

PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes of the October 22, 2002 Meeting

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, October 22, 2002 at 7:30 p.m.

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

1. Public Hearing on Amy Clark's request for a Group Day-Care Home Special Land Use in the R-1 Single-Family Residential and Agricultural zoning district at 955 Farnsworth Avenue

Amy Clark spoke about her request to operate a day care for up to 12 children and occupy the home at 955 Farnsworth Avenue SE. She stated that she has reviewed Section 16.6 of the Zoning Ordinance and intends to fully comply with it. She also intends to comply with the required five-foot fence and proper landscape screening.

Sue Thomas summarized her staff report dated October 15, 2002.

David VanDyke, seconded by Susan Lovell, moved to open the public hearing. Motion passed unanimously. Being there were no public comments, Susan Molhoek, seconded by Susan Lovell, moved to approve the closing of the public comments. Motion passed unanimously.

The Commission discussed and asked questions regarding the landscaping screen.

David VanDyke, seconded by Susan Lovell, moved to approve the Special Land Use with the following condition:

The applicant shall supply a Landscape Plan that includes 5-foot tall evergreens on the west and south sides of the property to the Township Planner for review and approval.

Motion passed unanimously.

2. Ron Antuma requests a minor change to the approval final site condominium plan for Deer View Estates. The specific request is to change the lot line between Units 1 and 2.

Ron Antuma, of Rossien & Associates, on behalf of Frank Holshoe, is requesting a minor change to an approved site condominium project known as Deer View Estates. The property is located near the northeast corner of Dean Lake Avenue and Aberdeen Street NE. The shifting of the lot line orientation between Units 1 and 2 will result in a reduction of less than 5% on the area of a building site.

Sue Thomas summarized her staff report dated October 16, 2002.

Susan Molhoek, seconded by Rusty Merchant, moved to approve with the following condition:

The applicant shall supply the Township with two full-sized and one ledger-sized revised, legible site plans. The same site plan shall be recorded with the Master Deed.

Motion passed unanimously.

3. Brad Rottschafer requests a minor change to the Blackberry at Shear's Crossing site condominium prior to the Township Board's review of the final site condominium plan. The specific request is to allow 17 units on individual septic systems and for boulevards in the private roads.

Larry Wilson, V-TEC Engineering, spoke regarding the request to amend the preliminary site condominium plan for the Blackberry at Shear's Crossing development. The proposed changes involve connecting 17 of the units to individual septic systems and adding additional boulevards in the roads.

Sue Thomas summarized her staff report dated October 16, 2002.

Michael Fuller addressed correspondence received from Ada Township resident James Levandoski regarding his concerns about the West Nile Virus in relation to the storm water detention ponds.

The Commission accepted comments from Ada Township resident Lori Troop, who summarized her letter on file with the Township, dated October 21, 2002.

Mr. Keith Clinton, Township resident, also had questions for the developer.

The Commissioners discussed what the applicant is requesting and asked questions of the developer regarding MDEQ approval.

Larry Wilson indicated that the detention ponds will be dry ponds and the drainage easements will contain drainage swales. He also indicated that the plan being reviewed by the Commission illustrated a communal system (tanks, filters and drain field) designed for all 50 lots and that they intend to construct it as such.

Rusty Merchant, seconded by Susan Molhoek, moved to approve the minor changes with the following conditions:

- This approval is for the site plan dated September 30, 2002
- The utility plan dated August 12, 2002 shall be revised to include sewer mains in front of lots 20-24 and 37-48 as originally approved. A Storm water management plan shall be reviewed and approved by the Township Engineer.

- An Application shall be made to the MDEQ requesting communal septic system connection approval for all 50 units. The 17 units on individual septic systems will only be allowed if the Township receives a letter of rejection from the MDEQ dated after October 22, 2002 disallowing all 50 units to be connected to the communal septic system.
- In all other respects, not inconsistent with the above modifications, all conditions of the previously approved preliminary site condominium development known as Blackberry at Shear's Crossing are confirmed and shall be in full force and effect. The Planning Commission granted the previous approval on May 28, 2002.

Motion passes unanimously.

The meeting was adjourned at 8:55 p.m.

Susan B. Lovell