

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes September 24, 2013**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, September 24, 2013 at 7:00 pm.

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 and Planning Assistant Kara Hammond.

**1. Approve minutes of August 28, 2013 (rescheduled) meeting.**

Steve Fry, seconded by Bev Wall, moved to approve the minutes with the following change:

- p.2, under 'Page 20', delete "as listed on"

**Motion approved unanimously.**

**2. Approve minutes of September 11, 2013 (special) meeting.**

Scott Conners, seconded by Dave Pierangeli, moved to approve the minutes with the following change:

- p.1, item# 1, change the word "complete" to 'completion' in the title

**Motion approved unanimously.**

**3. Recommendation – Supplement No. 1 of GRT Comprehensive Plan – Resolution to approve tentative draft and recommendation to the Township Board for final approval.**

Dave Pierangeli asked about the traffic count on page 18 in which Wayne Harrall clarified the study was a one day, 24 hour period, study that took place during that year. Scott Conners suggested putting an \* at the bottom with a more specific clarification. Jim Brown suggested changing the title to 'Daily Traffic Counts at Selected Locations'. Bev Wall and Wayne Harrall agree with Jim Brown and clarified the title should read: "Average Daily Traffic Counts at Selected Locations".

The Commissioners made the following changes to Appendix, page iv;

- omit item #8
- add #11, Street Map

Mark Prein, seconded by Bev Wall, moved to approve the drafted Supplement No.1 of GRT Comprehensive Plan for recommendation to the Township Board for final approval.

**Motion approved unanimously.**

**4. Informal Discussion – Celadon.NewTown. – Review the rezoning application and set the Public Hearing for October 22, 2013.**

Brad Rottschaefer, president of Mosaic Properties & Homes, explained the proposed changes;

- Stated everything is almost complete, paving is scheduled and on the way shortly
- Create more green space
- Make pedestrian connection stronger to Celadon Drive

- Re-develop building D, reducing its commercial size and connectivity with Building C
- P.3, shows how all the ideas came together
  - o Increase in parking
  - o Licari's would like to add on (500 sq. ft.) and is included in the square footage (took 500 from building across the street)
  - o Table provided showed the change in percentages from original approval to the proposed
- P.5, (originally they were not allowed to have signage on Knapp Street) Now requesting the signage be amended to allow Neighborhood Services signage to front Knapp Street, in so doing they are asking to strike the monument sign (originally approved) on Knapp and asking for wall signage on Building D - (approved on Building D is a monument sign and Brad is proposing no monument sign and instead putting signage on the wall of Building D)

Steve Fry stated his biggest problem is signage. Steve also asked Brad to clarify the intent of the large plaza between C&D and questioned a possible outdoor café for C. Brad Rottschäfer stated that may be a possibility as that is what was originally planned.

Wayne Harrall had a question about the picture on the front cover of the handout regarding the awning that is shown on Building C and asked the applicant if that is what he intended the building to actually look like. Brad Rottschäfer stated no that is not what the building will actually look like. Brad stated the building cannot have awnings as it will not fit within the setback therefore will not work.

Wayne Harrall asked Brad to clarify the distance between parking and the property line at the southwest corner of the site (west side of Building F(a) & F(b)). Steve Fry stated he has a problem with that as well and noted the buffer was set up for a reason. Mark Prein noted the new parking spots (east/west) are going in where the drive line should be.

Brad Rottschäfer stated he feels the three large monument signs seem more like an advertisement than anything. Steve Fry clarified that the applicant is requesting signage on the north side of Building D as well. Brad Rottschäfer stated that is correct, it would be an identification type sign. Dave VanDyke explained he wants to make sure the long term viability is there, in regards to signage. Dave stated he likes the "Band Sign", as depicted under number 1 on page 6, and explained it needs to be designed in a good fashion in making sure it is successful. Scott Connors said he agrees with Dave and would also like to see something that is tastefully done.

Steve Fry suggested the dimensions for signage be: maximum height of 18 inches, 20 square ft. long on a 30 ft. building. Steve also offered the following signage suggestions;

- 20, 20, 20 on Knapp Street side
- 75-80 sq. ft. total on Knapp Street side
- Exclude any type of window signage on Knapp Street side
- Leave Building B alone – from signage perspective

Brad Rottschäfer stated he would like to give people a little more freedom with signage as he does not see signage as a negative.

In discussing whether there should (or should not) be doors or entries on the Knapp Street (south) side of Building D, Mark Prein stated he is in favor of a door or entry on the Knapp Street side. Scott Connors agreed and noted it needs to seem inviting.

Mark Prein stated he has issues with parking, commercial vehicle circulation and the buffer on the southwest corner of the site.

Steve Fry questioned if Building E(a) & E(b) are even legal. Brad Rottschaffer noted that it is technically one building.

Wayne Harrall stated the entrance to Building F (a) needs to be modified.

The commissioners discussed and decided the setback of Building C should be either 30 or 35 ft., dependent upon the previously approved plan and setback listed on the plan, as to stay consistent.

**Steve Fry**, seconded by **Dave Pierangeli**, moved to schedule a Public Hearing for the rezoning request at Celadon.NewTown. for October 22, 2013.

**Motion approved unanimously.**

**5. General Public Comment.**

There was no general public comment given.

The meeting was adjourned at 8:22 pm.

  
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David A. VanDyke, Secretary