

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the April 27, 2004, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, April 27, 2004, at 7:30 p.m.

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

1. Approve minutes of the regular meeting of March 23, 2004.

Susan Lovell, seconded by Susan Molhoek, moved to approve the minutes with corrections stated. Motion passed unanimously.

2. Approve minutes of the special meeting of March 25, 2004.

Wayne Harrall, seconded by David VanDyke, moved to approve the minutes with corrections stated. Motion passed with James Saalfeld abstaining.

3. Correspondence from Mark Van Tongeren, regarding last month's meeting.

Received and filed.

4. Consideration of John Halland's preliminary site condominium plan for the 54-unit Ryann Ridge Site Condominium on Forest Hill Avenue, south of Forest Hill Court.

John Halland spoke regarding the 54-unit Ryann Ridge Site Condominium. He stated that Unit 22 does meet the lot width requirement. He also spoke about the density of the proposed development being 2.3 dwelling units per acre.

Susan Thomas summarized her staff report dated April 20, 2004. Sue mentioned that a letter was received from Township Engineer, Bob Bruggink, dated April 20, 2004. There were also letters received from Township residents.

The Commissioners asked questions regarding the aesthetics of the sanitary sewer lift station; trees planted on neighboring properties; storm water detention pond; lighting; and the location of manholes with respect to traveling lanes of the road.

Mike Van De Bogert, 4725 Forest Hills Court, spoke regarding the Township Ordinances and the impact of traffic. He is also concerned about the overuse of electrical power and blackouts.

Jim Feenstra, 4760 Forest Hills Court, spoke regarding the impact of storm water runoff. He also spoke about the sanitary sewer easement and the clearing of trees. He suggested taking out four lots and shifting the whole development south. He is also asking for ranch style homes adjacent to his property.

John Rupke, 324 Forest Hill Avenue, stated that there should be a traffic light at the entrance of the development.

Sue Hieronymus, 4779 Forest Hills Court, concerned about the quality of life.

Earl Goodrich, 4750 Forest Hills Court, spoke in opposition to the proposed development. He is concerned about storm water run off.

Tim Karsen, 386 Forest Hill Avenue, would like one-story homes so they are less imposing to neighboring properties. He would like a provision that the trees be planted before construction.

Keith Clinton, 236 Forest Hill Avenue, feels that if the developer meets the Ordinances than the Commission has to pass the request.

Mike Berghoef, 4671 Braeburn Street, spoke in opposition to the development. He questioned the integrity of the developer.

Josh, 4600 Forest Hills Court, spoke in opposition to the development. He urges the Township to make the developer work with the neighbors.

Charles Sharrow, 258 Forest Hill Avenue, would like the Township to follow the Township Ordinances.

Susan Molhoek, seconded by David VanDyke, moved to close public comments.

The Commissioner's concerns:

The developer not working with neighbors; the lack of documents given to the Commission on time; what is the purpose of Outlot B; trees should be located on the developer's own property; tree height on north end of property; street lighting; evergreens should be spruce trees; grading should accommodate storm water run off to the south; where will the drainage outlets be located; will there be a development sign; and lots one, two, and three seem too small.

Stephen Fry, seconded by Susan Lovell, moved to table this item to let the developer revise the site plan to meet the concerns of the Commission. Motion passed unanimously.

5. Public hearing on Bill Papke's request to rezone property from R-1 to PUD-1 to allow for the construction of a 34-unit condominium known as the Enclave at 3282 Cascade Road SE.

Bill Papke spoke regarding the proposed site plan dated April 15, 2004. He spoke about the density, utilities, storm water drainage, grading (to be minimized to protect the natural topography), green space, cul-de-sac diameter, neighbor's concerns, tree buffer, wetland study, aesthetics, and lighting.

Susan Thomas summarized her staff report dated April 19, 2004, Township Engineer Bob Bruggink's letter dated April 19, 2004, and Deputy Fire Chief Bob Versluys' letter dated April 21, 2004. She also mentioned that the Township received three letters from residents.

Stephen Fry, seconded by Susan Lovell, moved to approve opening the public hearing. Motion passed unanimously.

Calvin Jeter, 498 Ashton Court, feels the development is too dense.

Gary Degraaf, 421 Ashton Court, concerned about density and traffic. He also turned in three letters from other neighbors in opposition.

Doug Brott, concerned about the gate, traffic, and would like to thank the developer for his efforts with the development.

Chris Afendoulis, 240 Edge Hill Dr., likes the development but would like to see it less dense. He is also concerned about traffic.

Bob Hext, 260 Edge Hill Dr., would not like to see the zoning changed.

Frank Lynn, 3446 Devon Dr., feels this area is too dense.

Stephen Fry, seconded by James Saalfeld, moved to approve closing the public hearing.

Commissioner's concerns:

Concerns about stacking at the entrance gate; cul-de-sac diameter; insufficient amount of guest parking; in ability for on-street parking; Unit #23 backyard too small; units too close to the road to park in driveways; ten foot between buildings seems too close; Unit 1 too close to Cascade Road; Unit #13 too tight in the curve; bigger stacking area at the entrance; and discussed the possibility of sidewalks.

Susan Lovell, seconded by Stephen Fry, moved to table until the next meeting or work session (deemed by the Township Planner) so the developer can address the Commission's concerns. Motion passed unanimously.

6. Public hearing on Randy Dice's request to rezone property from R-1 to PUD-5 to allow for the construction of several office/retail buildings at 2301 East Beltline Avenue NE for a development known as Herkner Village.

Randy Dice spoke regarding the request to rezone the property at 2301 East Beltline Avenue from R-1 to PUD-5.

Architect Wayne Visbeen summarized for the Commission the site plan dated 4-16-04.

Susan Thomas summarized her staff report dated April 21, 2004 and Township Engineer Bob Bruggink's letter dated April 19, 2004. She also mentioned that the Township has received correspondence to this issue.

Susan Lovell, seconded by David VanDyke, moved to open the public hearing. Motion passed unanimously.

Jack Stegmeier, 2324 Leffingwell Ave., concerned about storm water run off. He is in favor of this plan.

Gary Kuyper, 2436 Greenings Ave., gave the Commissioners 48 signatures of neighbors in support of this development.

Mark Lanning, 2414 Greenings Ave., spoke in support of this project.

John Kandra, 2435 McIntosh Ave., spoke in support of the development.

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

Commissioner's concerns: Sanitary sewer access; vehicular traffic circulation; pedestrian access; additional landscaping; insufficient onsite parking; lack of dumpster sites; M-DOT access; the City of Grand Rapids access; storm water run-off; and development sign to be shown.

Susan Lovell, seconded by Susan Molhoek, moved to approve the rezoning to PUD-5 and the conceptual approval of the site plan dated April 16, 2004. Motion passed unanimously.

The meeting was adjourned at 10:52 p.m.

Susan B. Lovell