

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes April 24, 2018**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, April 24, 2018.

Present were Vice Chair Scott Conners, Secretary Dave Van Dyke, Commissioners; Dan Ophoff, Mark Prein, Doug Kochneff and Bill Culhane. Also present were Township Attorney Jim Brown and Planning Assistant Kara Hammond. Chair Wayne Harrall was absent.

**1. Approve minutes of March 27, 2018 regular meeting.**

**Dan Ophoff**, seconded **Mark Prein**, moved to approve the minutes with the following changes;

- p.1, last paragraph, change “Wayne Harrall” to ‘*Scott Conners*’
- p.2, 1<sup>st</sup> paragraph, 3<sup>rd</sup> sentence to read; “*Scott Conners brought up the potential of adding sidewalks and feels it is necessary, especially the frontage along Crahen Ave and M-21.*”

**Motion approved, 6-0.**

**2. Public Hearing - BDR Inc. & GRT - Request to rezone two parcels of land from the C-2 (Suburban Office) District to the O-PUD (Office Planned Unit Development) District on the parcels of land located at 50 Crahen Ave NE & 4445 Fulton St NE.**

David Canton, BDR Inc., gave a brief overview of the rezoning request;

- 2 buildings, phase development (2 phases), approximately 16,000 sq. ft. each building

Attorney Jim Brown gave the legal review.

Dan Ophoff asked about the report from the Township Engineer, *one* presently is *not available*.

**Dan Ophoff**, seconded by **Mark Prein**, moved to open the public hearing at 7:07 pm.

**Motion approved, 6-0.**

Ed Miller, 41 Pond Ridge Dr NE:

- asked if the entrance (where it currently is located) will stay there as traffic is so congested as it is, recommends it should be a right turn only, otherwise afraid there will be multiple accidents

Dale Robart, 5 Aspen LN NE:

- asked if the bank proposal is to be located on the eastern side

Scott Conners stated yes, that is currently what is being proposed.

Martha Anderson, 4434 Heather LN SE:

- question about lighting- concerned about the potential for lights being bright and on at all times

Scott Conners stated the applicant will have to submit a lighting plan and must obey the regulations stated in the Township Zoning Ordinance.

Michael Bemben, 4460 Heather LN NE:

- same concern about lighting and stated it is a huge concern with the neighbors

Lawrence Mitchell, 47 Pond Ridge Dr NE:

- asked what the height maximum of the buildings can be (35 ft. - answered by staff)
- concerned about traffic and the potential for accidents as drivers are not abiding by the current lane configuration

Diane Oole, 62 Aspen LN NE:

- concerned about the traffic and lack of road markings
- believes adding more buildings to this already confusing area is only going to add more confusion and issues

Ed Miller, 41 Pond Ridge Dr NE:

- reiterated what 62 Aspen Lane said and the lighting issue needs to be addressed right now

Matt Gover, 4362 Aspen Trails Dr NE:

- clarified that the intent of this meeting is to mainly rezone the properties, asked what the benefit of rezoning is and asked why

Dale Robart, 5 Aspen LN NE:

- stated he is irritated there has not been a site plan shown nor have they been told what is going on those properties

**Mark Prein**, seconded by **Bill Culhane**, moved to close the public hearing at 7:20 pm.  
**Motion approved, 6-0.**

Scott Conners brought up the sidewalk issue that was talked about at the last meeting and asked the commissioners to consider implementing the need for sidewalks in the zoning ordinance amendment. Bill Culhane asked the applicant to speak about the lighting issue and time frame. David Canton stated the defined uses are still to be determined, but the use will comply with the ordinance although the hours could potentially vary, nonetheless the lighting plan will follow the zoning ordinance regulations.

David Canton addressed some of the public concerns explaining the potential site plan showing the current conceptual site plans with the two buildings, the bank (most eastern building) will be built first. Bill Culhane asked about a traffic study. Canton stated they have not had one yet, as they are following the Kent County Road Commission and Grand Rapids Township procedures.

Dan Ophoff said given the concerns about traffic, he feels it may be in the Township's best interest to request to have the traffic study done, further explaining our due diligence may require it. Scott Conners agreed stating it may be fair to ask the applicant for a cursory traffic study.



