

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the May 25, 2010 Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, May 25, 2010 at 7:00 pm.

Present were Chair Susan Molhoek, Vice Chair Stephen Fry, Secretary Wayne Harrall, Commissioners; Mark Prein, David VanDyke and Beverly Wall. Also present were Township Planning Director Richard Sprague Jr. and Treasurer Clerical Assistant Kara Ronda. Commissioner Edward J. Robinette was not present.

1. Approve minutes of April 27, 2010.

Mark Prein, seconded by **Steve Fry**, moved to approve the minutes with the following changes;

- p. 2, 3rd bullet under item #3, insert the word “additional” between 43 and spaces
- p. 2, 1st bullet under Rick Sprague, change “allowed” to “require”
- p.2, 2nd bullet, remove “to exceed the Zoning Ordinance by” and insert “an additional” after the word requesting and before 31
- p.2, 2nd bullet, insert “above the required 125” after the word spaces and before the word which
- p.4, the sentence beginning Dave VanDyke, insert the word “review” between to and the

Motion passed unanimously.

2. Previously Tabled – PUD Amendment for Parking – 618 Kenmoor Ave.

Bob Cooper, Global Forex Trading, explained the landscape plan had been revised since the last meeting.

Kirk Vandenberg, Katerberg Verhage, clarified the revisions made to the landscape plan;

- offered an additional 10 trees, 5 deciduous and 5 evergreen
- planted 20, now adding an additional 10

Susan Molhoek noted she did not see a “No Disturb” line shown on the plan. Susan explained a “No Disturb” line should be identified or established on the plan for this owner and any future owners. Kirk Vandenberg stated there is a “No Disturb” line, but it is shown on a larger plan.

Steve Fry asked if the date was shown on the current plan. Kirk Vandenberg stated it was May 10, 2010.

Rick Sprague gave the staff report and noted some items:

- the landscape plan for the entire site is currently in violation of the original approval
- the applicant has been working on a revised plan to provide the screening originally intended by the PUD ordinance
- plan has been adjusted, adding 10 additional trees to buffer “holes” in the landscaping
- staff recommends requiring a “No disturb” line and the Township access to review landscaping within 12-18 months

Dave VanDyke, seconded by **Bev Wall**, moved to open the Public Hearing at 7:13 pm. **Motion approved unanimously.**

Paul Rissi, 4228 Baywood

- provided a packet which included detailed items of the events that have occurred over the past year
- challenged if the landscaping plan meets substantial screening according to Ordinance 220

Steve Fry, seconded by **Bev Wall**, moved to close the Public Hearing at 7:30pm. **Motion approved unanimously.**

Dave VanDyke asked if GFT has restored outdoor lighting to the previous levels. Rick Sprague stated GFT had lowered the lighting on the back of the building.

Bob Cooper, of GFT, noted the following:

- in Nov. the biggest complaint was the lighting issue, which coincided with the leaves dropping off the trees and the lights on the second level; GFT agreed it was very bright
- neighbors requested the lighting be reduced from the second level to the first level, and GFT did that
- not able to turn the lights on in the NE corner at this time because GFT can not replace the ceiling with matching tile in Mr. Peter Cook’s office

Dave VanDyke questioned if the restored lighting had been accomplished. Bob Cooper clarified the lighting had been restored to meet the neighbors concerns.

Steve Fry explained he had counted over 52 additional trees on the new landscape plan. He stated the neighbors may have lost 10 years of growth, but feels the applicant did it because the original growth was dying.

Bev Wall suggested making sure the 12-18 months review to insure vegetation was included in the motion. Steve Fry agreed and validated her suggestion.

Steve Fry, seconded by **Wayne Harrall**, moved to approve the request for the site plan changes with the following:

- change the date from March 15 to “May 10” in (b) under Section 2 in the attorney’s draft ordinance
- add “an additional” between the word of and 43 in (a) under Section 2 of the attorney’s draft ordinance
- require a “No Disturb” area clearly be shown on the plan
- applicant to allow Township access to review landscaping within 12-18 months to insure the vegetation survives, those that die are to be replaced

Motion approved unanimously.

3. Public Comment.

Gayle Rissi, 4228 Baywood, stated she does not feel she is being substantially screened.

4. Update from the Township Planning Director.

Planning Director Rick Sprague noted there will be a meeting in June regarding Celadon New Town expanding more residential, and Meijer Gardens special land use approval.

The meeting was adjourned at 7:43 pm.

Wayne A. Harrall - Secretary