

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the August 23, 2005, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, August 23, 2005, at 7:00 p.m.

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

1. Approve minutes of the regular meeting of July 28, 2005.

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

2. Previously tabled: Village of Knapp's corner seeking a Special Land Use Permit for an essential service.

Susan Molhoek summarized a letter, received from Township Attorney Jim Brown, regarding the Knapp Corner Drainage District.

Stephen Fry removed himself due to the potential perception of a conflict of interest.

Rick Sprague summarized his staff report dated August 19, 2005 and Township Engineer's letter dated August 22, 2005.

David VanDyke, seconded by Michael Fuller, moved to approve the Resolution to Preliminary Special Land Use for Regional Storm Water Retention Pond and to Table Final Approval pending decision by the Kent County Drain Board. Roll Call Vote: 4 ayes, 1 nay, 1 absent, and 1 abstained.

Stephen Fry rejoined the discussion at this time.

3. Public Hearing: Moongate Site Condo seeking preliminary approval.

Doug Battjes summarized for the Board his site plan for Moongate. He is requesting preliminary site plan review (step 3) of Moongate. The property is located at 1851 3-Mile Road.

Wayne Harrall, seconded by Stephen Fry, moved to open the public hearing. Motion passed unanimously.

Paul Douglas, 3085 Hoag, asked question of Mr. Battjes regarding water drainage and run off.

Jon DeYoung, 2984 Hoag, asked questions regarding the water levels. He questioned the Commission on how to manage the water from coming onto his property. He also questioned why lot 16 was added.

Edward Robinette, seconded by Michael Fuller, moved to close the public hearing. Motion passed unanimously.

Township Planner Rick Sprague summarized his staff report dated August 19, 2005.

The Commissioners asked questions regarding: phases; second access point; sidewalks; concern that the wetland delineation is 12 years old; and the entrance drive turnaround.

Stephen Fry, seconded by Wayne Harrall, moved to approve the Preliminary Site Plan dated 5-9-05 for Phase I only of Moongate, with the following conditions:

1. Sidewalk at the end of the cul-de-sac to be extended to the temporary cul-de-sac. The sidewalk at Hoag to be extended to the bike path easement.
2. Landscape to be re-worked around the sidewalk.
3. Approval subject to the Engineers Report regarding: drainage issues for this development and adjacent developments and confirmation of wetland determinations.
4. Applicant shall submit to the Township Planner the following items: a Phasing Schedule per Section 25.9, Street Maintenance Plan, Open Space Agreements, and an Outline of the proposed use, occupancy restrictions, and maintenance provisions that will be included in the Master Deed.
5. Street Light Plan similar to Blue Water Pines shall be submitted to the Township Planner for location approval.

Motion passed unanimously.

Stephen Fry would like the minutes to reflect that the recommendation for Phase II is to have sidewalks shown consistent with the development of Phase I, access for the continuation of a second means of egress to the exterior property line, and verification of legal property lot dimensions.

4. Interpretation: Oxford Learning Center is asking to be considered an allowed use in the Neighborhood Commercial (C-1) Zoning District.

Doug Kochnoff spoke regarding an interpretation of the C-1 Zone District to determine if a learning/tutoring business would be an allowed use.

James Secord spoke summarizing what the Oxford Learning Center is.

Rick Sprague summarized his staff report dated August 19, 2005.

James Secord mentioned that they will need a child care license from the State of Michigan for their reading program. He stated that they do not intend to operate a daycare but due to a technicality, the age and how long the kids will be at the program, they are required to obtain a license. Mr. Sprague indicated that this was new information and it may require Special Land Use approval which would be handled as a separate request at a future meeting.

David VanDyke, seconded by Edward Robinette, moved to determine that a learning/tutoring center does primarily serve a neighborhood and is similar in character to other permitted used in the C-1 Zone District. Motion passed unanimously.

5. Discussion: Review previously approved goals, policies, and strategies document. Staff presentation regarding the data collected for the Master Plan revision.

Rick Sprague introduced Ryan Bosscher, Township Planning Intern. Mr. Bosscher summarized for the Commission the data collected for the Master Plan Update. Rick Sprague summarized the goals, policies and strategies based upon: Summary of Strengths and Challenges workshop and Responses to the Comprehensive Land Use Plan Goals and Policies worksheet from August of 2002.

6. Update from Township Planning and Zoning Administrator.

Rick Sprague updated the Commissioners with upcoming projects. The Commissioners set up a work session meeting for September 13th at 4:30 p.m.

The meeting was adjourned at 8:45 p.m.

Wayne A. Harrall