

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes November 26, 2013**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, November 26, 2013 at 7:00 pm.

Present were Chair Wayne Harrall, Secretary David A. VanDyke, Commissioners; Bev Wall, Dave Pierangeli, Mark Prein and Scott Conners. Also present were Township Attorney Jim Scales and Planning Assistant Kara Hammond. Vice Chair Stephen Fry was absent.

**1. Approve minutes of October 22, 2013 meeting.**

**Mark Prein**, seconded by **Scott Conners**, moved to approve the minutes without any changes. **Motion approved unanimously.**

**2. Public Hearing - Supplement No. 1 of GRCT Comprehensive Plan - Resolution to approve and recommend Supplement No. 1 of the Township Comprehensive Plan of 2007 to the Township Board for final approval.**

**Dave Pierangeli**, seconded by **Dave VanDyke**, moved to open the Public Hearing at 7:03 pm. **Motion approved unanimously.**

**Dave VanDyke**, seconded by **Mark Prein**, moved to close the Public Hearing at 7:04 pm. **Motion approved unanimously.**

**Scott Conners**, seconded by **Bev Wall**, moved to approve, and recommend, Supplement No. 1 of the Township Comprehensive Plan of 2007 and the resolution to the Township Board for final approval. **Motion approved unanimously.**

**3. Special Land Use - Church of Christ (Moleski) - Previously tabled Special Land Use for a church to be located at 2655 Dean Lake Avenue NE.**

**Mark Prein**, seconded by **Dave Pierangeli**, moved to take the previously tabled Special Land Use request off the table. **Motion approved unanimously.**

Bob Burchfield, the listing agent at Keller Williams, introduced himself along with Arnel Casaysayan and Dr. Moleski.

Arnel Casaysayan, the Minister at the Church of Christ, explained their main objective is to simply purchase the property from the Moleski's and use it as a place of worship as it once was.

Attorney Jim Scales gave the legal report.

Wayne Harrall clarified the request does not meet the setback. Jim Scales stated that is correct.

Dave VanDyke noted the drive approach, or the drive, do not meet the requirements. Dave stated the applicant is taking the existing site plan and trying to make it fit when it clearly does not. Dave explained the special land use as a church was extinguished over 25 years ago for that property. Scott Conners noted the Commissioners previously asked the applicant for a real site plan, engineer plan with driveway radiuses, landscaping, etc...

Wayne Harrall stated he is not necessarily concerned with the use, as long as the number of members stays within 99-100, but the landscaping, site distance (to north out of current driveway) and parking are of greater concern. Wayne noted there is some merit to moving the driveway to the south where the applicant is going to lose parking spaces anyway, but an immense concern (either way) is the limited parking. Wayne stated he would rather see some landscaping closer around the building and agreed with Scott that they need more descriptive plans, especially parking plans that address circulation issues.

Dave VanDyke stated if the only problem the applicant had was meeting the 2 acre minimum requirement the outcome may be different, but there are too many things that do not work. Mark Prein stated the applicant does not meet two of the requirements; the setback and the 2 acre minimum. Mark also noted the parking and safety along the road are the biggest issues for him. Scott Conners explained the setback may not be a burden on a typical Sunday morning, but a funeral or wedding may be a different story.

Dave VanDyke stated the plan is not to scale and does not meet the Township Ordinance, nor do they have good engineering on the submitted plans in order for the commissioners to make proper decisions. Wayne Harrall wants to see it on a plan. Dave VanDyke explained the problem is they are proposing landscaping that is not on their property. Dave said he wants to make sure it is all done right, all of it, not just some areas.

Scott Conners brought up the potential for a future sidewalk along Dean Lake Avenue. Scott stated whether it is one year or five years, it is their responsibilities as planners to take that into consideration.

Wayne Harrall said although it does not meet the 50 ft. setback and 2 acre minimum requirements, the Commissioners may look past that IF they can make the correct modifications regarding parking and come back with a more detailed plan.

