

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes
May 23, 2023**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, May 23, 2023, starting at 7:00 P.M. EST.

Present were Chair, Wayne Harrall, Secretary, Dave Van Dyke; Commissioners Doug Kochneff, Dan Ophoff, and Steve Waalkes. Also present was the Township Attorney, Jim Brown and Recording Secretary, Laura Peters. Absent: Vice Chair Scott Connors.

1. Approval of minutes from April 25, 2023, regular meeting:

Wayne advised that page 1, paragraph 1, to remove “in” from Minutes “in” Meeting. Page 3, paragraph 1, should read “tree removal”, not “tree remove”, and further on page 3, paragraph 2, it should read “walk out basement”, not “walk outs”.

Motioned by Steve Waalkes, seconded by Dan Ophoff, to have corrections made before approving the meeting of minutes from April 25, 2023.

Motion Approved: 5-0

2. Initial Review SLU Amendment – Porter Hills/Brio Living Services – Request for a 26- unit building to replace 4 duplex buildings at 3600 E. Fulton St. SE.

Applicant Presentation:

Kate Collins, Chief of Brio Living Services introduced the proposal.

Tom Covert, Project Engineer, discussed the proposed amendment for special land use. Four duplex buildings (8 units) would be replaced with a new 26- unit building, 3 stories high, with 26 parking spaces, half in garages and half on driveways. Currently, there are 318 dwelling units on the entire Porter Hills property prior to the new development. With the new development there would be a total of 336 units on the property

He also briefly discussed the building height (34 feet 9 inches at the rear wall, near the ravine), public utility service, the storm water drainages system, the need for a landscape plan, storm water plan, and lighting plan. The project’s architect also described the property building.

Attorney Review:

Township attorney Jim Brown gave the legal report on the project.

Wayne Harrall asked about guest parking.

Mr. Covert confirmed that there will be 22 to 48 parking spaces potentially with garage and driveway spaces within the building site, plus an existing, nearby guest parking area.

David VanDyke questioned if the area next to the west property line has heavy trees, and if current vegetation is to be taken out. He advised the developer to show the existing house, what the new development's elevation would be in relation to the house(s).

Mr. Covert referenced sheet 7 of plan noting that with the storm water and grading plans, the worst-case scenario would be taking all vegetation. with three to five trees being removed in the process. He indicated the landscape plan will show more vegetation than what was originally there and will plan on showing dimensions as well with visual representations of elevation.

Steve Waalkes advised that the planning commission would like to hear what neighbors have to say. Overall, he felt comfortable approving of the 67 ft setback. However, the storm water will determine a lot, along with the landscape plan.

Doug Kochneff advised to push forward to the public hearing with the developer providing visualization of the sight lines for the house next door and vegetation plans.

Wayne Harrall asked the developer if they will be ready to turn in all requests two weeks prior to the meeting?

Mr. Covert agreed with that deadline and confirmed that additional plans, etc. would be provided.

Motion by Steve Waalkes, seconded by Dan Ophoff to schedule a public hearing on the amendment to the special land use, on June 22, 2023, at 7:00 P.M.

Motion Approved: 5-0

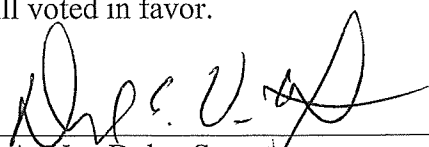
3. Continued Discussion of the GRT Master Plan Supplement No. 2

Wayne Harrall proposed to the Planning Commission two or three workshops' sessions on the proposed supplement. The workshop should start at 3:30 P.M. EST, around the second week of June, and working on one area at a time of the Charter Township of Grand Rapid's Master Plan Supplement.

Moved by Dan Ophoff, seconded by Steve Waalkes to set the first workshop for June 15, 2023 starting at 3:30 PM; and to authorize the sending of the required notice of intent to prepare the supplement to Master Plan, to the contiguous municipalities and the other agencies as required by the Planning Enabling Act. The motion was unanimously approved.

Approved
06/27/2023

Moved by Dan Ophoff, seconded by Steve Waalkes, Planning Commission meeting adjourned at 7:55 P.M. on May 23, 2023. All voted in favor.



David A. Van Dyke, Secretary