

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes November 24, 2020**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, November 24, 2020.

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

1. **Approve minutes of October 27, 2020 regular meeting.**

**Dave Van Dyke**, seconded by **Dan Ophoff**, moved to approve the minutes of the October 27 meeting as presented.

**Motion approved 4-0.**

2. **Public Hearing – 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, gave an overview of the project. They are asking for rezoning to R-PUD to build attached condos. The project would be 52 units in 13 buildings and the units would be leased initially. The development would have an entrance off of the East Beltline and would include a dog park and a mail kiosk as amenities. The applicant added a sidewalk to the plan and believes it should replace the non-motorized trail.

Attorney Jim Brown gave the legal review.

**Steve Waalkes**, seconded by **Dan Ophoff**, moved to open the Public Hearing at 7:17pm.

**Motion approved, 4-0.**

Steve Springsdorf, 3160 Bird Ave NE, said the parcel is very hilly and asked what the plans are to level it; doesn't want it to be cliff when they level it out; concerned about lighting; asked if Kuyper College was a joint applicant of the project; asked for more information regarding the dog park and who would use it; has concerns on liability; commented that water problems have continued to worsen over the years.

Richard Paalman, 3216 East Beltline Ave NE, lives across the street from the proposed development; concerned about the hilly nature of the property.

Max Maxim, 3070 Bird Ave NE, owns property behind the proposed development and it gets flooded by the retention pond; the back of his property flooded and lost trees; doesn't want more water on his property and his house flooded.

Theresa Maxim, 3070 Bird Ave NE, agrees with Max Maxim's statement; thinks the proposed number of units is too many for 10 acres.

Steve Roth, 3186 Bird Ave NE, lives north of the project on Bird Ave; would like to see a barrier from the development; doesn't want people on his property from the development and worried about liability; would like to see fencing and the property surveyed before construction.

Daniel Zevalkink, 3090 Bird Ave NE, noted that the pond is included in the open space and doesn't believe it should be; very hilly parcel and everything runs to Bird Ave; will get more storm water to his home; has been flooded within 10 feet of his deck; MDOT has repaired his basement due to flooding from their retention pond.

John Benson, 3128, 3114 and 3102 Bird Ave, has been resident for 60 years; wanted to know how the applicant was going to help with the water issues; had a demonstration of healthy soil and worries the development will cause damage; believes ponds will fill if the development is built.

Kathy Roth, 3186 Bird Ave NE, when Kuyper College was built they began having water issues; everyone has water concerns; wanted to know if these concerns be addressed before approval of the application.

Steve Springsdorf, 3160 Bird Ave NE, returned to echo Kathy Roth's comments; wants to see more detail before the project moves along.

**Dan Ophoff**, seconded by **Steve Waalkes**, moved to close the Public Hearing at 7:35pm.

**Motion approved, 4-0.**

Wayne Harrall asked about fencing around the perimeter. Ryan Wheeler, Wheeler Development, responded they do not currently have a plan for fencing but they are open to it. Currently they have the perimeter as a do not disturb zone.

Wayne Harrall asked if retaining walls will be needed given the terrain. Ryan Wheeler said they are leveling the ground for sidewalk and buildings and retaining walls might be necessary. Wayne Harrall asked about general storm water and if the applicant would be grading to the East Beltline. Dennis Cole replied they would probably grade to the center. They plan to have reduced discharge to the MDOT pond. The pond on the site is not meant to be a wet pond. They plan to meet the new standards for storm water.

Steve Waalkes asked if the units will be leased or owned. Ryan Wheeler said they would own and manage the properties. Dan Ophoff commented the applicant has previously said they plan to move the units to condos. Ryan responded they have the ability to sell as condos down the road.

Mike Maier, Wheeler Development, asked the Commission about the bike trail portion of the legal review. He commented that the trail is on the other side of the East Beltline and wouldn't

benefit their residents. They put their own sidewalks on the plans. He asked if they could not be a part of the trail. Wayne Harrall commented that the current proposed sidewalk is private since it only goes throughout the development. He said it should be put along the East Beltline side of the buffer so the public doesn't have to route thru the development. Steve Waalkes suggested the sidewalk should be put on the shoulder of the East Beltline. Dennis Cole said they considered the shoulder but were looking for a buffer and they didn't think the public would use a sidewalk in that area.

Wayne Harrall commented that the applicant is missing a number of plans, so they could not approve for the rezoning and a site plan. He said the plans will have to come back to the Site Plan Review Committee and the Planning Commission. Jim Brown spoke on the outstanding items needed.