Dave VanDyke said it is not only the setback and the acreage, but the approach and the terrain. Dave noted he believes the applicant is using the road use in their 1.3 acres because the way he calculates it is 1.1 acres. Dave said it is their responsibility to make sure they are not going in reverse with any properties in the Township.

A straw poll vote was taken;

*Bev Wall* - applicant has not addressed lighting, if they can figure out the parking and the lighting and the circulation of the cars, she would lean toward approving it

*Dave Pierangeli* - agrees with Bev, and the setback is not a concern for him

*Dave VanDyke* - no

*Wayne Harrall* - ok with the two items not meeting as long as everything else can be met

*Mark Prein* - agrees with Wayne

*Scott Conners* - move driveway to the south, lighting, proper circulation, may approve it

**Bev Wall**, seconded by **Mark Prein**, moved to table the request pending more information be submitted by the applicant.

**Motion approved unanimously.**

**4. Reauthorization - MVP - Special Land Use continuation as an athletic facility located at 115 Crahen Avenue.**

Paula Stephanic, 7571 Lime Hollow Dr;

- Touch base on the effect of the loss of the 20 indoor tennis courts (*handout submitted with final approved minutes*)

Jake Herburck, 7340 Cascade Rd;

- High school student at FHC, submitted a letter (*with final approved minutes*)
- Read a letter written by a student to Mrs. DeVos (*also submitted with final approved minutes*)

Jim Newhof, 7959 Kraft Ave;

- Supermember of East Hills, Orchard Hills & The MAC (*letter submitted with final approved minutes*)

Karl Droppers, President of MVP Sports Clubs;

- Thanked everyone present, from MVP's perspective they are excited about the project and hear the communities concerns
- Excited to create a sustainable building on the site and bring it up to modern-day viability to maintain its business long-term
- MVP's 7<sup>th</sup> building in the area

Peter Baldwin, AMDG Architects;

- Straight forward in terms of the expansion of the second floor, future expansion in possible parking presented for the commissioners

Attorney Jim Scales gave the legal report.

Wayne Harrall asked the applicant about the lighting. Peter Baldwin stated they will be changing the lighting; bringing up the existing parking lot lighting to meet the Township Ordinance.

Dave VanDyke noted the outside changes are a great improvement; it is excellent that someone is picking up this facility and at least it will not sit vacant. Dave said he is glad to see something come in and take over, but explained as Township officials their hands are tied - as long as the use stays as an athletic facility, the Commissioners cannot tell MVP what they can and cannot do in their business. Scott Conners said look at the good, someone picked up the facility and will stay viable. Wayne Harrall agreed and noted for Grand Rapids Township purposes, it is great that the building will not close.

Wayne Harrall stated the Road Commission does have the ability to make the determination if a left turn lane is required, based on the traffic numbers, and to include that as a condition in the motion.

Dave VanDyke said he likes that the (parking lot) lighting will now be up to code and the changes/improvements will all be meeting the Special Land Use requirements of the Township.

Wayne Harrall noted two comments that were submitted by residents; Pat White & Martha Sublowski; wondering about a traffic study.

Dave VanDyke encouraged MVP officials to meet with the public and work with them to find some common ground.

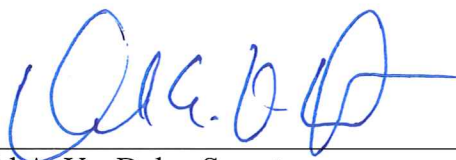
**Dave VanDyke**, seconded by **Bev Wall**, moved to approve the resolution reauthorizing the Special Land Use at 115 Crahen Avenue with the condition that the Kent County Road Commission has the ability/authority to determine whether a left turn lane is necessary (or not).  
**Motion approved unanimously.**

**5. General Public Comment.**

Jackie Domin, 3126 Botnell Ave;

- There is a lot of negativity right now, does not believe people will want to be a part of that club.

The meeting was adjourned at 8:21 pm.



David A. VanDyke, Secretary