

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes April 24, 2012**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, April 24, 2012 at 6:59 pm.

Present were Chair Wayne Harrall, Commissioners; Mark Prein, Dave Pierangeli and Beverly Wall. Also present were Township attorney Jim Brown and Planner Administrator David M. Pasquale and Clerical Assistant Kara Hammond. Steve Fry, Dave VanDyke and Brandon Stewart were absent.

1. Approve minutes of March 27, 2012.

Bev Wall, seconded by **Dave Pierangeli**, moved to approve the minutes with the following changes;

- p. 1, last paragraph, change the word 'being' to 'begin'
- p. 2, 2nd paragraph under the 3rd item number, change the word 'grad' to 'grade'
- p. 2, 4th bullet under the 2nd motion, add the words "Township Park" between 'the' and 'Master Plan'

Motion approved unanimously.

2. Public Hearing – Forest Hill Center PUD – Final development plan and rezoning to NC-PUD consideration and recommendation to the Township Board.

Tom Lawrence, owner of 850 Forest Hill and Forest Hill Center LLC, presented the proposed development;

- presenting a modified design plan
- revision explanation: after discussion with the Kent County Road Commission, the previously proposed entry will not work
- moved the buildings around, changed the parking lot in front of building B and moved building A (*note: no change was made to the size of the proposed buildings)
- widening one lane for vehicles exiting and delivery vehicles
- welcoming driveway between building A and B
- 2 access points on Delray will remain the same
- expecting letters of intent to lease from at least 3 tenants from "target markets"

Wayne Harrall asked Tom Lawrence to explain what he means by a "target market". Tom Lawrence explained he would like to see a jeweler in there, noted he is talking with a medical service provider and sit down family restaurant, and higher end card shop. Tom said his idea of the "target market" is what is really needed in the community.

Paul Henderson, the project's engineer, also gave a brief presentation on the proposed development;

- site layout is substantially the same, significant changes mainly made to building A
- several onsite changes (ex; moved building A closer to Forest Hill Ave)

- added on-street parking along Delray
- added a loading area on Ada Drive – one-way in and out, 16 ft. wide, which is a short term delivery/loading area
- addressed storm water issues with Township Engineer (25 year rain event is sufficient)

Attorney Jim Brown gave the legal report.

Planning Administrator Dave Pasquale gave the staff report.

Mark Prein asked if there would be a second floor on building A. Jim Winter-Troutwine answered and gave a brief presentation on the proposed development;

- 2 buildings; 1 is 6,240 square feet, 1 is 10,845 square feet so total area of both buildings is approximately 17,085 square feet
- building footprint has not changed
- store fronts will all be uniformed and will be using lots of bricks
- added some (small) tile design to buildings
- not all building roofs are flat
- heating and cooling and venting units will be on the roofs but set-back far enough to be out of sight from ground level
- proposed signs will be flat panel, all uniformed, modern signage
- lighting will not affect any residential area
- total signage proposed is 50 square feet, less than the amount allowed

Mark Prein, seconded by **Bev Wall**, moved to open the Public Hearing at 7:36 pm.

Motion approved unanimously.

Patricia Vorel, 4525 Hersman St SE, is opposed to the proposed development. She stated they already have all the proposed retail places and does not believe we need anymore.

Bill Venneman, 850 Delray Ave SE, is also opposed to the proposed development. He explained people already speed on the road, expressed there is currently not enough parking for that area and believes having a sidewalk is very important to them as well.

Bev Wall, seconded by **Dave Pierangeli**, moved to close the Public Hearing at 7:41 pm.

Motion approved unanimously.

Wayne Harrall commented on the sidewalk issue on Delray and explained he feels that the pedestrian element is important and there is room within the right-of-way.

Mark Prein questioned the on street parking. Wayne Harrall stated it is already happening and if the applicant accommodates to that area it will help with the issue.

Wayne Harrall noted the loading area is not allowed in front of the building. Jim Winter-Troutwine agreed and noted it is unique and was given a lot of thought. It is a four sided, four entry building and has no need for a loading dock, but the drive may be useful for any delivery vehicles that may be there for a lengthy amount of time.

Wayne Harrall clarified it will circulate west to east with a one in, one out movement. Paul Henderson said that was correct and explained the drive is not sized for semi-trucks, more for a side loading van type of vehicle. Dave Pierangeli questioned if the service drive will impact the green space requirements at all. Jim Brown noted there is not an issue with green space. Mark Prein believes this issue may create more of a headache in the long run, gave the example; a 12 ½ foot wide drive, 3 vans already pulled in and the last one in wants to be the first out, he is going to back up onto Ada Drive.

