

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes of the April 22, 2003, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, April 22, 2003, at 7:30 p.m.

Present were Chair Michael J. Fuller, Vice-chair Susan Molhoek, Commissioners David A. VanDyke, Rusty C. Merchant, and Stephen C. Fry. Also present was Township Planner Susan Thomas. Absent were Secretary Susan B. Lovell and Commissioner Wayne A. Harrall.

1. Approve minutes of the regular meeting of March 25, 2003.

David VanDyke, seconded by Rusty Merchant, moved to approve the minutes with corrections stated. Motion passed unanimously.

2. Further consideration of Brent Dennis' request on behalf of Fredrik Meijer Gardens to amend their Special Land Use to allow for the addition of a 375-space parking lot at 1000 East Beltline Avenue NE.

Brent Dennis summarized the modifications from the previous plan. He also stated that they did meet with the surrounding neighbors and the neighbors are in favor of the new plan.

Darwin Feuestein, Progressive Engineering, reviewed the new site plan. Changes to the previous plan includes: orientation of the parking aisles east/west; removal of greenery inside the parking lot; reduced the size of the parking lot by 59 spaces; a large portion of the existing vegetation was left at the southwest corner outside the fence; the fence was moved inward; reconfigured drainage system; moved the parking lot to the north; and reduced light spilling onto Bradford Street.

The Commissioners would like to express their gratitude to the Gardens for meeting with the neighbors and changing the plan to meet what the Commissioners and neighbors were looking for.

Susan Thomas summarized her staff report dated April 14, 2003.

Stephen Fry, seconded by Susan Molhoek, moved to approve with the following conditions:

1. The Commission finds the proposed Special Land Use amendment meets the standards of Section 16.1(b) of the Zoning Ordinance for Special Land Uses. Approval is for the Site Plan dated May 31, 2003.
2. The applicant shall meet the requirements of the Township Engineer in his letter dated April 17, 2003.

3. The applicant shall install gates to control vehicular access to the proposed parking lot and manually controlled lighting to allow access to the parking lot and operation of the lights only when needed for an overflow event.
4. The applicant shall install a shelter or other type of cover for the tram stop.

Motion passed unanimously.

3. Further consideration of Luke Kamps' request on behalf of L&T LLC for Preliminary Site Condominium approval of a 17-unit site condominium development known as Lankamp Place at 2447 and 2457 Leffingwell Avenue NE.

Rick Pulaski, Nederveld Associates, is requesting preliminary site condominium approval for a proposed development at 2447 and 2457 Leffingwell Avenue NE to allow for the construction of a 17-unit single-family site condo. The project contains approximately 10 acres and is zoned R-1, Single-Family Residential and Agricultural. He addressed drainage by summarizing the sediment basin, water flow, and water elevation. Mr. Pulaski also spoke regarding meeting with neighboring resident to the south, Mr. Jerry Southland, regarding different options for the road with retaining walls and grading.

Sue Thomas summarized her staff report dated April 17, 2003.

Susan Molhoek asked about the ownership of outlot "D" on the north side of the proposed private road entrance.

David VanDyke asked questions regarding the existing home on outlot "D" and feels the lot should be combined with the adjacent lot in the proposed site condo. He is concerned about the retaining wall and the height of it. Mr. VanDyke would like to hear from property owner, Jerry Southland, to see what his feelings are.

Susan Lovell joined the meeting at this time.

Stephen Fry also feels this outlot "D" and the adjacent site condo lot should be combined as one.

Jerry Southland spoke regarding his property and stated that he has never seen these later plans and has several concerns about a retaining wall being at least six feet outside his bedroom window. He feels this wall would violate the Township Ordinance and states that this would be a liability with children playing. He is concerned also about the pond and water collecting in his yard.

Michael Fuller spoke regarding Mr. Southland's land, grading, and the retaining wall.

Stephen Fry asked about the site plan and where the wall starts and stops.

Luke Kamps spoke regarding the landscaping and the retaining wall. He stated that the wall is only five feet in height and how he would not like to have a guardrail on top; he would like to have a custom-made iron rail to enhance its look. Mr. Kamps stated that this wall is very attractive and will be made to look earthy, not like poured concrete.