Mike Maier said the applicant wants a direct benefit to the property if they build trail or give funds for future trail. Wayne Harrall responded that they have required trail or escrowed funds for all of the applicants who have developed on the East Beltline. Dave Van Dyke said they prefer 10' non-motorized trail, but a few exceptions have been made on width. He said he would like to see a more straight sidewalk, rather than into the community. He also noted there are parts of the East Beltline where there is trail or sidewalk on both sides. Wayne Harrall added that the development at 4 Mile and the East Beltline are constructing trail because the Planning Commission required it. He said they could require this development to construct trail as well, but that wouldn't make sense.

Wayne Harrall commented that he heard from many of the neighbors on privacy so he would like to see a 20' no disturb buffer. Dave Van Dyke agreed and added he thinks it is a better option than a fence.

Wayne Harrall said they could approve the rezoning and asked how other members felt. Dan Ophoff said he thought they could approve the rezoning and have the applicant come back with a site plan based on the comments. Steve Waalkes agreed.

Wayne Harrall reiterated that the applicant would have to return to the Planning Commission for final plan approval. He added that he would like to see the sidewalk funds escrowed for trail use in the future, with a figure based on frontage calculated by the Township Engineer.

**Dave Van Dyke**, seconded by **Steve Waalkes**, moved to recommend the ordinance, as prepared, to the Township Board to rezone to R-PUD for 10.4 acres located at 3141, 3199, and 3333 East Beltline Ave with the following conditions:

- more detailed site plan to come before the Planning Commission for approval;
- applicant work with the Township Engineer on water issues;
- 20' do not disturb buffer on the westerly side;
- in lieu of constructing a non-motorized trail, the applicant can escrow funds for future trail.

**Motion approved, 4-0.**

The Planning Commission took a 5 minute break.

3. **Public Hearing – Knapp North PUD/Ace Hardware - Request for Amendment (No. 1) to the current PUD, 2333 East Beltline Ave.**

Randy Austin, Alpha Group Development, gave an overview of the project. He currently owns an Ace Hardware and would like to have a second location in Grand Rapids Township. It would be a 14,975 square foot building footprint with 62 parking spaces. They would not have back storage but would have a basement. The proposed store size would be a good match for the area.

Jim Brown gave the legal review.

**Steve Waalkes**, seconded by **Dan Ophoff**, moved to open the Public Hearing at 8:50 pm.

**Motion approved, 4-0.**

There were no public comments.

**Steve Waalkes**, seconded by **Dan Ophoff**, moved to close the Public Hearing at 8:51 pm.

**Motion approved, 4-0.**

Steve Waalkes commented that he didn't think the larger building was a problem as long as they meet the requirements including setbacks, parking, and landscaping. He also pointed out that 2369 East Beltline won't be developed due to drainage. Dave Van Dyke said when the PUD was approved it was for businesses that required smaller spaces. He added that the applicant is also increasing the size of their parcel.

Chair Wayne Harrall recessed the Planning Commission at 8:57 pm.

Dave VanDyke convened a joint meeting of the Site Plan Review Committee and the Planning Commission at 8:57 pm.

Dave Van Dyke asked if the applicant had considered changing the configuration of the building. Randy Austin responded they had considered it, but they would lose 10 parking spaces.

Wayne Harrall commented on the sidewalk connections and said he was comfortable with the location of the pedestrian crossing. He said he would like to see crossing signage and street delineation required.

**Wayne Harrall**, seconded by **Steve Waalkes**, moved to approve the request for Amendment (No. 1) to the current PUD at 2333 East Beltline with the following conditions:

- the site will have at least 62 parking spaces;
- approval of utilities, storm water, and retaining wall design by the Township Engineer;
- outdoor lighting subject to Township Engineer's approval (wall packs shine down only);
- Fire Chief approval;
- approval of the dumpster enclosure by the Zoning Administrator;

- landscape plan as submitted with existing trees remaining;
- pedestrian crossing signage and street delineation installed at the crossing of development drive;
- signage to meet the ordinance, including the North East Beltline Overlay District.

**Motion approved, 4-0.**

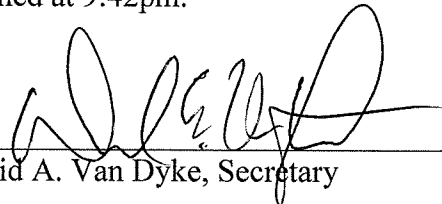
It was moved by **Wayne Harrall**, seconded by **Dave Van Dyke**, to adjourn the joint meeting of the Site Plan Review Committee and the Planning Commission. The motion passed and the joint meeting was adjourned at 9:41 pm.

**4. General Public Comment.**

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

There were none.

It was moved by **Dan Ophoff**, seconded by **Steve Waalkes**, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 9:42pm.



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David A. Van Dyke, Secretary