

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the January 25, 2005, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, January 25, 2005, at 7:00 p.m.

Present were Chair Michael J. Fuller, Vice-chair Susan Molhoek, Secretary Wayne A. Harrall, Commissioners David A. VanDyke, Stephen C. Fry, James Saalfeld, and Edward Robinette. Also present was Township Planning and Zoning Administrator Richard Sprague Jr.

1. Approve minutes of the regular meeting of November 23, 2004.

Edward Robinette, seconded by Stephen Fry, moved to approve the minutes as amended. Motion passed unanimously.

2. Preliminary Plan Review- Frank Holshoe's proposed Sycamore Woods Single Family Site Condo tabled from October 26, 2004 Public Hearing.

Todd Stivey spoke regarding the amendments made to the site plan. Amendments include: Kent County Road Commission preliminary approval for the extension of Shear Avenue into Sycamore Woods; realigned Jane Elizabeth Drive; revised units 1, 2, 3, 4, 33, and 34; added public access drive to detention and wastewater treatment facility and drainfield; added 4'X6' residential sign; revised road cross section; sidewalks has been shown through out development; lighting added; grading is shown on plan; and basin for stormwater have been designated.

Rick Sprague, Township Planning and Zoning Administrator, summarized his report dated January 21, 2005.

Commissioners asked questions and had comments regarding: retaining walls; access to the detention area; grading slopes; connection to neighboring property; construction of Shear Avenue; concerns of lot 13 and roadway; and water run off.

Public Comments:

Gary Veenstra, Northhoek Drive, is very concerned about water run-off. He already has problems with runoff onto his property.

Karen Johnson, Northhoek Drive, currently has problems with run-off and sand gets into her well.

Kim Wood, 3298 Northhoek Drive, run-off is a huge concern. She is wondering what the plan for the buffer zone is. She also stated that the trees already have been cleared and a road is being put in already.

Steve Meek, lives on lot 10, has one of the lower spots of the sub division and is very concerned about water.

Joe Broaky, 3286 North Oak, concerned about traffic safety.

End of public comments. Todd addressed some of the public comments.

David VanDyke, seconded by Sue Molhoek, moved to approve recommendation to the Township Board with the following conditions:

1. Approval is based on site plan revisions dated October 22, 2004
2. Township Engineers letter dated January 18, 2005 shall be enforced and complied with.
3. Township Planner shall make the final decision for modifications to Jules Lillian Drive before final approval. Township Engineer shall also pay close attention to water run-off from detention basins before final approval.
4. Shear Avenue's previous improvement agreement shall be complied with.
5. Lot 24 is reconfigured to meet minimum lot width at the road.
6. Road maintenance and open space maintenance agreements shall be submitted.
7. If retaining walls are deemed necessary by the builder a plan shall be submitted to the Township Planner and Township Engineer to insure they are properly built and, if necessary, fencing placed to prevent fall hazards.
8. Tree shall be roped off, marked and maintained for the no disturb zone.

Motion passed unanimously.

3. Conceptual Plan Review- Ken Kool's Shear Wood Forest proposed Single Family Site Condo Development

Ken Kool spoke regarding the Conceptual Plan for Shear Wood Forest. He addressed the private road and stated that he does not own it so he cannot change it.

Township Planning and Zoning Administrator Rick Sprague summarized his staff report dated January

Ken Kool introduced a drawing from Kent County regarding the road from Sheer to where it fattens out.

Commissioner's Comments:

There should be a way to make the connection to the North. The five-acre parcel to the South should be looked at, with regarding to a street system. Lot five does not look like it complies. Adjust lots 9, 10, and 11. Commissioner's would like to see another access to this whole area.

4. Report from Planning and Zoning Administrator.

a. Discussion on Private Road Requirements.

Private Road Ordinance for two lots needs to be established. Rick will submit something to the Commission regarding this.

b. Project Update.

Rick updated the Commissioners on upcoming projects.

The meeting was adjourned at 8:21 p.m.

Wayne A. Harrall