

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
MINUTES OF THE MARCH 25, 2004 SPECIAL MEETING**

A special meeting of the Grand Rapids Charter Township Planning Commission was held at the Township Hall at approximately 4:00 pm on March 25, 2004. Planning Commissioners in attendance were Chair Michael Fuller, Susan Lovell, David Van Dyke, Stephen Fry, Wayne Harrall, absent with notice James Saalfeld.

Order of Business: O'Charley's Restaurant, 1618 East Beltline Ave NE with the Eagle Run Site Condo PUD-4 a short presentation from Bruce Diephouse, also in attendance from O'Charley's Bob Potts, Jim Morgan and 4 other people in the audience. Sue Molhoek joined the meeting at 4:07 pm.

Conditions of Approval:

1. Building setback from the East Beltline must align with Applebee's building.
2. Average Parking setback from the East Beltline must align with Applebee's parking lot.
3. Wall Signage approved for 2 signs not to exceed 32 sq ft total, no one larger than 24 sq ft.
4. Sidewalk along north side of Eagle Run to extend to Grand Crest Dr and extend sidewalk along east side of Unit 3 to connect to proposed sidewalk per plan.
5. Applicant to provide 5 bicycle parking spaces.
6. Berm and landscaping subject to staff review for compliance with Zoning Ordinance requirements. Special attention should be paid to applicant's commitment for landscape screening at the "cooler" area and the property boundary by Tutor Time. Taller landscape materials will be planted and the cooler must meet the 11 ft. setback requirement.
7. The development monument sign is subject to setback requirements of the zoning ordinance.
8. Parking lots are required to have curbs at all entrance drives, landscape islands and the plan will need to be altered to meet the parking lot island requirements of Section 23.4 (6) of the Zoning Ordinance.
9. Parking requirements must meet the general office standard of 1 space per 300 sq ft of building in addition to 90 spaces for the daytime restaurant use. This will result in a reduction in office building size of approximately 10%. Should service

retail be requested at a future date in the office buildings the applicant will need to provide evidence of sufficient parking as a condition of approval.

10. All initial conditional approval authorized by Ordinance 382 apply unless specifically referred to in this final approval, project is subject to Site Plan Review Committee review and approval.

Susan Lovell

Susan Lovell, Secretary