

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes October 27, 2020**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, October 27, 2020.

Present were Chair Wayne Harrall, Vice Chair Scott Connors, Secretary Dave Van Dyke; Commissioners Doug Kochneff, Steve Waalkes, Dan Ophoff and Mark Prein. Also present were Township Attorney Jim Brown and Planning Assistant Lindsey Thiel.

1. **Approve minutes of September 22, 2020 regular meeting.**

Mark Prein, seconded by **Dan Ophoff**, moved to approve the minutes of the September 22 meeting with the following changes:

Page 1, first paragraph, second sentence, add “it” after “rezone”.

Page 1, fourth paragraph, first sentence, change “of” to “if”.

Page 1, final paragraph, second sentence, change “is” to “if”.

Page 2, second paragraph, first sentence, change “then” to “the”.

Motion approved, 7-0.

2. **Public Hearing– Franklin 3300 Beltline, LLC – O-PUD Amendment for two parcels totaling 11.19 acres located at 3300 East Beltline.**

Rob Berends, Nederveld, gave an overview of the project. It is the Sunshine Church parcel that was rezoned to R-PUD. They have constructed Sunshine Ridge Drive and are looking to rezone 11 acres to O-PUD. They are only asking for the rezoning and would return for approval of a site plan in approximately two years. The utilities are all in and that would meet any open space requirements.

Wayne Harrall reiterated that the applicant would come back before the Planning Commission and the Site Plan Review Committee before the project is finalized. At that point there would be input on lights, signage, etc. He also pointed out that the rezoning would take away 80 residential units from the site.

Attorney Jim Brown gave the legal review.

Dan Ophoff, seconded by **Steve Waalkes**, moved to open the Public Hearing at 7:18 pm.

Motion approved, 7-0.

Richard Paalman, 3232 East Beltline, owns properties to the south; he is sandwiched by this development and Evergreen Lake; he is hoping to keep the ravine as a buffer; talked with Rob Berends and his questions were answered.

Scott Conners, seconded by **Steve Waalkes**, moved to close the Public Hearing at 7:20 pm.

Motion approved, 7-0.

Wayne Harrall recalled the discussion at the last meeting that the Commission was comfortable with office use only. Scott Conners said he was initially concerned about approving the PUD without a site plan, but Jim Brown provided tight language to make sure the sites keep the uses the Commission was looking for.

Steve Waalkes asked if the Commission would get to approve the site plans for both parcels. Jim Brown responded that they would get approval. Dan Ophoff asked if the Planning Commission could request a Public Hearing when they receive the site plans. Jim Brown responded that it is not required, but they could request one.

Wayne Harrall mentioned that the circumstances are similar to the parcel that Grand Rapids Township owned and was rezoned without a site plan and the approval is just for the use. He asked when there would likely be a site plan. A representative from Pinnacle Construction responded it would be probable they would start working on a site plan next spring or summer.

Steve Waalkes, seconded by **Doug Kochneff**, moved to approve the rezoning to O-PUD for two parcels located at 3300 East Beltline.

Motion approved, 7-0.

3. **Initial Review – Kuyper/Wheeler Development Group – Rezoning request to R-PUD for 10.4 acres located at 3141, 3199, and 3333 East Beltline Ave.**

Dennis Cole, Nederveld, introduced the project. The parcels are located across from N. Evergreen Drive and they would like to redevelop the site with R-PUD zoning. He said the plan is for 8 units/acre and the use fits with the Comprehensive Plan. The units would be 2 and 3 bedrooms and the development would offer housing choices in the Township.

Dan Ophoff asked if the units are apartments or condos. Dennis Cole responded they would initially be apartments, but they would be built to condo standards and they would change them to condos in the future. Mark Maier added that the units would not be apartments but rental units that would be marketed as high end to a wide variety of potential renters.

Dan Ophoff asked what the difference was between the original plan and the new plan. Dennis Cole responded the difference is the calculations. They wanted to show they are confident they can get to 50% open space.

Doug Kochneff asked if they will be constructing the non-motorized trail. Scott Conners noted that the Engineer's report mentioned the trail and called it a "sidewalk to nowhere". Mike Maier

responded that crossing the East Beltline would be dangerous and they wouldn't want their residents to attempt that. He said they have signed agreements with other jurisdictions to build a sidewalk if and when it makes sense. Mark Prein commented that he works across the street and sees people walking on the side of the road. He suggested that there might be a benefit to connecting the development sidewalks with Kuyper College. Steve Waalkes agreed and said it would make sense to start with the interconnection.

Jim Brown gave the legal review.

Scott Conners asked if the mailbox areas, parking, dumpsters were considered part of the open space. Jim Brown responded they are not considered open space; it has to be undeveloped, green open space. Dennis Cole noted that the detention pond can be counted as open space per the ordinance.

Wayne Harrall commented that if the Commission set the public hearing, they would want to see more detail.

Dan Ophoff raised concerns regarding the property lines. He said they need to have solid property lines to properly send the public notices and the applicant said the north property line is fluid. Scott Conners added that the applicant would be gambling with the number of units they could actually fit. Dennis Cole responded they could finalize the property lines and they would be willing to gamble because they believe it would be close to fitting the desired number of units.

Steve Waalkes commented that he is comfortable with the open space calculations and thinks the applicant can make the property lines work.

Scott Conners remarked that the development would fit the area. Dave Van Dyke, Doug Kochneff, and Dan Ophoff agreed that it would fit the area and the Comprehensive Plan.

Steve Waalkes, seconded by **Dave Van Dyke**, moved to set the Public Hearing for November 24, 2020.

Motion approved, 7-0.

4. Initial Review – Knapp North PUD/Ace Hardware - Request for Amendment (No. 1) to the current PUD, 2333 East Beltline Ave.

Wayne Harrall mentioned the site and what was intended for it. He said the applicant is looking at a new use, so they would need to amend the PUD.

Jim Brown said the site was intended to be a Kessler's Diamonds store and the approved building was smaller than the proposed project. The applicant would need an amendment to allow parcel C to have a building up to 15,000 square feet with up to 5% overage. The plan would still need approval from the Site Plan Review Committee. He also mentioned that the applicant is seeking a public hearing in November and it could be a joint meeting with the Site Plan Review Committee.

Wayne Harrall questioned why the building isn't pushed to the southeast and closer to the East Beltline. Scott Conners responded that that positioning might be better for the neighbors. He also mentioned that this site was originally the pillar of the PUD. Steve Waalkes agreed and said the size of the building would fit, although it would be pushing the maximum allowed.

Dan Ophoff, seconded by **Scott Conners**, moved to set the Public Hearing for November 24, 2020 and allow for a joint meeting with the Site Plan Review Committee.

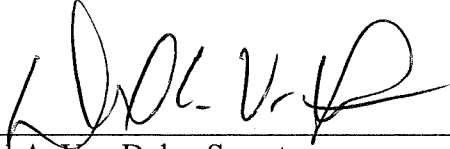
Motion approved, 7-0.

5. **General Public Comment.**

The Planning Commission Chair invited general public comment on Planning Commission matters.

There were none.

It was moved by **Steve Waalkes**, seconded by **Scott Conners**, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 8:47 pm



David A. Van Dyke, Secretary