

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes July 26, 2022**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, July 26, 2022.

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

1. Approve minutes of June 21, 2022 special meeting.

Dan Ophoff, seconded by **Mark Prein**, moved to approve the minutes with the following changes:

- Page 2, item 4, second paragraph, third sentence, add “vegetation” after “more”;
- Page 2, last paragraph, third sentence, change “they” to “that”;
- Page 3, seventh paragraph, fourth sentence, add “on current building” after “addition”;
- Page 4, third paragraph, add last name for Chuck.

Motion approved, 5-0.

2. Public Hearing – Cascade Hills Country Club – Request for Special Land Use Amendment to update the pool area located at 3725 Cascade Road.

Mike Corby, Integrated Architecture, presented the application. This project is part of the long-range plan. They are not adding new services, they are just expanding them so they work better. They are adding platform tennis and a waterslide to the pool area. He said he believes they have addressed the Township Engineer’s concerns.

Wayne Harrall asked about lighting on the platform tennis courts and if they are centered on the court and not out toward neighbors. Mike Corby responded the courts are the size of pickleball courts and the lights shine down on the courts.

Attorney Jim Scales gave the legal review.

Wayne Harrall asked about the dumpster location. Mike Corby said they placed it in the designated location because the building doesn’t have a back. They were trying to make space for a refuse truck and will screen it with a wall and landscaping.

Dan Ophoff, seconded by **Scott Conners**, moved to open the Public Hearing at 7:08 pm.

Motion approved, 5-0.

There was no one wishing to speak. There was one letter in support of the project from Tom Fox.

Scott Conners, seconded by **Doug Kochneff**, moved to close the Public Hearing at 7:09 pm.

Motion approve, 5-0.

Mark Prein asked if the building will be the same height. Mike Corby responded that it is not the same height and will be taller to the peak, but will match the current building better.

Dan Ophoff said his only concerns are on lighting and music restrictions, so the neighbors are not disturbed. Mike Corby said they don't typically do programming past 10:00 pm. Jim Scales suggested they could request flexibility from the Zoning Administrator for special events.

Wayne Harrall asked if there were any thoughts on whether the plan should go to Site Plan Review Committee or approve it at the Planning Commission. Scott Conners commented that it is very internal to the site and would be comfortable approving the site plan and use. Mark Prein added that he wants to be sure there are enough trees to screen. Wayne Harrall agreed and suggested that the Zoning Administrator could approve the landscaping.

Doug Kochneff, seconded by **Dan Ophoff**, moved to approve the Special Land Use Amendment and the resolution provided with the following conditions:

- approval of the updated use and site plan;
- additional sections on lighting and music restrictions;
- landscaping approval by the Zoning Administrator.

Motion approved, 5-0.

3. General Public Comment.

There were none.

It was moved by **Scott Conners**, seconded by **Mark Prein** to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 7:16 pm.



David A. Van Dyke, Secretary