

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes September 27, 2011**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, September 27, 2011 at 7:00 pm.

Present were Chair Wayne Harrall, Vice Chair Stephen Fry, Secretary David VanDyke, Commissioners; Edward J. Robinette, Mark Prein, Dave Pierangeli and Beverly Wall. Also present were Township attorney James R. Brown and Planner Administrator David M. Pasquale.

**1. Approve minutes of April 26, 2011.**

**Steve Fry**, seconded by **Ed Robinette**, moved to approve the minutes with the following changes:

- p.5, 4<sup>th</sup> paragraph, insert the word “Court” behind ‘Knapp’ in the first two sentences
- p. 5, 3<sup>rd</sup> point under the motion, add “beyond the property line” to end of sentence
- p. 7, 1<sup>st</sup> paragraph, switch 45 and 40 in the first sentence

**Motion approved unanimously.**

**2. Approve minutes of June 2, 2011.**

**Steve Fry**, seconded by **Ed Robinette**, moved to approve the minutes with the following changes:

- p. 1, 4<sup>th</sup> bullet under item #1, change ‘re-surfacing’ to ‘re-facing’

**Motion approved unanimously.**

**3. Conceptual Plan – The Preserve at Arbor Hills (formally known as Arbor Hills South) – Site Condominium conversion from Plat request for residential development at Dunnigan Ave and Mason Ridge Dr.**

Mike McGraw, with Eastbrook Homes, noted there were no changes to the plan but explained they are requesting a change from platted lots to a site condominium development.

Jim Brown gave the staff/legal report and explained this request would require a Public Informational meeting and must be noticed.

**Steve Fry**, seconded by **Mark Prein**, moved to approve the conceptual plan and schedule a special meeting to conduct a public informational meeting in October.

**Motion approved unanimously.**

**4. Sign modification request – Advantage Health – Consideration of request to increase existing ground sign and add lettering to canopy on building at 1471 East Beltline Avenue.**

Janet DeVos, representing Advantage Health, presented the plan and the request to increase the size of their existing ground sign and to add lettering to the canopy on the building, which is located in a PUD-3 district.

Ed Robinette commented on the illumination of the sign.

**Dave VanDyke**, seconded by **Bev Wall**, moved to approve the resolution provided by the Township attorney with restrictions that the canopy must be reduced to eight square ft. rather than the proposed 11 square ft.

**Motion approved unanimously.**

**5. Sign modification request – Sunshine Community Church – Consideration of request to replace existing ground sign at 3300 East Beltline Avenue and add a new sign at the 4 Mile Rd entrance.**

Jeff Yates with Sunshine Church presented the plans:

- More aesthetically pleasing signs
- No digital or electric
- Larger size for sight and placement is closer to road for better visibility

Steve Fry stated eight feet is not appropriate and would like to see the 4 Mile Rd sign lessened to 6 ft. 8 inches.

Bev Wall asked the applicant what the address is of the church. The applicant replied the address is 3300 East Beltline Ave.

**Steve Fry**, seconded by **Bev Wall**, moved to approve the additional signage request with the following conditions;

- Applicant is strongly encouraged to add address (3300) to sign
- Sign can be no closer than 25 ft. to the property line
- 4 Mile Rd sign: maximum of 24 square ft. and no higher than 6 ft. 8 inches

**Motion approved unanimously.**

**6. General Public Comment.**

Anson Ansell, 2489 Carrington Rd, is a Grand Valley State student and was present in the audience.

**7. Update from township planning staff and FYI items.**

The commissioners were informed there will be an October meeting which will include a public hearing for Catholic Secondary Schools and a proposed zoning ordinance amendment regarding nonconforming signs.

The meeting was adjourned at 8:12 pm.

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David A. VanDyke - Secretary