

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes of the November 23, 2004 Meeting**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, November 23, 2004, at 7:30 p.m.

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

Michael Fuller extended a Welcome to the Planning Commission to Edward Robinette.

1. Approve minutes of the regular meeting of October 26, 2004.

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

2. Public Hearing- Gerontology Network Special Land Use request for an Adult Daycare Service.

Alison Blodgett summarized the request for a Special Land Use Permit to allow for an Adult Day Care. The Gerontology Network is moving into the former Old Kent offices. The upstairs will be used for offices and the lower level will host the Adult Day Care.

Township Planner Rick Sprague summarized his staff report dated November 19, 2004

The Commissioners asked questions regarding: the outdoor area for the adults needing care; dumpster location; and one-way drive with signs.

Stephen Fry, seconded by Edward Robinette, moved to open the public hearing. Motion passed unanimously. There were no public comments. Wayne Harrall, seconded by Stephen Fry, moved to approve closing the public hearing. Motion passed unanimously.

Stephen Fry, seconded by Wayne Harrall, moved to approve the Special Land Use request with the following conditions:

1. Adult outdoor area shall be a minimum of 2,500 square feet, to be fenced and located at the North East corner of the site.
2. The dumpster location shall be located east of the east side of the building.
3. One-way signs shall be located at the northern throat.
4. All signage shall meet the Township Ordinances.
5. A revised plan shall be submitted to the Township Planner showing all conditions listed above.

Motion passed unanimously.

3. Public Hearing- PUD Amendment- Porter Hills is requesting an amendment to their PUD for Cook Valley to allow for attached townhouses.

Todd Stivey summarized the request to amend a PUD-3 to allow for the construction of a 20-unit condominium.

Township Planner Rick Sprague summarized his staff report dated November 19, 2004.

Stephen Fry, seconded by Wayne Harrall, moved to open the public hearing. Motion passed unanimously. There were no public comments. Edward Robinette, seconded by Wayne Harrall, moved to close the public hearing. Motion passed unanimously.

The Commissioners asked questions regarding: grading; storm water; who owns the front parcels; sidewalk continuation to connect sidewalk; and patios and decks.

Wayne Harrall, seconded by Stephen Fry, moved to approve with the following conditions:

1. The approval is for a site plan dated October 14, 2004 as modified.
2. All conditions outlined by the Township Engineer in his letter dated November 12, 2004.
3. In all other respects, not inconsistent with the above modifications, previous ordinances for the PUD and the previously approved Special Land Use are confirmed and shall be in full force and effect.
4. Sidewalk shall be extended easterly to be connected with the office area.
5. Construction of the entrance that will access units 7, 8, 9, and 10 shall meet the Grand Rapids Township Private Road Standards.
6. The construction of the buildings garages shall not be within 22 feet of the sidewalk.

Motion passed unanimously.

4. Site Plan- Eastbrook Developments request for site plan approval of Arbor Hills Phases 4 and 5.

Zachary Voogt of Moore and Bruggink summarized changes to the site plan.

Township Planner Rick Sprague summarized his staff report dated November 19, 2004.

Michael Fuller stated that a letter dated October 15, 2004 from Township Engineer Bob Bruggink was received.

Dave VanDyke, seconded by Stephen Fry, moved to approve with the condition that all requirements made by the Township Engineer to be complied with. Motion passed unanimously.

5. Public Hearing- Preliminary Plan request for Copperwood Phase 3 Single Family Site Condo development.

Gene Szpeinski, representing Copperwood LLC, summarized the preliminary plan of Copperwood Phase 3. The original approvals for Phase 1 and 2 and the subsequent Amendments did not include Phase 3.

Township Planner Rick Sprague summarized his staff report dated November 19, 2004.

Commissioners questioned: sidewalks; storm water catch basins; retention pond; grading; no disturb area; open space; easement for bike path.

Stephen Fry, seconded by David VanDyke, moved to approve opening the public hearing. Motion passed unanimously.

Susan Koster, 2789 Roanoke Drive NE, spoke of concerns of broken driveway falling onto her property. She also stated concerns regarding traffic on the easement drive to the leaching basins.

Jane Beesley, 2740 Ashville Drive NE, asked questions regarding an open pipe and standing water.

Carol Lee, 2938 Montreat Drive NE, asked questions regarding the leaching area and asked about the drive to the area.

Theresa Maxim, 3070 Bird Avenue, stated that she has had trouble with water in her back yard and is concerned for her neighbors across the street.

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

A letter from Russell Little, dated November 19, 2004, was received by the Township.

Stephen Fry, seconded by Edward Robinette, moved to approve with the following conditions:

1. Provide a 10-foot easement at Bird Avenue and designated sidewalks to be shown on the site plan.
2. Drive to the open space is for the use of common area access and lot 55 only.
3. A private drive sign shall be placed at Roanoke Avenue.
4. The no disturb area and leach basin area shall be defined on the site plan.
5. There shall be covers on all the storm drain basins.

Motion passed unanimously.

6. Presentation- Rainier Investments L.L.C. requests a brief presentation regarding a potential plan submittal.

Stephen Fry did not participate in the discussion of the matter, and left the meeting room, because of a conflict of interest.

Kevin Einfeld introduced to the Commissioners the site and Jim Fielder.

Jim Fielder presented to the Commissioners the concept of a lifestyle center “Village Square”.

7. Report from Planning and Zoning Administrator.

Rick updated the Commission with future plans.

The meeting was adjourned at 9:49 p.m.

Wayne A. Harrall