

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes February, 27, 2018**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, February 27, 2018.

Present were Chair Wayne Harrall, Vice Chair Scott Conners, Secretary Dave Van Dyke, Commissioners; Dan Ophoff, Mark Prein, Bill Culhane and Doug Kochneff. Also present were Township Attorney Jim Scales and Planning Assistant Kara Hammond.

1. Approve minutes of November 28, 2017 regular meeting.

Scott Conners, seconded by **Dan Ophoff**, moved to approve the minutes as submitted, with no changes.

Motion approved unanimously.

2. Public Hearing - Growing Smiles - Request to rezone two parcels of land from the R-1 (Single Family Residential) District to the OR-PUD (Office Residential Planned Unit Development) District on the parcels of land located at 2625 & 2643 East Beltline Ave NE.

Mark McDowell, with MEM Design, gave a brief background:

- intending to build a pediatric dental office
- do not plan on utilizing parcel 2 (to build on)
- intend to use the current curb cut already present next to the daycare

The applicant stated they are planning for future potential growth, in regard to the number of parking spaces they have proposed.

Attorney Jim Scales gave the legal review.

Mark Prein asked about the green space of the second parcel and recalled that the daycare had used that parcel as their green space requirement. He questioned that now that it has sold what happens with the daycares required green space. Prein continued stating he has some concerns about their drainage plan and worried about potential basement flooding. Mark McDowell said they will comply with what the Township Engineer requires.

Bill Culhane, seconded by **Dave Van Dyke**, moved to open the Public Hearing at 7:13 pm.

Motion approved unanimously.

No persons spoke during the Public Hearing.

Scott Conners, seconded by **Bill Culhane**, moved to close the Public Hearing at 7:13 pm.

Motion approved unanimously.

Wayne Harrall stated his concern is the proximity of the dumpster to the residential home located to the west, adding he would like to see some type of significant buffer shown when the plan/applicant comes back to Site Plan Review.

Wayne Harrall said the use is consistent with the Township's Master Plan, and in line with current uses to the north, south and east.

Attorney Jim Scales addressed some of the commissioner's issues explaining many issues are covered in the drafted ordinance.

Mark Prein, seconded by **Dan Ophoff**, moved to recommend the rezoning request for the properties located at 2625 & 2643 East Beltline Ave NE to the Township Board for final approval with the following conditions;

- green space with Rainbow Daycare
- cross access agreements
- drainage/flooding issues/concerns addressed

Motion passed unanimously.

3. **Public Hearing - EBL Parcels - Request to rezone seven parcels of land from the R-1 (Single Family Residential) District to the OR-PUD (Office Residential Planned Unit Development) District on the parcels of land located at; 2743, 2715, 2665, 2571, 2455, 2425 & 2415 East Beltline Ave NE.**

Wayne Harrall explained the process, the advantage, benefit and positive aspects of rezoning the properties.

Attorney Jim Scales gave the legal review.

Dan Ophoff, seconded by **Scott Connors**, moved to open the Public Hearing at 7:25 pm.

Motion approved unanimously.

Resident **Ted Sierveld** had a question about the proximity of the potential buildings to the westerly lot line. Wayne Harrall stated the rules will be consistent, explaining setback requirements and buffering requirements.

Dan Ophoff, seconded by **Mark Prein**, moved to close the Public Hearing at 7:28 pm.

Motion approved unanimously.

Dave Van Dyke, seconded by **Bill Culhane**, moved to recommend the draft ordinance to rezone the requested parcels of land along the East Beltline to the Township Board for final approval.

Motion approved unanimously.

4. **Site Plan Revision - Knapp North - Request to amend Parcel 'B' (originally known as Pinnacle Ventures) and Parcel 'C' (currently known as Kessler's Diamonds) site plans.**

Jeff Brinks, Venture Engineering, explained both projects;

- requesting an amendment to the previously approved PUD in 2015
- explaining the reason for the changes; due to tenant/occupant change
- building footprint has been slightly changed
- Kessler's Diamonds is intended to be located on Parcel C; which drove a building footprint change and parking modification

Bill Culhane noted that the plan the applicant is showing differs from the plan the commissioners have in front of them. Dave Van Dyke asked about the proposed dumpster location and where it is located. Jeff Brinks said it currently is located at the southern part of the area, south of Sherwin Williams. The Planning Commission said there needs to be additional spaces for refuge. The representative for Kessler's Diamonds stated they are not like other retail places and will not have an

enormous amount of trash, explaining that this location is more of a “satellite” location, stating most of the inventory will be at the primary location in Grandville.

Jeff Brinks showed the potential grading plan for the location. Wayne Harrall stated after seeing the grading plan the current location of the proposed dumpster is probably in the best location. The applicant stated they could absolutely turn the dumpster and make a simple modification to open the area up.

Wayne Harrall stated he is comfortable with Parcel ‘C’, with the exception of the drainage to be looked at again by the Township Engineer. Scott Connors agreed but is not completely comfortable with Parcel ‘B’ and needs more specifics and details submitted.

Attorney Jim Scales gave the legal review for both Parcels ‘B’ & ‘C’.

Mark Hertzfeldt said that Kessler’s tends to go overboard on the landscaping plan and knows the Township will be pleased with what they will do.

Wayne Harrall, seconded by **Scott Connors**, moved to recommend the site plan to the Planning Commission (from the Site Plan Review Committee) to take the appropriate action for the currently amended proposal.

Motion approved unanimously, 3-0. (*Dave VanDyke, Wayne Harrell and Scott Connors*)

Mark Prein, seconded by **Dave Van Dyke**, moved to approve the draft resolution approving the requested amended site plan for Parcel ‘B’, dated 02/21/2018, with the following conditions;

- Township Engineer approval
- final approval by the Site Plan Review Committee

Motion approved unanimously.

Mark Prein, seconded by **Doug Kochneff**, moved to approve the draft resolution approving the requested building on Parcel ‘C’, dated 02/21/2018, with the following conditions;

- Township Engineer approval
- final approval by the Site Plan Review Committee

Motion approved unanimously.

5. Discussion - Katerberg Verhage - Date and time for a work session needs to be discussed and decided.

A work session was scheduled for Monday, March 19, 2018 at 4:00 pm.

6. General Public Comment.

No residents spoke during the public comment.

The meeting was adjourned at 8:20 pm.



David A. Van Dyke, Secretary