Wayne Harrall touched on the parking and issues with already parking issues on Delray Ave. Paul Henderson stated if they need more parking spaces, they could eliminate some green space. Wayne Harrall explained they cannot use the on-street parking as part of the proposal. Bev Wall questioned if employee parking had been addressed. Paul Henderson stated he does not know what kind of uses they will have so they are acting on the conservative side.

Mark Prein asked if the meeting with the neighbors included discussion about on-street parking or sidewalks. Paul Henderson noted he does not believe either were shown or presented to the neighbors at that time.

Bev Wall, seconded by **Mark Prein**, moved to table the request until the May meeting and gave the applicant the following items to address;

- sidewalk along Delray Ave
- elimination of drop-off drive along Ada Dr
- provide a plan that would accommodate proper parking within the site
- provide a signage plan
- show landscaping buffer along Forest Hill Ave to be 25 ft. and Delray Ave
- provide a lighting plan/study

Motion approved unanimously.

3. Public Information Meeting – Cielo Site Condominium, Step 3 – Review of site plan, consideration and recommendation to the Township Board.

Kevin Rooisen gave the presentation of the proposed site condominium;

- 20 unit single family development
- individual well and septic
- open space meets requirement
- still 20 units, but dimensions have changed
- boulevard island entrance
- 35 ft. setback from neighbors garage
- nothing but sand, which is suitable for building sites
- entry placed for less intrusive headlights on homes on the north side of Knapp Court
- talked about unit 19 and the accessibility (4:1, with depth)
- explained the differences/changes in proposed lots and asked to have the freedom to build freely on the lots (referring to units 1-4, adjacent to Knapp Court, to be front facing on the lot)
- 50 ft. section as no-disturb (everything south of the proposed detention pond)
- propose the 2nd coat of asphalt be done at 75% of the homes constructed

Attorney Jim Brown gave the legal report.

Planning Administrator Dave Pasquale gave the staff report.

Wayne Harrall clarified the commissioners are recommending this to the Township Board for preliminary approval. Jim Brown and Dave Pasquale stated that was correct.

-Public Comment was opened at 8:27 pm.

Patricia Clark, 4560 Old Grand River Trail, is opposed to the project;

- asked what the cost of the homes and the lot sizes were
- questioned the impact on the trees
- concerned with the width of Knapp Ct

Wayne Harrall noted Knapp Ct was repaved 2 years ago and there are no plans for widening the road.

Mike Boluyt, 4435 Knapp Ct, is opposed to the project;

- stated he did not receive a notice for the public hearing
- traffic is ridiculously busy and people speed on Knapp Ct
- road is currently over-serving way too much traffic

Brenda Boluyt, 4435 Knapp Ct, is opposed to the project;

- no sidewalks and that is a major concern (shoulders are very minimal)
- large lack of visibility on Knapp Ct
- safety of road is her biggest concern

Vladimir Ferrer, 4640 Catamount Trail, is opposed to the project;

- lives in Catamount and faces directly toward the new (proposed) development
- traffic and speed issues and concerns with both as well
- this (proposed) development infringes on the integrity and privacy of the already developed lots

Susan Smalley, 4415 Knapp Ct, is opposed to the project;

- her driveway is directly across from the proposed development
- not happy with the proposed development
- traffic issues, speed on the road
- asked if signage had been proposed (stop signs, etc...)
- asked what will the run-off do to the water table
- concerned with the topography
- sand removal
- how many builders will be involved

Wayne Couwenhoven, 4575 Knapp Ct, is opposed to the project;

- not a normal residential street, the street is barely adequate for the existing traffic
- concerned with sidewalks, or the lack there of

Dan Fowler, 4425 Knapp Ct, is opposed to the project;

- agrees with all the previous comments
- should not be inconvenienced by construction trucks and feels construction traffic should be moved off Knapp Ct at all times

Luanna Seyffert, 4535 Knapp Ct, is opposed to the project;

- wants to keep the beauty of the street
- water run-off is a major concern
- turning left on to Knapp Street is becoming very dangerous
- no alternative exit to the proposed development
- concerned with the overwhelming use of the wells and the impact on the water pressure

Joann Fowler, 4425 Knapp Ct, is opposed to the project;

- same concerns with traffic, width of the road, etc...
- asked if the development will be a gated community

Carmen Ferrer, 4640 Catamount Trail, is opposed to the project;

- lack of green space in their backyard
- impact on kids catching a bus to school (safety issue)

Wayne Harrall read a letter submitted by the resident, Eric Buth, at 4490 Gray Fox Lane, who is also opposed to the project.

