

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes July 22, 2014**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, July 22, 2014.

Present were Chair Wayne Harrall, Vice Chair Dave Pierangeli, Secretary David A. VanDyke, Commissioners; Bev Wall, Bill Culhane, Mark Prein and Scott Conners. Also present were Township Attorney Jim Brown and Planning Assistant Kara Hammond.

**1. Approve minutes of June 24, 2014 meeting.**

Bev Wall, seconded by Scott Conners, moved to approve the minutes without any changes. Motion approved unanimously.

**2. Informal Discussion - Forest View Psychiatric Hospital - Applications for Amendments in Special Land Use for its psychiatric hospital located at 1055 Medical Park Drive & Application for Site Plan Approval in C-2 District Lands-1055 Medical Park Drive & 1000 Parchment Drive.**

Ryan Ysseldyke, with Holland Engineering, gave a brief presentation;

- ✦ Forest View has been located at this location for over 50 years
- ✦ In 2009 the hospital asked for a rezoning - the hospital purchased a building to the west and utilized a portion of that property to do a small expansion
- ✦ Two years ago the hospital purchased the building to their north and did another expansion - the hospital will be relocating some of their staff and offices to the addition to make more room within the hospital for patients
- ✦ Special Land Use request is to construct a bed addition that will slightly encroach on the most recently purchased land

Wayne Harrall asked if Forest View owned the three buildings and if they currently operate out of them. Ryan Ysseldyke stated the hospital currently leases space in the [1000] Parchment Drive building to doctors and clinics, but Forest View will be using the majority of the 1001 [Medical Park Drive] building over the next year as the renovation takes place.

Andy Hotaling, Forest View Hospital CEO;

- ✦ Hospital has been a good neighbor
- ✦ Onsite day program
- ✦ Renovating to allow for more space and an outpatient service

Attorney Jim Brown reviewed the memorandum.

Wayne Harrall stated, presuming the project moves forward, he prefers the applicant bring everything to the next meeting, in lieu of having a Site Plan Review meeting. Wayne questioned the effect on parking of the total site/area and stated he is concerned about the overall parking. Wayne wondered if the addition on the east will compensate for what they will lose on the north. Ryan Ysseldyke stated they looked very closely at the parking numbers. Ryan explained the proposed use would not require as much parking and although there would be an overall loss of parking spaces, the site would gain parking spots closer to the entrance. Ryan also stated the

applicant will be paving the gravel area which should be adequate parking, available for the staff and visitors. Ryan noted it would be just a few additional staff that would come with the addition.

Bill Culhane asked about the distance from the addition to the 1001 [Medical Park] building, in the northeast corner of the site. Ryan Ysseldyke stated it is 40-45 feet building to building; the gross distance is less than 50 feet. Bill Culhane asked if the applicant thought about connecting the driveway for site circulation and emergency vehicle access. Ryan stated they have looked at site circulation and vehicle movement and explained if that is a concern of the Fire Department they would be willing to do what is recommended.

Mark Prein asked about storm water and the basins in the courtyard. Ryan Ysseldyke stated it is a dual pipe system. Mark asked if there was any concern about loss of foundation with the sanitary sewer being so close, sand and the high water table. Ryan said the depth is 18 feet and noted the City of Grand Rapids would like to see more distance as well, but unfortunately the site is limited. Ryan in turn noted the City is relatively comfortable with the depth.

Dave VanDyke, referencing the change on the south side of the parking lot on building 1001 [Medical Park], noted the proposed plan is showing the new parking lot with 18 ft. stalls and an aisle way of 16 ft. Ryan Ysseldyke noted that will be designated as a one way drive. Wayne Harrall questioned if the applicant would lose spaces if they went to diagonal spaces, which sends the message of the one way drive. Scott Connors noted the applicant should show a template, Dave VanDyke added the applicant should have some detail on the next plan. Scott Connors stated a facility like this; parking/circulation should be looked at carefully for safety reasons above all.

Mark Prein questioned if there needs to be some additional landscaping from building to building in the northwest corner of the proposed addition. Wayne Harrall asked where the property line is located between 1001[Medical Park] and the building to the north. Ryan Ysseldyke stated it is centered between the two parking lots, noted the proposed addition is roughly 60 feet from the corner, and explained the emergency back-up generator will be located there and screened with 8-10 ft. high evergreens, so the area in question will be screened sufficiently.

