

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes October 25, 2011**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, October 25, 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, Planner Administrator David M. Pasquale and Clerical Assistant Kara Ronda.

1. Approve minutes of September 27, 2011.

Steve Fry, seconded by **Ed Robinette**, moved to approve the minutes without any changes.

Motion approved unanimously.

2. Approve minutes of October 11, 2011.

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

- 1st bullet under the motion, change 'required by' to 'of'
- 2nd bullet under the motion, omit current statement and change to read as 'verify the access easement to the detention basin between lots 22 and 23'

Motion approved unanimously.

3. Public Hearing – Catholic Secondary Schools (Cougar Athletic Trails) – Special Land Use request time extension for commencement of construction at 2770 Knapp St.

Mark Wrona, with URS representing Catholic Secondary Schools, presented the request and gave some history:

- original approval was in 2008
- economy being the way it is, Catholic Secondary Schools is taking a new approach to staying afloat
- asking for a time extension on the project due to financial hardships
- the project has not changed
- funds are not there due to enrollment status, etc...

Tom May, the new president of Catholic Secondary Schools also explained they have gone through governing changes throughout the diocese and they are making sure they are financially viable, taking a second look at future plans.

Jim Brown gave the staff/legal report.

Wayne Harrall asked about the Public Hearing and confirmed it was relating to only the amendment at hand, nothing prior. Jim Brown explained that is correct.

Steve Fry, seconded by **Mark Prein**, moved to open the Public Hearing at 7:10 pm.
Motion approved unanimously.

Dave Kubiak, 1760 Leffingwell Ave, understands where the school is coming from and would like to see the project, once started, finished and not left half done. He was just making sure no plans were changing, not adding or subtracting anything.

Steve Fry, seconded by **Ed Robinette**, moved to close the Public Hearing at 7:11 pm.
Motion approved unanimously.

Steve Fry questioned Mark Wrona about the plans. Mark Wrona clarified one plan is dated 2008 and the other 2010. Steve Fry explained he wanted to make sure the extension is on the correct plan.

Wayne Harrall asked if there was anything significant about the June 30 date. Mark Wrona explained it was made based on the expected weather and seasonal sports and school.

Dave VanDyke suggested the applicant make sure they have enough time to start the construction. Jim Brown clarified they must commence construction by June 30. Dave VanDyke proposed a date to make sure the construction season is incorporated, today's date 3 years from now.

Dave VanDyke, seconded by **Ed Robinette**, moved to approve the time extension request using the resolution prepared by the Township attorney with the following modification: extend date that construction must commence by October 25, 2014.
Motion approved unanimously.

4. Public Hearing – Grand Rapids Charter Township – Proposed ordinance to amend the Grand Rapids Charter Township Zoning Ordinance (Section 30.16-Alteration of Nonconforming Signs).

Wayne Harrall noted this Zoning Ordinance amendment is specific to the ITT signage.

Attorney Jim Brown gave the staff/legal report.

Dave VanDyke, seconded by **Dave Pierangeli**, moved to open the Public Hearing at 7:23 pm.
Motion passed unanimously.

Steve Fry, seconded by **Mark Prein**, moved to close the Public Hearing at 7:23 pm.
Motion passed unanimously.

Steve Fry stated he does not have a problem with the proposed ideas, asked if this would apply to other signage and where GRT's ordinance stands. Jim Brown explained the ordinance does not include the actual advertising area, (message, image, address, etc.), and noted this amendment is structured to permit, and potentially increase the sign image if so desired by the owner. Jim also explained the outer boundaries of signs and restrictions are not changing.

Ed Robinette clarified that Steve Fry does not want to make it worse in other areas of the ordinance. Steve Fry stated that was correct.

Dave VanDyke explained with the understanding that this amendment is for nonconforming signs only, he likes the fact the Planning Commission has this (tool) to use a bargaining tool.

Steve Fry asked Jim Brown to clarify p.2b. Jim Brown stated it refers to the cost of repair. Steve Fry explained repair is one thing and maintaining is another.

Jim Brown proposed adding a 'catch-all' under p.2.c(i) by adding (F).

Dave VanDyke, seconded by **Bev Wall**, moved to approve the proposed resolution to be forwarded to the Township Board with the following conditions;

- p.2.2.c. should read 'may include' instead of 'that includes'
- p.2.2.c.(i)(A), change to read "whether and to what extent"
- add (F), under 2.c.(i) to read: Whether the alteration would result in other significant improvements in the sign that is proposed to be altered, or as to another sign or sign located on the same parcel of land.

Motion approved unanimously.

5. General Public Comment.

Wayne Freeman, 2409 Knapp St NE, asked Dave Pasquale how he would obtain information regarding the state's approval, or denial, and details about a proposal to keep water from 1-96 expressway from draining onto his property. Chair Wayne Harrall addressed the question and explained MDOT would have to obtain permission, not the Township and the Township would not have any of that information.

6. Update from township planning staff and FYI items.

The commissioners were informed there will not be a November meeting. Planning Administrator, Dave Pasquale, notified the commissioners they would be kept informed of the progress of the parks & rec survey that will be sent out to residents and updating the Master Plan is moving forward.

The meeting was adjourned at 7:53 pm.

David A. VanDyke - Secretary