

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes October 22, 2013**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, October 22, 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 September 24, 2013 meeting.

Bev Wall, seconded by **Dave VanDyke**, moved to approve the minutes with the following changes;

- p.2, 3rd paragraph from the bottom, insert the word 'square' between "20" and "feet" (should read 20 square ft.)
- p.3, 1st sentence, insert 'commercial vehicle circulation' between "parking" and "and"
- p.3, before the motion, insert the following sentence "The commissioners discussed and decided the setback of Building C should be either 30 or 35 ft., dependent upon the previously approved plan and the setback listed on that plan, has to stay consistent."

Motion approved unanimously.

2. Public Hearing – Celadon.NewTown. – Rezoning request for changes to PUD, reducing commercial and adding residential, and recommendation to Twp Board for final approval.

Brad Rottschaefer, president of Mosaic Properties & Homes, gave an overview of the significant changes of the project over the past few years;

- the proposed plan has addressed the issues to complete the plan in a manner consistent with other areas in Celadon
- hopeful to complete Celadon sometime in 2015
- goal to create better green space for the residential portion of the re-design
- small park in front of Building F(a), (b) & (c) instead of a parking court
- proposing to connect a walking bridge through the wetland area, improving livability
- Building D was reduced in size and moved further to the east, to connect better with Building C
- the drive configuration was improved to allow for an easier flow of traffic, better circulation
- parking against the west property lines was lessened and pine trees added
- commercial signage ordinance and use was changed to add a maximum signage allowance to Building C & D

Wayne Harrall verified the setback is 30 ft. for Building C, by the previously approved plan (P.13).

Attorney Jim Brown gave the legal report.

Steve Fry, seconded by **Bev Wall**, moved to open the Public Hearing at 7:24 pm.

Motion approved unanimously.

Don Coutchie, 1991 Leffingwell Ave NE, had the following concerns;

- Are building C & D more than one story
- Signage...is going to be lit? on all night? Understands signage is important, but would be nice to know the signs won't be too high and bright
- Happy about the sidewalk

Brad Rottschäfer stated he would not allow any back-lit signs; they will all be low-impact lighting.

Steve Fry, seconded by **Bev Wall**, moved to close the Public Hearing at 7:27 pm.

Motion approved unanimously.

Wayne Harrall noted a comment that was submitted by a resident via email.

Wayne Harrall stated he was curious about the 3 stall garage in the southwest corner. Brad Rottschäfer explained it will prevent headlights from going over in that direction and help to buffer that area. Wayne voiced his concern about the proximity of the garage to the property line and house. Scott Conners asked if the trees could be continued along the backside of the garage, Brad Rottschäfer said yes they could. Scott Conners said it is a pretty easy fix, put trees behind the garage as an additional buffer.

Mark Prein stated he still does not see how commercial trucks are going to be able to enter in for Buildings C & D, even with the drive going from 22 ft. to 24 ft. Mark noted the primary entrance to Buildings C & D is a garbage dumpster and feels there are lots of loose ends.

Dave VanDyke asked what the parking needs for Buildings C & D. Jim Brown stated there were originally 55 spaces in that area, but now the spaces are down to 43. Mark Prein stated 94 spaces are required between Buildings C & D. Dave VanDyke explained it might work, but if they are too tight on parking, there is no place to correct it on the proposed plan.

Steve Fry asked the applicant if they currently handle snow removal with Buildings J (a) & (b), Building K and Building L manually. Brad Rottschäfer said they usually find spots to push it; snow removal has not been an issue. Steve Fry explained he does not see where snow will be put between Buildings C, D & F (a). Brad Rottschäfer mentioned Building O and said they have not had a problem with snow removal at all.

Steve Fry explained he is struggling with the amount of parking and the dumpster approach in front of Building F. Steve stated he went back and looked at the previously approved plan and is now struggling with seeing what is wrong with the original approved plan. Steve noted this plan is better than the one before, but it still is not there. Brad Rottschäfer looked at the parking and said it is not adding up correctly. Jim Brown went through the legal memo, page 4 parking, and explained the ratios and total numbers. Dave VanDyke stated he is afraid people will start parking along the drive and there is no place to expand and solve the problem, if a parking problem ever occurs. Dave said this plan is it, there is no second chance. Wayne Harrall explained part of the problem is they are guessing at what the parking need may be. Wayne

stated parking seems to be one of the biggest issues, and it appears Licari's alone is maxing out the parking right now. Brad Rottschafer said he does not think anyone has ever run out of parking and does not agree with what the commissioners are saying, in regards to their parking concerns.

Scott Conners asked if the applicant would be willing to reduce the size of Buildings F (a) & (b), having less building makes the area less dense thus give more room for parking. Brad Rottschafer stated he would rather not change the building sizes. Dave VanDyke explained they are trying to gain parking and make this plan right, as this is the only opportunity the commissioners have.

Steve Fry said he is unsettled with the appearance from Knapp Street. Steve explained he is not happy with the approach as it will be a complete site line block with buildings. Steve stated the three stall garage should be under Building D, does not feel like it is an effective use of space and explained that all the commissioners are focusing on the same thing which is the overall tightness of the proposed plan. Wayne Harrall stated he will hold to the 30 ft setback, in regards to the proposed 3 stall garage.

Brad Rottschafer stated he needs more direction from the Planning Commission in what exactly they are looking for.

Jim Brown explained the parking needs to be more specified as to which areas are dedicated to certain buildings and the numbers need to be recalculated.

Steve Fry noted the Planning Commission seems to be more comfortable with what is shown on plan P.15 than what is being proposed on plan P.16. Steve explained the applicant is going to have to reduce the number of units and retail square footage in the area in order to get the Planning Commission to agree to his proposal. Wayne Harrall said he is more comfortable with the 30 ft. buffer; the commissioners owe it to the neighbors to have the buffer and doing the best they can for them. Wayne also stated it is the Planning Commission's prerogative to require that buffer.

Scott Conners stated he would like to see more parking dedicated to Buildings C & D, but he is ok with the lay out and the way the plan looks. Steve Fry disagreed stating the plan is too dense, too much, too compact and he is bothered by the potential that the majority of the parking spaces will be taken up by residential, leaving none for the possible commercial uses. Scott Conners believes the circulation is better in plan P.16 than plan P.15, the applicant did achieve that, but it is just too tight around Building F.

Steve Fry suggested the commissioners either table the request, or approve the enclosure of Licari's outside dining area and deny the remainder of the request.

Steve Fry, seconded by **Bev Wall**, moved to approve only the portion of the ordinance pertaining to Building B (Licari's outdoor seating) as its own ordinance amendment and recommendation to the Township Board for approval.

Motion approved unanimously.

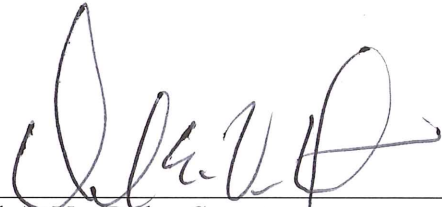
Steve Fry, seconded by **Scott Conners**, moved to table the proposed rezoning request as shown in plan P.16, except for the request for Building B, which was covered in the previous motion.

Motion approved unanimously.

3. General Public Comment.

There was no general public comment given.

The meeting was adjourned at 8:46 pm.

A handwritten signature in dark ink, appearing to read 'D. VanDyke', is written over a horizontal line.

David A. VanDyke, Secretary