

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes of the June 22, 2004, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, June 22, 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 Planners Susan Thomas and Richard Sprague Jr.

1. Approve minutes of the regular meeting of April 27, 2004.

Wayne Harrall, seconded by Susan Molhoek, moved to approve the minutes as amended. Motion passed unanimously.

2. Approve minutes of the special meeting of May 24, 2004.

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

3. Approve minutes of the regular meeting of May 25, 2004.

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

4. Election of Officers.

Susan Molhoek, seconded by Susan Lovell, moved to elect Michael Fuller as Chair of the Planning Commission.

David VanDyke, seconded by Susan Lovell, moved to elect Susan Molhoek as Vice-Chair of the Planning Commission.

Susan Molhoek, seconded by David VanDyke, moved to elect Wayne Harrall as Secretary of the Planning Commission.

All three motions passed unanimously.

5. Public hearing on amendments to the Grand Rapids Charter Township Zoning Ordinance within Chapters 19, 23, and 24.

Sue Thomas summarized the amendments for the Commissioners.

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

With no public comments, Wayne Harrall, seconded by James Saalfeld, moved to approve closing the public hearing. Motion passed unanimously.

Stephen Fry, seconded by Susan Lovell, moved to approve the text amendments to the Grand Rapids Township Zoning Ordinance within Chapters 19, 23, and 24. Motion passes unanimously.

6. Public hearing on John Halland's request for a rezoning from R-1 to PUD-1 at approximately 106 Forest Hill Avenue SE to allow for a 56-unit condominium project known as Gracepoint Condominiums.

John Halland summarized, for the Commission, the site plan and addressed concerns stated previously by Township staff.

The Commissioners asked questions regarding: number of actual units proposed; calculation of open space; name of the road; fencing; site distance on Forest Hill Avenue; and the parcel to the south.

Susan Thomas summarized her staff report dated June 15, 2004. She also mentioned that a letter was received from Township Engineer Bob Bruggink and a Township resident.

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

Sue Hieronymus, 4779 Forest Hills Court SE, spoke in opposition to the over-crowding of her neighborhood.

Laura Goodrich, 4750 Forest Hills Court SE, spoke in opposition to more development in the area.

Pat Vorel, 4525 Hersman SE, complained about traffic on Forest Hill Avenue.

Mike Burghoef, 4671 Rayburn Drive SE, spoke in opposition to the development.

Vivian Jawahir, 4675 Forest Hills Court SE, spoke in opposition to this development.

Mike Van De Bogert, 4725 Forest Hills Court SE, would like the land to stay R-1.

Perry Eckman, 494 Prestwick Ave. SE, would like the zoning to stay R-1.

Wayne Harrall, seconded by Susan Lovell, moved to close the public hearing. Motion passed unanimously.

Susan Lovell stated that she is against the rezoning for all the reasons stated by the public and because this development is not what the Township had planned for this area.

Wayne Harrall stated that he feels strong that this area should be kept R-1.

James Saalfeld stated that he feels this development does not fit this area.

Susan Molhoek stated that she is very concerned about traffic this development would create.

David VanDyke stated that there are issues that need to be resolved before the Township should look at this plan.

Stephen Fry stated that he is not convinced that the density is correct for this property.

Susan Lovell, seconded by Wayne Harrall, moved to deny this rezoning. Motion passed with Stephen Fry abstaining.

7. Consideration of Dale Kraker's request for Final Site Condominium approval of Phase 4 of the Arbor Hills Site Condominium, which contains several changes from its preliminary approval.

Zach Voogt, Eastbrook Development, spoke regarding Phase 4 of Arbor Hills Site Condominium.

Sue Thomas summarized her staff report dated June 14, 2004. She also mentioned the letter submitted by Township Engineer Bob Bruggink dated June 11, 2004.

David VanDyke, seconded by Susan Molhoek, moved to approve with the conditions mentioned in Bob Bruggink's letter dated June 11, 2004. Motion passed unanimously.

Sue Thomas was thanked for her service to the Planning Commission and Township.

The meeting was adjourned at 9:05 p.m.

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Wayne A. Harrall