Michael Fuller feels the Southlands are going to be looking at the wall and states the Southlands needs to be satisfied before approving. Mr. Fuller would like changes to be made to the plan before approval. Changes include: a clearly defined landscape plan; a revised plan identifying the six foot wall with a drawing of it; additional rip rap for the berm and the pond; Kent County Road Commission approval; the Southland's driveway needs to be addressed; comply with the Moore and Brugginks letter of April 17, 2003; a determination if an additional culvert is needed; and would like to see the lots combined as one.

Stephen Fry, seconded by Rusty Merchant, moved to table for plan revisions. Motion passed unanimously.

3. Public Hearing on Brad Hansen's request on behalf of Labelle Management to rezone property addressed 1501 East Beltline Avenue NE from R-1 to PUD-2 to allow for the construction of a restaurant and 36-unit multi-family housing development known as Ledgestone PUD-2.

David VanDyke did not participate in the discussion of the matter, and left the meeting room, because of a conflict of interest.

Jean Wodarek, Driesenga & Associates, is requesting a rezoning from R-1 to PUD-2 to allow for a restaurant and multi-family housing development on a 6-acre property at 1501 East Beltline Avenue NE. Ms. Wodarek spoke on modifications to the site plan. The overview is: reduced apartment density by 10%; added a play area; 22.8% open space; overall lot coverage 58%; added berming and landscaping; reorientation of the Bennigan's parking lot; added another entrance to Bennigans; traffic study was completed by Progressive Engineering and was given to MDOT; adequate fire truck turning radius; internal landscaping for the Bennigans site; and added eight parking spaces.

Sue Thomas summarized her staff report dated April 17, 2003. She also addressed a letter, dated April 17, 2003, from Deputy Fire Chief Bob Versluys stating that the fire trucks need more room for turning around. Sue reviewed a letter, dated April 17, 2003, from Township Engineer Bob Bruggink and a letter from resident, Susan Burt, stating concerns.

Rusty Merchant, seconded by Susan Lovell, moved to open the public hearing. Motion passed unanimously.

Art Spalding, counsel representing both Windcrest condo associations Residents concerned about looking at this development. Mr. Spalding had everyone in the audience that is opposed to this development to raise their hands. Approximately 45 people raised their hands. He stated that residents are concerned about food odors; hours of operation; noise of patrons exiting the establishment late in the evening; and traffic issues. He feels that this development does not comply with the Zoning Ordinance because of density and the effects on adjacent properties, reasonable compatibility, and land values. He states the protection of residential and office uses should be done in a manner, which protects and buffers from light and noise. He stated that the proposed restaurant must meet these Zoning Ordinance standards in Section 12.8(2)(b): the restaurant is designed for and will primarily serve those who live and work in the PUD district. He stated that the existing restaurants in the area are buffered from residential areas by office buildings. He asked the Commission to recommend denial of this PUD to the Township Board.

Terry Forg, Hudsonville

States that there would be an office building buffering the residents from the restaurant.

Scott Morgan, with a marketing company hired by the property owner (Grubb & Ellis/Paramount)

Feels that it is nearly impossible to find an office buyer for the property.

Brad Hansen, Mt. Pleasant, MI, representing Labelle Management

He addressed the flat roof issue of the restaurant. He also stated that the restaurant would be there before the apartments would be built, so buyers can decide whether to live there. He spoke about the food smells.

Judy, 3146 Windcrest Court NE

Asked the Commissioners to keep their hearts open to the resident's concerns.

Nancy Sonke, 3094 Windcrest Way NE

Traffic concerns and property values. She is also concerned about traffic.

Christine Wojtaszek, 3187 Windcrest Drive NE

Asked about the MDOT report concerning the traffic impact. Concerned about traffic noise.

Sue, representing her parents at 2982 Windcrest Way NE

Concerned about the property overlooking dumpsters and carports. Drainage and traffic concerns.

Berry Huizinga, 3016 Windcrest Way NE

Drainage concerns and would like this addressed. Also concerned about traffic safety.

George Tivador, 3006 Windcrest Way NE

Drainage concerns and flooding of residents. Addressed the play area and having rental property near the condos.

Susan Lovell, seconded by Susan Molhoek, moved to approve closing the public hearing. Motion passed unanimously.

Susan Lovell, seconded by Rusty Merchant, moved to deny for the following reasons: this development does not meet the standards of the Zoning Ordinance. Motion fails.

Rusty Merchant, seconded by Susan Molhoek, moved to table for further discussion by the Planning Commission. Motion passed.

The meeting was adjourned at 9:59 p.m.

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Susan B. Lovell