

**PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS
Minutes January 23, 2024**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, January 23, 2024, starting at 7:00 P.M. EST.

Present were Chair, Wayne Harrall (joined the meeting at 7:30 p.m.), Secretary, David Van Dyke, Vice Chair, Scott Connors, Commissioners Dan Ophoff, Joseph Thiel and Steve Waalkes. Commissioner Mark Prein was absent. Also present were Township Attorney, James Scales, and Recording Secretary, Lisa May.

Vice Chair Scott Connors chaired the meeting.

1. Approval of minutes from November 28, 2023, regular meeting:

Motion by Dan Ophoff, second by Joseph Thiel, to approve the meeting minutes from the November 28, 2023 regular meeting as presented. Motion carried 5-0.

2. Election of Officers.

Motion by Dan Ophoff, second by Joseph Thiel, to approve election of the following officers:

Wayne Harrall, Chair
David Van Dyke, Secretary
Steven Waalkes, Vice Chair (to take effect at the next meeting)

Motion carried 5-0.

3. Discussion of a O-PUD Amendment Request for 50 and 100 Crahen Ave. NE and consider attached Resolution.

Without objection, Chair Connors moved this matter to the third item on the agenda.

Attorney Scales summarized the request and history. In 2018 the Township approved rezoning of the property at 50 and 100 Crahen Avenue to the O-PUD District, which does allow medical and dental offices, with a restriction on use for medical or dental offices approved by the Planning Commission

In 2022, the owner received approval for medical or dental offices within the O-PUD for up to 10,500 square feet, subject to conditions. The applicant is now requesting that the total area be allowed to be devoted to dental or medical office use in the two buildings and be increased from 10,500 square feet to 12,500 square feet.

Scales noted that the Planning Commission has discretion to approve this request with or without a public hearing. A public hearing was held in 2022, and the Commission agreed that a public hearing would not be necessary for this change.

Dave Contant of BDR spoke on behalf of the applicant regarding the request, noting that the total square footage of actual medical use between the two buildings would be 9,820 square feet, with an additional 1,500 square feet used by a dental group as a non-patient area. He also summarized the parking situation and submitted a shared parking agreement.

Motion by David Van Dyke, second by Steve Waalkes, to approve the Resolution Approving Additional Floor Area for Medical/Dental Offices at 50 and 100 Crahen Ave. NE, with the correction in the Resolution of “12,000” square feet to “12,500” square feet on page 1 and page 2. Motion approved 5 to 0.

4. Public Hearing – Text Amendments – Changes to Accessory Building and Private Road/Standards.

Attorney Scales summarized the text amendments of the Zoning Ordinance pertaining to accessory buildings and private roads/shared driveways. There have been some changes since the presentation at the November 28, 2023 Planning Commission meeting.

Regarding accessory buildings, there are two options – one with reduced building areas and the second with building areas unchanged. Commissioners stated they favor the second option. There was next discussion regarding the inclusion of plumbing fixtures (which would need to meet plumbing codes), options for the roof being in compliance with the principal building, and the designation of the accessory building not being used for residential or living quarters. Scales stated it is difficult to enforce an order that requires compatibility. He also stated plumbing fixtures could be limited to a toilet and sink, or leave as is. Van Dyke said he has not seen this to be a problem in the Township, and another option might be to have an ordinance that regulates an Airbnb.

Regarding shared driveways, Attorney Scales went over the changes set out in the ordinance since the last meeting. He stated the goal is to try to decrease the amount of pavement and impervious surfaces.

Motion by Steve Waalkes, second by Dan Ophoff, to open the public hearing. Motion carried 5 to 0.

There were no public comments.

Motion by Dan Ophoff, second by Steve Waalkes, to close the public hearing. Motion carried 5 to 0.

Motion by Steve Waalkes, second by Dan Ophoff, to recommend adoption to the Township Board of the Text Amendments Regarding Accessory Buildings and Private Roads, with the following conditions for accessory buildings: (1) Option 2 (accessory building parcel size classifications changed; building areas unchanged) will be used; (2) a toilet and sink will be allowed, to be installed pursuant to plumbing regulations; (3) accessory buildings

are not allowed as sleeping quarters; and (4) roofing material is to match the primary building. The private road standards will remain as presented. Motion approved 5 to 0.

5. General Public Comment:

None.

6. Adjourn:

The meeting was adjourned at 7:45 pm

David A. Van Dyke, Secretary