

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes August 22, 2023**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, August 22, 2023, starting at 7:00 P.M. EST.

Present were Chair, Wayne Harrall, Secretary, David Van Dyke, Vice Chair, Scott Conners, Commissioners Doug Kochneff, Dan Ophoff, Mark Prein and Steve Waalkes. Also present was Township Attorney, James Scales, and Recording Secretary, Lisa May.

1. Approval of minutes from June 27, 2023, regular meeting:

Motion by Steve Waalkes, second by Dan Ophoff, to approve the meeting minutes from the June 27, 2023 regular meeting, with the following revisions:

- The first sentence of Paragraph 2 is revised as follows: "Present were Chair, Wayne Harrall, Secretary, David Van Dyke, Vice Chair, Scott Conners, Commissioners Doug Kochneff, Dan Ophoff and Steve Waalkes."
- Under approval of minutes from May 23, 2023 regular meeting, in the first subpoint, change Scott Conner to "Scott Conners".

Motion carried 7-0.

2. Approval of minutes from July 19, 2023 and August 16, 2023 special meetings:

Motion by David Van Dyke, second by Dan Ophoff, to approve the meeting minutes from the July 19, 2023 and August 16, 2023 special meetings, as presented. Motion approved 7-0.

3. Public Hearing Zoning Ordinance Text Amendments and Recommend Adoption by the Township Board - Grand Rapids Township Zoning Ordinance Amendments Request to Amend Section 2.3 "Frontage", Section 4.20 delete "subsection l(c)", add a new section 4.26 to define minimum living areas, add a new section 4.27 to regulate solar energy equipment, amend Section 15. 6 to add a new subsection 5 requiring frontage on a four lane road for multifamily projects in R-PUD districts, amend Section 17.6 to add subsection 3 requiring frontage on a four lane road for multifamily projects in a OR-PUD district and amend Section 27. 7 to make speed bumps optional on private roads.

Comments/reports from GRT legal counsel:

Township Attorney Jim Scales briefly summarized the text amendments (which were included in the Public Hearing Notice), as follows:

and a games area. The proposed facility is located in an area that previously contained outdoor tennis courts that were removed when MVP Sports purchased the site. The facility would be located in an open area on the northeast corner of the site and located 50 feet from the property line. Applicants further stated that the core business is a membership facility with about 4,500 members, thus this is a new amenity to serve existing members. They also spoke briefly regarding landscaping and lighting. Applicant's engineers were also present to answer any questions.

Commission consideration; discussion; recommendation:

Commissioners discussed concerns regarding parking, setbacks, lighting, and impact on neighbors. The setback is a major concern for Commissioner Van Dyke and he also would like to see taller trees for screening. It was also suggested to revisit the sign facing Crahen.

Comments/reports from GRT legal counsel: Township attorney J Scales

Township Attorney Jim Scales stated this constitutes a major amendment to special land use. He summarized the setback requirements and stated this satisfies those requirements, adding that setbacks do not vary based on building height, but the Commission does have the discretion to require more than the minimum setback. He stated he would like to see a better parking scenario and recommends updating the 2013 parking rationale in connection with considering this special land use. Regarding signage, what is proposed is above the maximum required for the area, and the Planning Commission has some discretion to allow additional signage.

Motion by Dan Ophoff, second by Scott Conners, to schedule a public hearing on MVP Sports Club's Special Land Use Amendment-Construction of a Pickleball Facility at 115 Crahen Avenue NE, at the September 26, 2023 Planning Commission meeting. Motion approved 7-0.

5. General Public Comment:

There was no public comment.

6. Adjourn:

Motion by Dan Ophoff, second by David Van Dyke, to adjourn the Planning Commission meeting at 7:55 p.m. Motion approved 7-0.



David A. Van Dyke, Secretary