

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes June 25, 2019**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, June 25, 2019.

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

1. Approve minutes of May 28, 2019 regular meeting.

Dan Ophoff, seconded by **Bill Culhane**, moved to approve the minutes of the May 28 meeting as presented.

Motion approved, 5-0.

2. Public Hearing – 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 gave a brief overview of the buildings they would like to add and their locations.

Attorney Jim Brown gave the legal review.

Wayne Harrall asked if the application falls in line with typical use for a landscaping Special Land Use.

Jim Brown responded that it does.

Wayne Harrall asked when the construction would be starting and completed.

Tom VerHage answered that some would be started this year and most would be done by next year.

Dan Ophoff asked when the old house would be removed.

Tom VerHage responded it would be removed down the road when they are ready to construct the larger office building.

Dave Van Dyke, seconded by **Dan Ophoff**, moved to open the Public Hearing at 7:08 pm.
Motion approved, 5-0.

John VerSluys, 3680 Michigan St NE, Owner of Twin Lakes Nursery

Thinks plans fall within typical landscape Special Land Use; the changes will make the land look nicer. He is in favor of the project

Dave Van Dyke, seconded by **Dan Ophoff**, moved to close the Public Hearing at 7:10 pm.
Motion approved, 5-0.

Dave Van Dyke asked if there is a requirement to allow for a drone survey in the draft resolution.

Jim Brown responded that there is not currently, but it could be included if the Commission desired.

Dan Ophoff and Bill Culhane both agreed they would be in favor of adding the drone survey.

Wayne Harrall asked if the applicant is notified when a drone survey would be done.

Jim Brown answered they are given reasonable notice.

Dave Van Dyke, seconded by **Doug Kockneff**, moved to approve the amendment in its Special Land use as stated in the Resolution provided by the Township Attorney, with the following condition: allow the township to conduct drone surveys of the property.

Motion approved, 5-0.

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

Brad Rottschafer, Mosaic Properties, spoke to the application. He is proposing the addition of two parcels to the PUD. They are parcels he had always envisioned for future development. He has updated the plans and they are now current to previous amendments. He has added a sidewalk on the newest plans for safety. He also plans to add the bike path on Leffingwell and would allow for an increased easement to preserve trees and buffer from Leffingwell. He did want clarification on who would fund the bike path on Leffingwell as he didn't previously agree to pay. He touched on the parking plan and said there is actually extra parking with an increase overall of 4 spots.

Attorney Jim Brown gave the legal review.

Wayne Harrall asked about the required open space in the original PUD.

Jim Brown responded there is 7.1 acres over the original acreage of the PUD.

Bill Culhane asked about the parking calculations. He could only see an increase of 23 spots overall, when it should be more with additional units.

Brad Rottschafer replied that he would need to have Jack Barr check those numbers.

Bill Culhane raised the parking and traffic issues as the concerns of the residents. He said the proposed drive is too close to the intersection and it makes it dangerous. He would prefer to see the drive in the 2120 Leffingwell parcel.

Dave Van Dyke touched on the parking for building C. He asked if employees are using parking not designated for Lacari's. He also asked why there are not open spots if there is suitable parking. He reiterated that parking is not functioning properly, without building C even added.

Brad Rottschaefer responded that Lacari's is a very busy restaurant. He said he could possibly look for other places for them to park but he hasn't tried to force them to park elsewhere. He said some spots could be reserved for residents. He also suggested that Lacari's staff could park by his office.

Wayne Harrall commented on a possible drive out of the 2120 Leffingwell parcel. He thought site distance is an issue with a drive there. He mentioned that connectivity was the original idea for the development. He said density is higher than originally planned, but 11 or 12 units would be better suited and possibly additional parking. He stated that adding the trail should be part of the amendment as it is a requirement for new development presently.

Dan Ophoff agreed with Wayne regarding the density and said 17 units is a stretch. He stated that he wouldn't approve multiple options for the 2000 Leffingwell parcel. He said open space is a concern and it could be improved with space from the 2120 Leffingwell parcel.

Dan Ophoff, seconded by **Bill Culhane**, moved to open the Public Hearing at 8:04 pm.
Motion approved, 5-0.

Amie Dlouhy, 2094 Celadon

Would like to see a traffic study done; fire trucks cannot get into the community and would like to see how the trucks could maneuver; support of the plans by the association wasn't unanimous as the applicant claimed previously

Joshua Joshua, 2263 New Town Drive NE

Owns single family home; agrees with Amie; density and parking are major issues and it is only getting worse

Walter Wolf III, 2289 New Town Drive NE

Agrees with Josh and Amie; there are traffic issues with Lacari's; the parking calculations don't take into account that people do not always park in their garage – this should be considered

Ken Farmer, 2005 Celadon Drive NE, #5

Submitted letter to the Commission prior to hearing; wetlands should be removed from the density calculations; parking in garages and driveways isn't parking that is available to other residents and that is part of the issue; there is a 19 space shortfall for Lacari's parking; thinks parking signage for resident parking would help

Doug Graham, 2312 New Town Drive

Agrees with previous speakers; submitted parking diagram to the Commission prior to meeting; diagram shows some of the parking issues/discrepancies

