

PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF GRAND RAPIDS

Minutes of the May 27, 2003, Meeting

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, May 27, 2003, at 7:30 p.m.

Present were Chair Michael J. Fuller, Vice-chair Susan Molhoek, Secretary Su B. Lovell, Commissioners David A. VanDyke, Rusty C. Merchant, Wayne A. Harrall, and Stephen C. Fry. Also present was Township Planner Susan Thomas.

1. Approve minutes of the regular meeting of April 22, 2003.

Susan Molhoek, seconded by Rusty Merchant, moved to approve the minutes with one correction. Motion passed unanimously.

2. Review final draft of the North East Beltline Overlay District.

Susan Thomas summarized the North East Beltline Overlay District.

Discussions about the Overlay District included: modifications from the requirements setbacks; landscaping; parking; lighting; signs; grading and storm water; motor vehicle access; pedestrian access; and commercial and office architectural facades and building design.

David VanDyke suggested that all of the Town Center area should be included in the total Overlay District.

Stephen Fry stated that there should be directions in the beginning of the North East Beltline Overlay District to explain what would take precedence; the Overlay or the Zoning Ordinance.

Susan Molhoek stated that in the signs prohibited section, neon window signs should be included.

Stephen Fry suggested keeping the wording of #5. Commercial Uses section d., under the Sign section and strike section e.

Wayne Harrall suggested taking out the metric measurements in the motor vehicle acc section.

There will be a public hearing for the Overlay District on July 29, 2003 at 7:00 p.m.

3. Review draft #1 of the Private Road provisions.

The Commissioners summarized the Private Road provisions. The two additions to the Private Road provisions suggested were: adding the definition of a cul-de-sac and a fire department requirement for private road gates.

4. Review Section 14.4(2) of the proposed Parking chapter.

The Commissioners summarized the Parking Requirements. There were no changes suggested.

5. Review Section 13B.3 of the proposed NC-PUD chapter.

The Commissioners summarized the NC-PUD Requirements. The Commissioners agreed to have #1. Building Size, Placement and Appearance, section a. to read:

a. A freestanding building containing no more than one commercial establishment shall not exceed 50,000 square feet of gross floor area. Up 10,000 square feet of additional gross floor area may be allowed by the Planning Commission based upon the following site planning criteria:

1. Overall design of the project relative to its compatibility with nearby existing or proposed land uses.
2. Proximity to adjacent existing and future land uses.
3. Topography of the site.

The meeting was adjourned at 9:46 p.m

Susan B. Lovell
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