5 acre parcel, which is not the case if the parcel with the house is excluded from the PUD. Jack Barr responded that the parcel with the house could be part of the PUD, if it is an issue.

Wayne Harrall asked about the trail and plans to construct. Jack Barr responded the trail is set back behind the trees as discussed at the last meeting. Jim Brown commented it would be a good time to discuss a time frame for installing the trail. Brad Rottschäfer said he would prefer next year when they build.

Mark Prein asked if the detention pond was part of the open space. Jack Barr responded that it is part of the greenspace from previous plans.

Dan Ophoff, seconded by **Bill Culhane**, moved to remove the request from the table.

Motion approved, 6-0.

Jim Brown asked when the applicant planned to begin construction. Brad Rottschäfer responded next year in the spring building season.

Jim Brown commented the applicant needs to submit their condo documents and a revised open space plan.

Dan Ophoff, seconded by **Bill Culhane**, moved approval of amendment No. 6 to the PUD, with the following conditions:

- Parcel A included in the PUD;
- condo documents submitted and approved;
- updated open space calculations and plans submitted to the Township;
- compliance with the Engineer's requirements in regards to drainage;
- submittal of a restrictive covenant;
- construction of the trail on Leffingwell to the north property line by next year or occupancy.

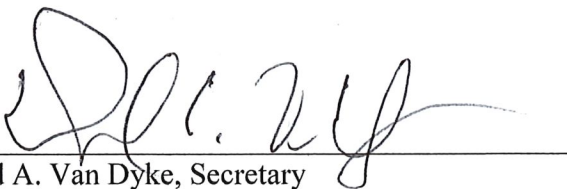
Motion approved, 6-0.

4. General Public Comment.

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

There were none.

The meeting was adjourned at 8:42 pm.



David A. Van Dyke, Secretary