Sue Zeilbeck, 2114 New Town Drive NE

Agrees with the previous speakers; lived in Celadon for 4 years; units are outgrowing the amenities; wants to know what the plans are for the traffic; submitted letter to the Commission

Aaron Kozminski, 2012 Celadon Drive, Building H

Agrees with previous speakers; speeding in Celadon is an issue; what can be done for traffic if the plan is approved

Ed Yahrmarkt, 2158 New Town Dr NE & 2036 Celadon

Agrees with previous speakers; doesn't want to see anymore stucco construction done in the community

Pat Hornick, 2150 New Town Drive NE

Resident since 2009; agrees with previous speakers; doesn't support any new plans

Tony Camillo, 2022 Celadon Drive, Building H

New board member of the association; asked if the parking calculations include parking for building A

Steve Burggrad, 2164 New Town Drive NE

Agrees with previous speakers; adding that many units add to the traffic problems; visibility in the development is bad

Bryan Esler, 2122 New Town Drive NE

Archie Warner, 2052 Celadon Drive

Represent the board of Celadon; with the parking on building X it doesn't allow for screening; safety and security issues with the drive path to building X; traffic is also a big issue

James Good, 2005 Celadon Drive NE, Unit 8

Agrees with Archie; building X is an issue with traffic flowing thru the community; higher traffic is an issue with the blind back out required for leaving garage

Kathy Crothers, 2240 Leffingwell NE

Lived north of development; would like to see a park added instead of units; this will add traffic on Leffingwell; concerned with runoff issues from additional construction; flooding could be an issue

Emily VanHeukelom, 2885 N New Town Drive NE

Submitted letter to the Commission prior to hearing; lives in the back of the development; does the plan take into account the snow; access for emergency vehicles is a concern; would also like to see a park

John Lewis, 2117 Leffingwell Ave NE

Lives across the street from Celadon; doesn't want to see an access on Leffingwell; doesn't want headlights in his windows from a drive; agrees with previous speakers; would like to see the bike path added; concerned with drainage

Robert Vozza, 2005 Celadon Drive, #7

Without an exit by building X the traffic thru the development is a problem; parking permits should be offered as an option; agrees with previous speakers

Beki Mucci, 2005 Celadon, #4

Concerned about traffic; parking is an issue; there is no direction on parking; agrees with previous speakers; residential parking permits should be looked at

Aileen Antonio, 2295 New Town

Resident since 2011; too much congestion; traffic impact study should be submitted; worried about impact of this and opening of new school

Dave Van Dyke, seconded by **Dan Ophoff**, moved to close the Public Hearing at 9:01 pm.
Motion approved, 5-0.

Brad Rottschaffer responded that there are not parking issues during the day. He acknowledged that there are left turn issues onto Knapp Street. He suggested that he could paint parking lines by building F to deal with some parking issues. He would also be willing to look at resident parking signage.

Wayne Harrall commented that it is not currently the right time to conduct a traffic study with all the State and Kent County Road Commission closures.

Dave Van Dyke asked that the spots south of building F are verified as 4 spots. He wants to make sure parking is working properly. He thinks storage in garages is skewing numbers. He commented that 17 units is too much, if you applied current density to the parcel it would be between 10 to 12 units. Then you could set back from Leffingwell and add parking.

Wayne Harrall said that he **agrees** the density of 11-12 units would be more appropriate.

Dan Ophoff replied that he thought 8 units and green space would be appropriate.

Doug Kochneff said he is concerned with emergency vehicles and their ability to get in and out of the development. He commented that the developer paying for the bike path is now a requirement. He is concerned about water retention and if the pond is sufficient. He agreed that 8 units is appropriate.

Dave Van Dyke said he would like to see the Township Engineer's review.

Wayne Harrall responded that would be done in Site Plan Review.

Dan Ophoff questioned if the Fire Chief has reviewed the plans. He said he would be willing to approve option B for the 2000 Leffingwell parcel and keep the existing structure.

Wayne Harrall commented that connectivity was always the plan for this development. If people are parked correctly, emergency vehicles should be able to maneuver. He said he is concerned with the parking discrepancies. Based on what has been asked of the developer, it would be appropriate to come back with amended plans.

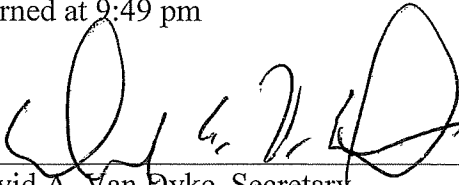
Dave Van Dyke, seconded by **Dan Ophoff**, moved to Table the request for amendment to the current PUD until updated materials are received with the following conditions: total of 8 units on the 2120 Leffingwell parcel; existing structure or new building not to exceed current square footage on the 2000 Leffingwell parcel; verification of the parking calculations; Township Engineer review of plans and verification of parking plan.

Motion approved, 5-0.

4. **General Public Comment.**

No persons spoke during the public comment.

It was moved by **Bill Culhane**, seconded by **Dan Ophoff** to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 9:49 pm



David A. Van Dyke, Secretary