**Bev Wall**, seconded by **Mark Prein**, moved to set the Public Hearing for August 26, 2014.  
**Motion approved unanimously.**

**3. Informal Discussion - Frederik Meijer Gardens & Sculpture Park - Application for R-1 Rezoning and Special Land Use for Parking Lot F located at 800 East Beltline Avenue.**

David Hooker, President of Frederik Meijer Gardens & Sculpture Park (FMG), gave a brief presentation;

- ✦ Gerontology Network will terminate their relationship (with FMG) as of July 31
- ✦ Continue with their plans of converting the property to a parking lot
- ✦ Additional 232 parking spots for FMG

Mark Prein clarified the main use for the proposed parking lot will be for the summer concert series. David Hooker stated that is correct. Wayne Harrall asked the applicant to confirm the proposed parking lot will be gated and used only when needed. David Hooker confirmed the

statement to be correct. David added the FMG will be berming the perimeter of the proposed parking lot so it will not be visible from a car on the East Beltline. Scott Conners asked the applicant to explain how the proposed parking lot will work. David Hooker stated they will be able to control where and when vehicles will be able to enter and exit the proposed parking lot.

Wayne Harrall asked if there will be trees in the islands of the parking lot. David Hooker said the landscape will be consistent with what you see in lot E. Dave VanDyke noted the applicant should make sure there are enough parking islands to meet the newest Township Ordinance requirements. Wayne Harrall asked the applicant if they would consider where the aisle way comes into lot F from lot E, breaking it up. Wayne's concern is more for the people within the parking lot. Dave VanDyke mentioned the idea of possibly having one island branch out to be continuous with the berm. Mark Prein stated he is more concerned with people walking through the parking lots and agrees with Scott Conners that they need to address the safety issue of people walking across/towards the flow of traffic. Mark clarified he is specifically talking about people walking between the two lots. David Hooker noted there are more cars during the week verses the weekend. Scott Conners suggested adding a curb, so there is a throat; as a result, at that one point the stress will be alleviated.

Attorney Jim Brown reviewed the memorandum.

**Bev Wall**, seconded by **Dave Pierangeli**, moved to set the Public Hearing for August 26, 2014. **Motion approved unanimously.**

**4. Public Hearing - Kuyper College - Special Land Use application to convert and use an existing dwelling as a student dormitory at 3370 Bird Ave NE.**

Eric Roosma, Director of Facilities for Kuyper College, gave a brief presentation;

- ♦ Nothing has changed; ran into construction issues with codes and permits, but nothing other than that has changed with the site/plan
- ♦ Sprinkler system is being added to the property due to the permit code
- ♦ Path is staying in the same location, but in order to be ADA compliant the college has to make a slope with a rail (ramp)

Dave VanDyke stated he used to live over there and stated the college has always been a good neighbor. Eric Roosma explained the college has reached out to neighbors and received all positive feedback.

Mark Prein asked about the path and the direction shown on the site plan. Eric Roosma stated for safety reasons the pool has been filled in, that is why the site plan may look different from the original survey of the property.

Bill Culhane asked if the location of the proposed sign will be off Bird Ave. Eric Roosma said that is correct, the sign will be a sandblasted wood sign with signage on either side on a wooden post located to the north of the main entrance/driveway.

Eric Roosma asked if they would be able to put the sign closer to Bird Ave, if not, it would be placed where the drive splits in the driveway. Mark Prein said the sign will most likely have to be placed in the island of the driveway.

Attorney Jim Brown gave legal report.

Eric Roosma stated they are conscientious of the light of the pathway and explained it will be placed on the south side of the pathway, as to not disturb the neighbors to the south.

**Dave VanDyke**, seconded by **Bev Wall**, moved to open the Public Hearing at 8:07 pm.

**Motion approved unanimously.**

No residents were present for the Public Hearing.

**Dave VanDyke**, seconded by **Mark Prein**, moved to close the Public Hearing at 8:07 pm.

**Motion approved unanimously.**

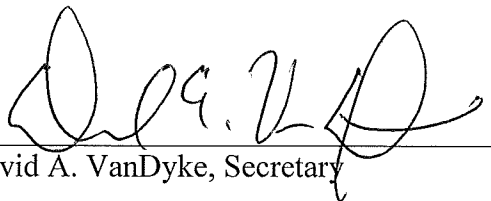
**Mark Prein**, seconded by **Bev Wall**, moved to approve the Special Land Use request and proposed Resolution for the conversion and use of an existing dwelling for a student dormitory at 3370 Bird Avenue.

**Motion approved unanimously.**

**5. General Public Comment.**

No one was present for public comment.

The meeting was adjourned at 8:11 pm.



David A. VanDyke, Secretary