

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the October 25, 2005, Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, October 25, 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, Michael J. Fuller, and James Saalfeld. Also present was Township Planning and Zoning Administrator Richard Sprague Jr.

1. Approve minutes of the regular meeting of September 27, 2005.

Edward Robinette, seconded by Michael Fuller, moved to approve the minutes as presented. Motion passed unanimously.

2. Public Hearing: Meijer Gardens seeking Special Land Use Amendment for a new Concession Building.

Brent Dennis, representing the Frederik Meijer Gardens, spoke regarding the request to amend the Special Land Use to allow expanding the existing amphitheater restroom facility by 1,200 square feet. The expansion would be a concession area to be used primarily during the Garden's concert season. The structure would be built with compatible materials of the already existing buildings.

Rick Sprague, Township Planning and Administrator, summarized his staff report dated October 19, 2005.

James Saalfeld, seconded by Edward Robinette, moved to open the public hearing. Motion passed unanimously. Being no comments, David VanDyke, seconded by Michael Fuller, moved to close the public hearing. Motion passed unanimously.

David VanDyke, seconded by Edward Robinette, moved to approve the amendment because it meets the items in Section 24.11 and Section 24.7e. The approval is with the condition that any exterior lighting, added to the structure, shall meet the North East Beltline Standards. Motion passed unanimously.

3. Public Hearing: Cook Valley Estates is seeking a rezoning of property along East Paris from R-1 (Single Family Residential) to PUD-3 (Medium Density Residential/Low Density Office PUD).

Dave Douma, President of Porter Hills, spoke regarding the rezoning request and to introduce architect David Fellenstein.

Architect, David Fellenstein, spoke regarding the request to rezone two parcels of land currently zoned R-1, Single Family Residential, and incorporate them into their existing PUD-3, Medium Density Residential. The project would consist of two approximately 10,000 square feet dwelling units. Each unit would house approximately twelve residents.

Township Planner, Rick Sprague, summarized his staff report dated October 21, 2005.

Todd Stivey spoke summarizing the letter from Moore & Bruggink, Inc. dated October 18, 2005.

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

Mort Hoffman, 42 Robinhood Drive NE, asked questions regarding the PUD.

James Saalfeld, seconded by Edward Robinette, moved to close the public hearing. Motion passed unanimously.

Commissioner's commented on such items: sidewalks added to the west of the drive and an access to the public walkway; width of the drives needs to be increased to 24 feet or make it a one way; trash removal area needs to be adequate with fence enclosure; number of parking spaces were questioned; ten foot setback seems too close; and access drive with a right in, right out was discussed.

Stephen Fry, seconded by David VanDyke, moved to table the request to give the applicant time to update their site plan. Motion passed unanimously.

4. Public Hearing: Mosaic Properties is requesting a rezoning of property located near the intersection of Knapp and Leffingwell from R-1 (Single Family Residential) to PUD-5 (Community Service PUD).

Brad Rottshafer, Mosaic Properties, Inc., spoke regarding the request for the rezoning of property located near the intersection of Knapp and Leffingwell from R-1 to PUD-5. He summarized their vision for the property being: to create a compact walkable neighborhood by incorporating a variety of uses, common gathering areas, and pedestrian-oriented streetscapes.

Terry Sanford, Nederveld Associates, spoke summarizing the proposed site plan.

Rick Sprague, Township Planner, summarized his staff report dated October 20, 2005.

Edward Robinette, seconded by Stephen Fry, moved to open the public hearing. Motion passed unanimously.

Jack Stegmeyer, 2324 Leffingwell Avenue NE, stated he would like to keep the property R-1.

Don Milan, 2835 Knapp Street NE, liked the development but had questions.

Bert Nauta, 2967 Knapp Street NE, would like the property to stay R-1.

Gary Nauta, 2947 Knapp Street NE, concerned with drainage and is opposed to changing the zoning.

Ed Beaumont, 1776 Flowers Mill Court, concerned about the violation of the overlay district.

Mrs. Nauta, is completely opposed to rezoning.

Brent Laurman, 1787 Old West Court, feels this development would benefit this area and is in support of the rezoning.

Ida Bustman, 1904 Leffingwell Avenue NE, is concerned about the traffic on Leffingwell and spoke in opposition to the rezoning.

Judith Larson, 2861 Winesap, concerned about the traffic. She feels this should not be a consideration because all the hard work that has been done to the master plan. She asked the commissioners to not ignore that and to deny the request.

Ronny Shields, Pastor of Newlife Church, 2777 Knapp, spoke in support of the development.

Rex Larson, 2861 Winesap, agrees with other people's comments in opposition.

James Saalfeld, seconded by Michael Fuller, moved to close of the public hearing. Motion passed unanimously.

Commissioner's Comments:

Wayne Harrall- his opinion is that the retail and commercial portion is crossing the line in this development.

Michael Fuller- feels the development is too dense and stated that the master plan should be revisited if the Commission would like to change zonings. He also is concerned about surrounding properties.

Stephen Fry- states that the master plan is a guideline and does not feel convinced that the change should take place. He feels that the retail portion is too much and too dense and that there should not be commercial.

David VanDyke- feels that some of the development does not tie into the area.

James Saalfeld- feels that he would like to see more before making a decision.

Edward Robinette- feels that the development is too close to the neighbors and is not sure how this will fit.

Susan Molhoek- agrees with the other commissioners and also stated that she likes the garden areas.

Stephen Fry, seconded by James Saalfeld, moved to approve tabling this item for further discussion. Motion passed unanimously.

5. Discussion: Rainier Investments will be making a presentation of their proposal for the corner of Three Mile and East Beltline.

Stephen Fry excused himself from the table and discussion for conflict of interest.

Jim Fielder, Robert B. Aikens Associates, summarized his proposal to rezone several parcels currently zoned R-1 Single Family Residential, C-1 Suburban Neighborhood Commercial, and S-R Suburban Residential to PUD-5 Community Service PUD. The project includes a mixed use of residential, retail, and office.

Rick Sprague, Township Planning and Zoning Administrator, spoke regarding his staff report dated October 21, 2005. He also summarized the letter dated October 20, 2005 from Township Attorney James R. Brown.

Edward Robinette- feels the attorney's letter needs to be addressed.

James Saalfeld- feels legal concerns, rose in the letter, should be addressed by the applicant. He would also like to see more elevations.

The meeting was adjourned at 9:40 p.m.

Wayne A. Harrall