

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes April 27, 2021**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, April 27, 2021.

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

1. **Approve minutes of November 24, 2020 regular meeting.**

Scott Conners, seconded by **Dan Ophoff**, moved to approve the minutes of the November 24 meeting as presented.

Motion approved, 5-0.

2. **Election of Officers.**

Dan Ophoff, seconded by **Doug Kochneff**, moved to re-elect Wayne Harrall as Chair, Scott Conners as Vice Chair, and Dave Van Dyke as Secretary.

Motion approved, 5-0.

3. **Initial Review – Knapp Valley Gardens – Request for Special Land Use for existing Commercial Landscape Business at 4100 & 4120 Knapp St SE.**

Mike Vander Ploeg, Knapp Valley Gardens, presented the application. He said nothing has changed at the site and the Township recommended he apply for the Special Land Use process. He purchased the land in 1977 and has run a landscaping business there for many years. Wayne Harrall commented that the Special Land Use process will formalize things for his site and if he plans to make any changes he should include that in the application so they don't have to return for additional approval. Scott Conners added that the process will protect the applicant from issues with neighbors and neighbors from issues with the applicant. Steve Waalkes said the process will establish a baseline for any changes in the future.

Dan Ophoff asked if they do material storage and handling and how large are the storage piles. Mike Vander Ploeg responded that, at the largest, the piles are about 15-20 feet and go down by July. Dan Ophoff asked if the only retail is by Knapp. Mike Vander Ploeg responded the retail is only by Knapp. Wayne Harrall added that he drove by earlier in the day and neighbors don't have to look at much of the storage because of the lower terrain.

Attorney Jim Scales gave the legal review.

Scott Conners asked if soil screening was ever done on property. Ken Kooistra, Knapp Valley Gardens, responded they do soil screening once every 2-3 years and it runs approximately 3 days from 8 am – 5 pm. Scott Conners asked the applicant could show the area where the screening would be done so there are not any issues in the future.

Wayne Harrall commented that the applicant should denote where the temporary trash holding is done on the site. He directed that any buildings, including the house, should be denoted on the site plan. He asked where deliveries typically take place and if there are any issues with neighbors around deliveries. Mike Vander Ploeg responded most of the large trucks come in the back driveway and it works well, so there are not any issues with the neighbors.

Wayne Harrall asked if there are any hoop houses used for storing road salt. Mike Vander Ploeg responded they typically only have about 5 yards so it goes under a roof by a storage building. Ken Kooistra said they typically only use about 10 yards of salt. He inquired if they could include possible sites for additional salt storage in the future on an updated plan. Wayne Harrall encouraged them to include any possible future projects so they don't have to return for approval.

Wayne Harrall asked the applicant to submit an updated site plan to include the list of items from the legal memo. He said it would be helpful if buildings have square footage and use and typical piles of materials with yards and heights. He asked if they have any fuel storage on the site. Mike Vander Ploeg responded they do have fuel storage. Wayne Harrall said he would like to see the location and size of tanks on the plan.

Dan Ophoff, seconded by **Steve Waalkes**, moved to set a Public Hearing for May 25, 2021.

Motion approved, 5-0.

4. **Initial Review – Cascade Hills Country Club – Request for Special Land Use Approval for 77 Space Parking Lot Addition.**

The applicant gave an overview of the request. He said they would be infilling some of the current lawn space. The new parking lot addition would serve the summer congestion, overflow parking, and parking for the pool and recreation areas. There are many patrons who use the pool area, so a pedestrian walkway was delineated to help cars see the pedestrians. Along Cascade Road there will be a landscaped berm with plantings on top to screen the view of the parking lot.

Attorney Jim Scales gave the legal review.

Wayne Harrall asked about the stormwater plan and if they will meet the new standards. Clement Audu, Nederveld, went over the plan and noted catch basins on the screens. He said the calculations have been sent and approved by the Township Engineer. He added that he will send that approval for the next Planning Commission packet.

Doug Kochneff asked for more specifics on the berm. He said the berm is very important and the applicant needs to screen lighting. Wayne Harrall added a cross section showing Cascade Road would be helpful. Clement Audu responded it will be 2-4 feet high with strategic plantings. Scott Conners added that the landscaping will be important for the neighbors, so a cross section would be important to show to any residents for the Public Hearing.

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Steve Waalkes, seconded by **Scott Conners**, moved to set a Public Hearing for May 25, 2021.

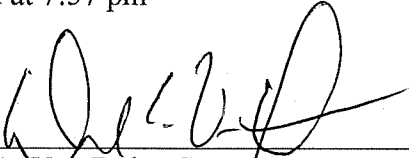
Motion approved, 5-0.

5. **General Public Comment.**

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

Theresa Maxim, 3070 Bird Ave, asked about the proposed project for a condo development at Kuyper College. Wayne Harrall responded that the Site Plan Review Committee met earlier in the day and it will be coming to the Planning Commission in May, if they submit updated materials timely.

It was moved by **Steve Waalkes**, seconded by **Dan Ophoff**, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 7:57 pm



David A. Van Dyke, Secretary