

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes May 30, 2013**

A rescheduled meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Thursday, May 30, 2013 at 4:00pm.

Present were Chair Wayne Harrall, Vice Chair Stephen Fry, Secretary David A. VanDyke, Commissioners: Bev Wall, Dave Pierangeli, Mark Prein and Scott Conners. Also present were Township Attorney Jim Brown, Planning Assistant Kara Hammond and GRT Cooley Law School intern Jim Fortney.

1. Approve minutes of April 23, 2013 meeting.

Steve Fry, seconded by Bev Wall, moved to approve the minutes with the following changes;

- p.2, 7th bullet under Ron Nelson, change “separate turning” to ‘left turn’
- p.2, 14th bullet under Ron Nelson, change “118.5” to ‘118,500’
- p.2, 5th bullet under Cheryl Scales, add ‘for public street access’ to the end of the sentence
- p.2, 8th bullet under Cheryl Scales, insert the words ‘storm water’ between “extra” and “filtration”

Motion approved unanimously.

2. Work Session – GRT Master Plan Amendment – Review documents and discuss process for completion of Master Plan document by the 4th quarter.

It was noted that Consumers Energy has had a procedural change regarding the Street Light Special Assessment District and may want to be added to the ordinance.

Attorney Jim Brown went through all the new material on pages 11-18, asked if that was the approach the Planning Commission would like to take and explained he included possible content that may be entered in the final Master Plan. Jim also stated he reconsidered the boundary for the East Gardens area (which was talked about at the previous work session) and moved it back to Fulton Street.

A few changes were recommended by the commissioners;

- Move the last sentence of the first paragraph under ‘The Northeast Rural Area’ on page 17 to page 12, under number 2 item (f)
- On page 13 number 4; change 120 to 205

Mark Prein brought up the East Beltline and the current proposed 5 zones and wondered if the East Beltline should have its own area/zone. Steve Fry agreed and suggested reading through the new material to see how they feel.

Scott Conners, referring to the commercial uses on the top of page 14, questioned if the description is too specific (or not enough). Jim Brown stated they could list specifics under the uses with bullet points. Jim noted the Township has carefully defined the commercial and

residential areas, referring to Eagle Crest, and explained it may be helpful to illustrate the pattern the Township has successfully followed/initiated. Dave VanDyke said he would like to see more options available to the existing Eagle Crest area not just office use, stated a mixed use could be contemplated.

Mark Prein said he would like to describe the East Beltline Area/corridor more. The commissioners agreed and held a discussion about adding a 6th zone/area. Jim Brown suggested it could be called the East Beltline mixed use area.

Steve Fry said using the description of "single-family homes" on page 14 is too specific and would like to see it changed to 'residential uses'. Steve does not think it is necessary to be too specific, so it does not appear as "targeting". Steve also feels the areas not be lot line specific. Jim Brown said they need to have some boundaries (explain in text the map is used to *show* the districts and lines).

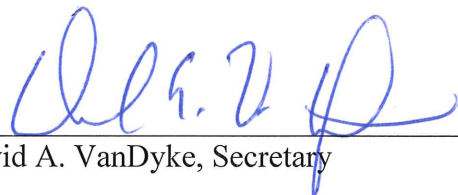
The commissioners discussed the proposed East Beltline Area and language that should (or should not) be used, as well as how specific (or not) lines and boundaries of the areas should be. The commissioners agreed on the East Beltline Area consisting of a ½ mile area (¼ mile on each side of the East Beltline).

The commissioners decided the best plan would be to look over the new material, come up with their own individual comments which they would submit to Kara by June 10, who would then compile all the input and send it to Jim Brown. A tentative meeting/work session is scheduled for the second week of July.

3. General Public Comment.

There was no general public comment given.

The meeting was adjourned at 5:11 pm.



David A. VanDyke, Secretary