

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes October 23, 2018**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, October 23, 2018.

Present were Chair Wayne Harrall, Vice Chair Scott Conners, Secretary Dave Van Dyke; Commissioners Doug Kochneff, Bill Culhane, Dan Ophoff and Mark Prein. Also present was Township Attorney James R. Brown.

1. **Approve minutes of September 25, 2018 regular meeting.**

**Scott Conners**, seconded by **Mark Prein**, moved to approve the minutes of the September 23 meeting with the following changes:

p.3, third paragraph, the error in Dave Van Dyke's name is corrected.

p.3, third paragraph, next to the last line, the word "having" is to be deleted.

**Motion approved, 7-0.**

2. **Public Hearing – Twin Lakes Nursery – Application for Special Land Use to permit Commercial Landscaping to continue operating as an approved special land use on their current site, of 34.4 acres, at 3680 Michigan Street NE.**

Todd Stuive, with Exxel Engineering, discussed the requested special land use on behalf of Twin Lakes Nursery. Among other matters, Mr. Stuive noted the location of the property; the pond on the property; the control of storm water drainage through existing facilities of the County Drain Commissioner; and the size and volume of the stockpiles of mulch and other natural materials on the property. He also commented on the buildings on the property; the storage bins for landscaping commodities; the number of trucks and other vehicles used in the business; the typical routes used by trucks in carrying out landscaping and other activities; the driveway entrances to the property off Michigan Street and other matters. He noted that no retail sales occur on the property.

Commission members posed several questions, among them relating to the screening and shredding of natural materials on the property; the stockpiles of soil and other landscaping commodities, and other matters.

Attorney Jim Brown gave the legal review.

**Mark Prein** moved, seconded by **Bill Culhane**, to open the public hearing on the Twin Lakes Nursery special land use. The motion passed unanimously.

There were no comments from members of the audience.

It was moved by **Scott Conners**, seconded by **Mark Prein** to close the public hearing. The motion passed unanimously.

Commission members then discussed the proposed special land use. The Commission members determined to revise and amend the draft resolution approving the use, in the following respects:

- The proposed future equipment storage building shown on the site plan is approved, but the design, construction, placement and use of the building shall be subject to approval of the Site Plan Review Committee.
- The shredding of natural materials on the site, such as leaves, tree branches and the like, shall occur only between 8:00 a.m. and 5:00 p.m., Monday through Friday.
- The fuel tanks and containment measures are approved, except that the applicant is to promptly submit to the zoning administrator the most recent Kent County Health Department inspection report or permit, whereby the fuel tanks and their containment measures were inspected and approved.
- The various bins in which landscaping commodities are stored, such as topsoil, mulch and the like, shall be limited to 50 cubic yards per bin, except that the applicant may store asphalt millings not exceeding 1,000 cubic yards in a bin located or to be located just to the east of Building 4, as shown on the site plan.
- All buildings, structures, uses and activities of the special land use are to be set back at least 50 feet from the nearest right-of-way line of Michigan Street, except that the applicant shall have up to one year from the date of this meeting to remove any part of the existing materials storage pile that may be located within this setback, so that at the end of such time, no part of the materials storage pile will be located within the required setback from the Michigan Street right-of-way line.

After further discussion, it was moved by **Scott Connors**, seconded by **Bill Culhane** to adopt the draft resolution approving the special land use upon the terms and conditions stated therein, as amended and revised by the additional provisions approved by the Commission members. The motion was adopted by a vote of 7-0.

3. **Further Discussion – Franklin 3300 Beltline, LLC – Application to rezone lands at 3300 East Beltline Avenue NE from the SR Suburban Residential District to the R Residential Planned Unit Development District, for a proposed residential development.**

The Chair of the Planning Commission noted that the public hearing on the application for the R-PUD rezoning is scheduled for the upcoming Planning Commission special meeting on October 30. He invited the applicant to summarize the proposed PUD development. Rob Berends, of Nederveld Associates, spoke on behalf of the applicant. Among other matters, Mr. Berends addressed the following:

- The Lifestyles Senior Living portion of the development is now being eliminated, though the applicant expects to propose some type of residential use for that portion of the property at a future time; the East Beltline Avenue and the Four Mile Road entrances to the development; the traffic study; the report of the applicant's wetlands consultant; and various matters involving public sanitary sewer service and public water supply to the

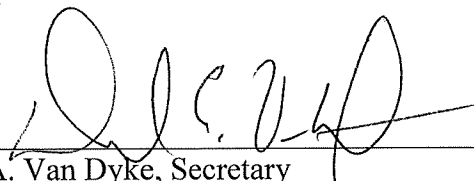
development. Also noted were the building setbacks from East Beltline Avenue and Four Mile Road; the number of buildings and number of dwelling units; the area of dedicated open space; the drawings of the proposed two story apartment buildings; and the calculations of off-street parking spaces, among other matters.

- Commission members discussed various aspects of the proposed planned unit development. With respect to the southerly portion of the property, formerly intended for the Lifestyles Senior Living, the applicant's representative indicated that the applicant would propose at a future time one or more residential uses that are permitted in the R-PUD District. It was agreed that when the applicant has determined the requested residential uses for the southerly portion, it will be necessary to submit an application for a major amendment in the planned unit development, with a revised PUD plan. The application for the major amendment would be subject to Planning Commission public hearing and Township Board approval, after the usual required public notice.
- The Commission members and representatives of the applicant discussed other aspects of the proposal and the potential future use of the southerly portion of the property. Mr. Berends indicated that he would submit, by October 26, a revised site plan showing the elimination of the Lifestyles Senior Living use and a proposed alternative vehicle entrance and exit to and from the Watermark portion of the development.

4. **General Public Comment.**

The Planning Commission Chair invited general public comment on Planning Commission matters. One member of the audience posed a question concerning the Franklin Partners development, and Commission members responded. There were no other comments offered by the public.

It was moved by **Dan Ophoff**, seconded by **Bill Culhane** to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned.

  
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David A. Van Dyke, Secretary