

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes July 31, 2013**

A rescheduled meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Wednesday, July 31, 2013 at 3:30 pm.

Present were Chair Wayne Harrall, Secretary David A. VanDyke, Commissioners Mark Prein and Dave Pierangeli. Also present were Township Attorney Jim Brown, Supervisor Michael J. DeVries and Planning Assistant Kara Hammond. Vice Chair Steve Fry and Commissioners; Bev Wall and Scott Connors were absent.

1. Approve minutes of June 25, 2013 meeting.

Dave Pierangeli, seconded by **Dave VanDyke**, moved to table the approval of the minutes until the next regular meeting when all commissioners are present.

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.

Michael J. DeVries explained Jim Brown was having a difficult time coming up with an East Beltline Area, so Michael suggested they see the entire area first hand. It became apparent that it was going to be rather difficult to define a specific East Beltline Area as the Commissioners had previously requested. Jim thought it more appropriate to incorporate an 'East Beltline Area' including specific language within each district. Jim explained some areas are so limited to what could actually happen that it may be wiser to use the already proposed districts but be more specific when it comes to properties along the East Beltline. Jim explained he tried to do what the commissioners wanted, but found it was so difficult to define a specific East Beltline district.

Dave VanDyke added that in creating an additional East Beltline Area the commissioners would still have to include the area surrounding it and would in turn have two areas to consider instead of just one, making more work for themselves in the long run.

Mark Prein said his real concern is grouping too much together. Mark questioned how specific borders would be defined or different expectations for certain areas and asked where the commissioners would be able to draw the line. Mark explained that by putting so much in a big zoning district, there are no standards or criteria to guide them. Jim Brown stated the best way to solve that concern is with the narrative in the description of that particular area. Calling out the sensitive locations in each area and make sure those narratives are descriptive.

The four present commissioners conceded they liked the way the new draft was done.

Jim Brown explained some of the changes made to the draft, and the commissioners commented;

- p.4, 2nd paragraph: Dave Pierangeli asked if there was a definition for a "major" street. Wayne Harrall explained it is usually defined as a county primary road and stated the East Beltline is definitely a major street (roads with higher traffic volumes)
- p.4, 4th paragraph: Dave VanDyke stated he likes the way the second sentence of that paragraph now reads. Jim Brown said changing '~~single-family dwelling~~' to 'residential uses' sounds better and still leaves it open.

- Mark Prein stated the commissioners had gone through two area overview and did not touch base at all on the East Beltline.
- p.4. last paragraph: All agreed the last paragraph should be reinstated in the draft with additional changes and modifications; any changes in use must be beneficial, complementary and compatible with the Meijer Gardens and the area south of the Township hall to Leonard Street may be a mix of office and retail and may be redeveloped in a manner of respecting the neighbors to the east in keeping with/or similar manner as already established.
- p.6, 1st paragraph: All agreed the second and third sentences should be moved to the '**Future Land Uses**' category and read; *"A long-established residential use is located on a parcel at the northeast corner of East Beltline Avenue and Fulton Street. Should this parcel be proposed for redevelopment, the use should be of a residential nature, in view of the surrounding residential uses."*, and the last sentence be omitted.
- p.6: All preferred the term 'of residential nature', as opposed to 'of residential use'.
- p.6, 2nd paragraph: All agreed the third sentence should read; *"Lands adjacent to the north of Cook Valley Estates could be considered for additional retirement housing or residential nature"*.
- p.6: Mark Prein recommended omitting the use of 'Residential and' in The Southeast Cultural Area title to stay consistent throughout the entire document.
- p.7, 5th paragraph: Dave VanDyke noted the use of 'Residential and' in the first sentence and asked 'single family homes' be changed to 'residential uses'.
- p.7, last paragraph: Wayne Harrall asked the first sentence be changed to read; *"A new retail center on the south side of Ada Drive between Forest Hill Avenue and Delray Avenue has recently been completed."*
- p.9, 1st paragraph: Wayne Harrall thinks they are being too specific regarding access roads. Dave VanDyke would like the second sentence to read; *"Multi-family residential development could be considered."*
- p.10, 1st heading: Mark Prein stated each area should include the '**Current Educational, Institutional and Public Land Uses**' category as a matter of consistency.
- p.10, 5th paragraph: All agreed the last sentence should stay along the same lines as the target area language.

3. Informal Discussion – GRT Capital Improvement Plan (CIP) – Review draft CIP document for approval and recommendation to the Township Board.

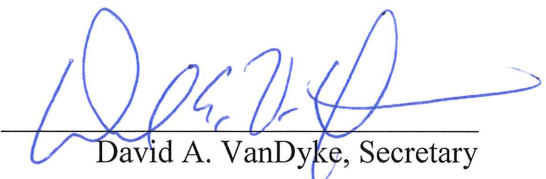
Mark Prein asked about including future water/sewer hook-up. Michael J. DeVries explained it is not necessary to include it in our CIP as the city of Grand Rapids already has a master plan for the water/sewer progression.

Wayne Harrall suggested the commissioners review the draft and possibly talk about it at the next meeting, or send any comments they may have to Kara Hammond.

4. General Public Comment.

There was no general public comment given.

The meeting was adjourned at 5:33 pm.



David A. VanDyke, Secretary