

PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS

Minutes of the April 28, 2003 Special Meeting

A special meeting of the Grand Rapids Charter Township Planning Commission was held at the Township Hall at approximately 4:40 p.m. on April 28, 2003. Planning Commissioners present were Steve Fry, Mike Fuller, Rusty Merchant, Susan Molhoek and Dave VanDyke. Also present were Sue Thomas, Township Planner and Mark Sisson, Consultant.

Susan Molhoek, seconded by Rusty Merchant, moved to approve the work session minutes of April 14, 2003 with minor changes. Motion passed unanimously.

The Commission reviewed and discussed the first draft of Chapter 17A, Site Plan Review. Minor changes were made to the required content of site plans and review procedures. A new section had been added regarding Changes to Approved Site Plans which was "borrowed" from the PUD section of the Zoning Ordinance. Because of the way it was purposefully set up, this section would also apply to Special Land Uses. Minor changes were made to the section to make it closely fit the unique requirements for site plans.

Susan Lovell and Wayne Harrall joined the meeting.

The Commission reviewed and discussed excerpts of the proposed changes to the TC-PUD and NC-PUD zoning districts. Discussion took place on the maximum size of a single-use building in the NC-PUD district of 50,000 square feet and on the requirement that the maximum size of all buildings collectively within a PUD shall not exceed 100,000 square feet. Steve Fry reported that folks at D&W grocery store expressed to him that a 60,000 sq. ft. building would be ideal for them. The Commission decided to delete the 100,000 sq. ft. provision because they felt it was too restrictive, especially for a large parcel of land. In addition, they decided to keep the 50,000 sq. ft. provision but added a phrase that at the Planning Commission's discretion, they would allow up to a 20% increase in the size of the building under specific yet-to-be-determined conditions. As a follow up to the Special Land Use Chapter, Sue Thomas mentioned to the Commission that the Township Attorney advised them to keep the Farm Market special land use provisions as is.

The Commission reviewed the first draft of the proposed changes to Chapter 14, Off-Street Parking. The discussion centered on the alternative parking arrangements: shared parking, joint parking and deferred parking. A phrase had been added to the deferred parking section to require the area to be set aside for deferment to remain as reserved for future parking and that it may not count as any type of required open space. The Commission discussed whether or not to get rid of the shared parking provisions for mixed uses in the same building. It was decided to keep the provisions but add a phrase

that the required parking agreement be tied to the specific use and not the land so that subsequent uses would require the full amount of parking.

Sue Thomas went over parliamentary procedures with the Commissioners. Specifically, the chairperson always votes and a motion to table takes precedence over any other motion.

Sue Thomas informed the Residential Lot Size Task Force Members (Rusty, Sue M. and Dave) and the rest of the Commission that she would mail some background information pertaining to lot sizes and integrity of residential infill to all the Commission members with their next work session packets. The meeting of the Task Force was changed to May 19th at 3:30 p.m. The Task Force also includes Township Board members Angie Weiss and Ed Robinette.

Sue mentioned that the final draft of the North East Beltline Overlay District was not ready for a Public Hearing as planned for the Commission's May 27th regular meeting; therefore, the evening meeting will be a work session on the final draft of the Overlay and any other Zoning Ordinance revisions. Regular casework will resume at the June 24th regular meeting. The Commission set an additional work session for Monday, June 9th at 4:30 p.m. and discussed holding a Public Hearing for the Overlay at a special evening Planning Commission meeting in July or August. The Commissioners asked Sue to pick 2 possible dates for a Public Hearing in July and/or August for their review at the next meeting.

Mike DeVries joined the meeting and passed out a written explanation of annexation procedures as they relate to Charter Townships. At the last regular Commission meeting, there was a request for a joint Commission and Township Board meeting to discuss potential annexation issues. Mike explained that he felt a joint meeting was not necessary because the Commission's job is to make land use decisions and if annexation may be an issue, it is the Board's job to consider the political aspects of annexation in their decision making processes. He asked if the material handed out answered the Commission's questions pertaining to annexation procedures. Steve Fry, seconded by Susan Lovell, moved to remove the request for a joint Planning Commission and Township Board meeting because there was no longer a reason to meet since the provided annexation information answered the questions the Commission had. Motion passed unanimously.

Finally the Commission briefly discussed whether or not to review the restaurant provisions in the PUD-2 district again. It was decided not to.

The meeting was adjourned at approximately 6:30 p.m.

Susan Thomas, Acting Secretary