

PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS

Minutes of the July 27, 2004 Meeting

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, July 27, 2004, at 7:30 p.m.

Present were Chair Michael J. Fuller, Vice-chair Susan Molhoek, Secretary Wayne A. Harrall, Commissioners David A. VanDyke, Susan B. Lovell, Stephen c. Fry and James Saalfeld. Also present was Township Planner Richard Sprague, Jr.

1. **Approve minutes of the regular meeting of June 22, 2004.**

Motion by Wayne Harrall, second by Susan Molhoek, to approve the minutes of the June 22, 2004 meeting, with corrections noted. Motion passed unanimously.

2. **Remove Dr. Martin's request for a zoning change from R-1 to PUD-3 at 431 and 493 East Beltline Ave SE from the table.**

R. Sprague noted this item has been on the table since the early part of 2003. There was some question regarding the correctness of the addresses of 431 and 493 East Beltline (as noted above in the item heading). Sprague stated he will check into this and verify the addresses. It was moved by Susan Lovell, and seconded by James Saalfeld, to remove from the table Dr. Martin's rezoning request. Motion passed unanimously.

3. **Further consideration of Frank Holshoe's preliminary site condominium plan for the 40-unit Sycamore Woods Site Condominium at 3310 Shear Ave NE.**

Eric Starck o f Rhoades McKee, Ryan Touma, and Frank Holshoe were present on behalf of the applicant. Starck gave a brief overview of the project, noting the following:

- There will be 40 home sites.
- The zoning is Suburban Residential.
- Goal is to have an intimate development with preservation of natural features- .A community sewer system is proposed.
- A private street is proposed which complies with the ordinance and which will be maintained by the condominium association.
- Correspondence was received from Northview Public Schools stating they would be able to provide bussing for the Sycamore Woods development.

R. Touma then went over the changes to the plan made since the May 24, 2004 presentation, as follows:

- Widening of Shear Ave. to 22 feet (to be coordinated with the Road Commission).
- There are no current plans to extend Shear Avenue.
- There have been discussions with the neighbors regarding interconnection and regarding the cul-de-sac.
- Applicant has met with the Health Department and have taken borings.
- Have revised the sanitary sewer to a gravity system.
- Stormwater retention has been moved to the northwest portion of the property.
- Have added 20- foot wide tree conservation buffer for screening
- Access points for open space have been provided.

Planner Sprague summarized the staff report dated July 21, 2004. Commission discussion was then held on the plan regarding abandonment of Shear Avenue, connection to the development, sidewalks, buildability for Lot 6, street lighting, and wastewater system. Harrall and VanDyke stated they believe there should be a provision included regarding future connection. Fry added that he would like to see sidewalks included on the plan because it is an ordinance requirement.

The following public input was taken:

1. Laura Meek of Windy Ridge Condo Association, spoke regarding the retention pond location.

2. Mike P., 4554 Loggers Run, stated there seems to be no feasible access to Lot 11.

3. Doug Wilde stated he is also concerned about access and feels this development would be better served with a public road and also stated he is not in favor of abandoning Shear Ave.

4. Gary Papke, 3270 Shear Ave., asked if an environmental impact study has been done.

5. Kim Wood, 3298 Shear Ave., set forth her concern regarding the steep ridge and runoff from the hill onto her property.

6. Todd Mears, 4574 Loggers Run, asked about impact on water supply.

7. Annette Bert stated she is concerned regarding washout down Shear and is also concerned regarding safety issues.

Fuller then stated that this is an advisory discussion at tonight's meeting on this item which will provide feedback for the developer and present an opportunity for the developer and neighbors to work together. There are many issues to be addressed.

4. **Public Comment.**

None.

5. **Report from Planning and Zoning Administrator.**

Sprague informed the Commissioners about a possible request that may be brought before the Commission in the future regarding a veterinary clinic. He noted the owner could not be present at tonight's meeting, but is inquiring into the possibility of rezoning the parcel to PUD5 from PUD2. Fry stated that if properly designed, it may be a possibility. It was noted there is a minimum lot size of 10 acres for PUD5's. Sprague stated he would check into this further to see what, if any, options are available.

6. **Adjournment.**

The meeting was adjourned at 9.00 p.m.