-Public Comment was closed at 8:56 pm.

The applicant's engineers and architects answered/touched base on the public concerns of run-off and drainage.

Dave Pierangeli asked the applicant if the development would indeed be a gated community.

The applicant stated it would not be and addressed some of the public concerns;

- most of the lot sizes will be larger than the lot sizes in Catamount
- no detrimental effect to people's property values
- safest possible point for the entry drive and also the most accommodating

Wayne Harrall asked if a second exit (for emergencies) was required with 20 units. Attorney Jim Brown stated a second exit is not required. Wayne also noted the street meets all the requirements for a private street.

Mark Prein questioned the easement at unit 11. Paul Henderson stated it could have been for possible future expansion for Catamount.

Wayne Harrall stated the catch basin grates will have to be adjusted to the base course of asphalt. Kevin Roosien stated they will have that detail on their construction plans.

Wayne Harrall touched on the Township engineer's comments.

Mark Prein, seconded by **Bev Wall**, moved to approve the resolution as provided by legal counsel and the plan dated 4/13/12, with the following changes;

- Do-not disturb area added along the east side of lots 4 & 5
- Landscaping added between lots 4 & 5, and opposite the proposed retention area a requirement to have pine trees planted between retention pond and the east property line
- Catch basin set to base course and be raised for final course
- Condition mandatory that water main be added if expanded/becomes available
- Top course of asphalt be established and completed within 4 years or 15 units
- Unit 19 ingress/egress easement dated 4/24/2012 approved
- Lots 1-4 will have a 75 ft. rear yard setback from Knapp Ct minimum

Motion approved unanimously.

4. Public Information Meeting – Balsam Waters – Site Condominium amendment.

Jack Baar presented the changes;

- additional lot
- changed the lot lines, found one that fits better
- 4 house styles
- fits better than previous plan, can be positioned within the lot sizes proportionately

Attorney Jim Brown gave the legal report.

Planning Administrator Dave Pasquale gave the staff report.

-Public Comment was opened at 9:33 pm.

No one spoke during public comment.

-Public Comment was closed at 9:33 pm.

Mark Prein questioned how to prevent the home on lot 33 from infringing on the neighbor. Wayne Harrall suggested a no-disturb zone. Jack Baar agreed that should provide a decent buffer.

Mark Prein, seconded by **Bev Wall**, moved to approve the adopted resolution with the following change;

- No-disturb line be increased from 10 ft. to 25 ft. from north property line of lot 33

Motion approved unanimously.

****Mark Prein, seconded by Bev Wall, moved to switch item numbers 6 and 5 on the agenda. Request approved unanimously.****

5. Informal Discussion – Rainier Investments, LLC – Proposed PUD district to replace LC-PUD at 3 Mile and East Beltline.

John Flyte, representing Spectrum Health, gave the presentation;

- looking at building a multi-practice special clinic
- foster patient to physician and physician to physician environment
- working towards due-diligence and water/sewer plans for this site
- looking for feed-back on the conceptual plans
- reviewed draft ordinance and in compliance
- traffic study will be done as required by MDOT

Wayne Harrall noted a letter from a resident on Dunnigan Ave who had some concerns with the proposed access to Dunnigan. John Flyte stated he does not want their site to be a site people would travel through anyway.

Attorney Jim Brown gave the legal report.

The commissioners talked about the zoning and progression of the proposal.

Bev Wall, seconded by **Mark Prein**, moved to tentatively approve the draft ordinance and schedule a Public Hearing for May 22, 2012.

Motion approved unanimously.

6. Discussion – Allowing wall signs facing expressways and in C-1 and C districts.

Attorney Jim Brown gave the legal report and held a discussion with the commissioners.

Due to the absence of three of the commissioners, the four present commissioners decided to continue the wall sign discussion at the meeting in May, that way all the commissioners will be present for the discussion.

7. General Public Comment.

No one was present for general public comment.

8. Update from Township Planning Staff and FYI items.

Planning Administrator Dave Pasquale noted there will be a meeting in May.

The meeting was adjourned at 10:45 pm.



David A. VanDyke – Secretary