

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes August 25, 2015**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, August 25, 2015.

Present were Chair Wayne Harrall, Vice Chair Bev Wall, Secretary Dave Van Dyke, Commissioners; Scott Conners, Mark Prein and Doug Kochneff. Also present were Township Attorney Jim Brown and Planning Assistant Kara Hammond. Commissioner Bill Culhane was absent.

1. Approve minutes of May 26, 2015 meeting.

Bev Wall, seconded by **Mark Prein**, moved to approve the minutes without any changes.
Motion approved unanimously, 6-0.

Due to a conflict of interest, Commissioner Mark Prein excused himself for the Public Hearing.

2. Public Hearing - Evergreen North, LLC - Request to amend the current PUD to allow for an office building to be located on Unit 9 at 3280 North Evergreen Dr NE.

Jim Morgan of RJM Design, representing Evergreen North, LLC, gave a brief presentation;

- ✦ Requesting a division of Unit 5, into Unit 9 & 10
- ✦ Original PUD was approved 15 years ago, at that time Unit 5 was 3.3 acres
- ✦ Shortly after that there was an acquisition of land in 2002, the PUD was amended to include a significant addition in amount of land, including residential
- ✦ At that time Unit 5 was increased to almost 8 acres, then sat vacant until the building was built on, what is now, Unit 10
- ✦ Proposing a significantly smaller footprint
- ✦ Proposed building on Unit 9 is 23,500 sq. ft., that, in addition to the existing building square footage on Unit 10, is almost 13,000 square feet less than what was originally approved
- ✦ Not proposing any changes of any sort; landscaping, lighting, signage, parking, etc... are all the same
- ✦ Not proposing any changes of use either

Attorney Jim Brown gave the legal report.

Scott Conners feels the applicant is a little lacking on the necessary details. Wayne Harrall agreed and noted that the request will come back to Site Plan Review for all the 'detail' items. Jim Brown stated all landscape, signage and storm water plans need to come back for final approval, whether it is done at the staff level or back in front of the entire Planning Commission, is up to the Commissioners.

Jim Brown said in regard with green space on the site, the Township can make a specific requirement if the Planning Commission wishes to do so, but it is covered over the entire site.

Dave Van Dyke, seconded by **Bev Wall**, moved to open Public Hearing at 7:12 pm.
Motion approved unanimously, 6-0.

Mike Wolf, representing Brains, 3292 North Evergreen Dr NE;

- More tree clear cutting was done than they had intended, logging company cut a significantly larger amount than they were supposed to and they are now replanting all that was cut
- Traffic volume at times is a concern: as traffic flow then becomes a safety issue
- Tranquility and peaceful area; concerned about the increase of traffic and shear volume the additional building will bring

Wayne Harrall noted there were two letters submitted from Brains employees, opposing the request.

Cindy Curtis, 3002 Woodridge Circle NE, asked about the 'tail' portion of the lot and asked if the applicant intended to eliminate the sidewalk and lake access. Walter Bulkowski with Fusion Properties explained the 'tail' portion of the parcel happened when the Brains building was built and the sidewalk located within the 'tail' of the parcel it is part of an easement and no disturb area. Walter continued, stating that nothing will be interrupted as far as the sidewalk access, and around the lake.

Jim Morgan stated there has been a lot of careful design into maintaining the quality of the lake.

Scott Conners, seconded by **Doug Kochneff**, moved to close the Public Hearing at 7:25 pm.
Motion approved unanimously, 6-0.

Wayne Harrall stated he was part of the Site Plan Review Committee that approved the Brains building and noted that the Committee members were all under the understanding that there would be another building to the north. Wayne also added, the 48% footprint the applicant is proposing looks a lot larger than it really is. Dave Van Dyke added that the proposed use is the same use that was originally approved 15 years ago. Dave stated that he does recall the originally approved building was 50,000 sq. ft., and noted the Site Plan Review Committee approved the Brains building with all intention of another building being built to the north.

Scott Conners stated as far as the traffic situation; there is not much the Planning Commission can do about that, stating everyone has to deal with traffic especially along the East Beltline.

Wayne Harrall said based on the fact that all the previous units have come through Site Plan Review, he feels comfortable having it come back to the Site Plan Review Committee, unless the Planning Commission would like it to come back in front of them.

Doug Kochneff stated his main concern is in regards to the landscaping. Doug asked that the Site Plan Review Committee take that into account when approving the final site plan and suggested the applicant make sure they submit a really good landscape plan.

Scott Conners stated he would feel more comfortable if the applicant could guarantee a buffer and asked if they could guarantee a 50 ft. buffer from the sidewalk (which runs along the lake). Walter Bulkowski said there is no way they can promise a 50 ft. buffer, but stated they will make sure to follow the Grand Rapids Township Zoning Ordinance landscape requirements.

Jim Morgan stated the proposed building is almost 120 feet away from the lake; explaining there is a pretty good buffer already built-in between the proposed building placement and the trees along the lake.

Dave Van Dyke stated he recalls the requirement being 50% for green space, not 50% for trees. Dave explained he would rather see a good landscape plan with trees to the proper elevation and sculpting that will complement the building and surrounding area.

Jim Brown noted all proposed landscaping should be shown in a detailed plan when submitted to Site Plan Review for final approval.

Dave Van Dyke, seconded by **Doug Kochneff**, moved to recommend Amendment No.2 of the Evergreen North PUD as written by the Township Attorney to the Township Board for final approval, with the following conditions;

- ♦ no building on the land located west of the easement to the lake
- ♦ preserve trees as much as possible

Motion approved unanimously, 6-0.

3. Informal Discussion - GRT Zoning Ordinance Amendments - (SR, R-1, C-2, C-1 & C Districts; Accessory Buildings & Uses) Chapter 6, 7, 10, 11 & 12, Section 4.16.

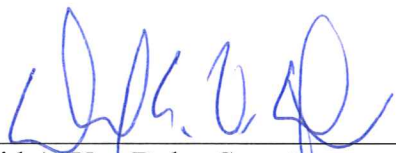
Attorney Jim Brown gave a brief overview of the proposed changes and encouraged the Planning Commissioners to look everything over and give their feedback.

There was discussion among the Commissioners regarding possible changes to accessory building requirements and commercial district restrictions.

4. General Public Comment.

No persons were present for general public comment.

The meeting was adjourned at 8:25 pm.



David A. Van Dyke, Secretary