

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes September 22, 2020**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, September 22, 2020.

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

1. Approve minutes of July 28, 2020 regular meeting.

Dan Ophoff, seconded by **Steve Waalkes**, moved to approve the minutes of the July 28 meeting with the following changes:

Page 2, fourth paragraph, last sentence, change “meet” to “meets”.

Page 2, fifth paragraph, first sentence, add “for” after “asked”.

Motion approved, 7-0.

2. Initial Review – Franklin 3300 Beltline, LLC – O-PUD Amendment for two parcels totaling 11.19 acres located at 3300 East Beltline.

Rob Berends, Nederveld, introduced the project. He said it is at the former Sunshine Church property and they want to remove 11 acres from the R-PUD and rezone it into two parcels as O-PUD. Franklin Partners was approached by a doctor who would like to put a medical building on the site. Utilities are approved and are being connected and the non-motorized trail is already under contract. There would only be access from Sunshine Ridge Drive, not from the East Beltline.

Scott Conners commented that the remaining portion of the parcel is being cut in half and that limits what can go there down the road.

Gary Tamminga, Franklin Partners, commented that they don't have a problem with limiting the options. Watermark has approached them about possibly developing the other portion with a different style of housing down the road. He commented that the additional portion wouldn't be as high of density as the current Watermark project.

Mark Prein asked if the pond on the property has an outlet. Rob Berends responded it has two outlets and the pond is currently dry. Mark Prein said he is curious of the outlet because Evergreen Lake down the road hasn't gone down and he doesn't want to cause additional issues.

Attorney Jim Brown gave the legal review.

Wayne Harrall noted that an example of a parcel that was zoned before having a site plan was the Grand Rapids Township owned property at Fulton and Crahen. He asked the applicant if they

would have a more detailed site plan available for a Public Hearing. A representative from Pinnacle Construction Group, who represents the buyer, responded that his client doesn't intend to put funds into developing a site plan at this time.

Mark Prein commented that the board would have to feel comfortable approving the rezoning without a site plan. He also noted that they would have to come back to the Planning Commission and the planning process once the applicant had a site plan. Wayne Harrall added that they could send the application to Site Plan Review and then the Planning Commission for approval.

Scott Conners asked what else could be built with O-PUD zoning. Jim Brown listed what is allowed in O-PUD. He also noted that nothing could be built without a PUD plan.

Steve Waalkes suggested the board could approve specific language so the applicant would have to come back for approval and to limit the types of uses. He commented if the buyer isn't ready with a site plan then perhaps they should come back when they are ready. Gary Tamminga responded that the purchase agreement is contingent on O-PUD zoning. Scott Conners added that most applications come with a site plan so this situation is out of the norm.

Dan Ophoff said his comfort level increases if restrictions are in place. Gary Tamminga responded that they are comfortable with restricting the uses because office space was always the intention.

Wayne Harrall suggested if the board isn't comfortable rezoning both parcels then they could just rezone one. Dan Ophoff asked if the board could approve an ordinance that would require any development on the B1 parcel to be considered as a major amendment to the O-PUD. Jim Brown responded that the board could approve it that way.

Scott Conners, seconded by **Mark Prein** moved to set the Public Hearing for the rezoning at 3300 East Beltline to O-PUD on October 27, 2020.

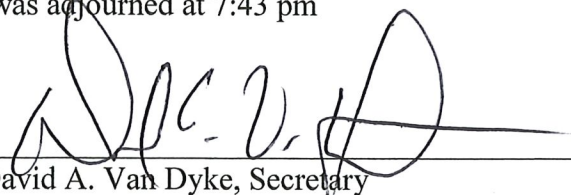
Motion approved, 7-0.

3. General Public Comment.

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

There were none.

It was moved by **Dan Ophoff**, seconded by **Doug Kochneff**, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 7:43 pm



David A. Van Dyke, Secretary