Bill Culhane also agreed stating he would like to see the peak times, the **stacking** and any other potential traffic issues, or lack of.

Bill Culhane said he would like the Commissioners to consider requiring lighting along the street and asked the applicant to nail down specific times lights will be on. David Canton stated the intent is not to have lights on at all times, as it will be a business institution and will be more 9-5 hours.

David Canton stated they intend to incorporate the existing sidewalk on Crahen (to the north) but stated it may be difficult to connect as there is no access across the railroad bridge. Scott Connors and Mark Prein both disagreed stating there are wide shoulders both north and south bound over the railroad bridge and it would be isolating to not connect.

The Commissioners talked about setbacks, the flexibility with a PUD, and added that the applicant addressed the landscaping plan accordingly. They all are comfortable with the proposed setbacks and landscaping.

The Commissioners talked about the interest for a more public input in the next step of the approval process, explaining the Site Plan Review Committee is a more technical group. Bill Culhane said he has faith in the governmental process that the Site Plan Review Committee members will do what they do best and the Township has all the proper implemented procedures to pass the site plan approval to the Site Plan Review Committee for final approval. The Commissioners explained the overall reason for the Site Plan Review Committee and noted that the Deputy Engineer from the Kent County Road Committee sits on the Site Plan Review Committee and will be helpful and have great insight on the traffic issues/concerns brought up by the public.

Parking was discussed; Scott Connors stated he is ok being a little light on the (proposed parking for the) westerly building. With the site being part of a PUD it is more flexible and the potential the buildings will share parking is a given, and does not see an issue with the number of parking spaces proposed. Attorney Jim Brown added the applicant should give their best estimate on parking needs for both buildings to be submitted to the Site Plan Review Committee, as the current numbers are not accurate as there have not been specific uses stated. David Canton stated there is no intended medical component or use to either proposed building.

**Mark Prein**, seconded by **Dan Ophoff**, moved to recommend the proposed zoning ordinance amendment to the Township Board for final approval, with the following conditions;

- Need final review and approval from Township Engineer
- Light on curve
- Defined time for parking lights
- Traffic study
- Sidewalk along Crahen Ave
- Signage max (180 sq. ft. for entire site)
- If a medical use is ever proposed for the site, it must return to the full Planning Commission

**Motion approved unanimously, 6-0.**

Attorney Jim Brown gave a brief legal review on the rezoning request of the property located at 4445 Fulton St NE.

**Dave Van Dyke**, seconded by **Bill Culhane**, moved to open the public hearing at 8:19 pm.  
**Motion approved, 6-0.**

Sally Blevins, 4366 Aspen Trails Dr NE:

- first house to the immediate west of the property located at 4445 Fulton St - stated numerous issues with traffic

Ed Miller, 41 Pond Ridge Dr NE:

- there is to be no exit/entrance on Aspen Trails... wants the Commissioners to hear them clearly that under no circumstances is there to be any exit/entrance along Aspen Trails
- also would like to see someone police the speed within the neighborhood, have the sheriff make some revenue by writing some speeding tickets

Michael Bemben, 4460 Heather LN NE:

- stating he feels the Township is trying to fit something in where the entire surrounding area is residential and neighborhoods
- quoted the supervisor saying "we have one chance to make it look good here", stating he is afraid we are not listening to the public and trying to fit something on the site that doesn't work
- traffic-several businesses on Michigan use large trucks, recently the City of GR prohibited trucks on the portion of Michigan, now the trucks will be utilizing Crahen Ave and adding even more traffic

Matt Gover, 4362 Aspen Trails Dr NE:

- believes the flexibility is nice but would like the public to be able to weigh in once a more specific use has been determined

Sally Blevins, 4366 Aspen Trails NE:

- concerned about the potential exit/entrance on Crahen and Aspen Trails

**Dan Ophoff**, seconded by **Bill Culhane**, moved to close the public hearing at 8:31 pm.  
**Motion approved, 6-0.**

Dave Van Dyke said he is comfortable with approving the rezoning but would like to see the actual site plan be reviewed by the full Planning Commission and the meeting noticed by mail (300 ft.) to the neighbors.

**Dave Van Dyke**, seconded by **Dan Ophoff**, moved to recommend the zoning ordinance amendment to the Twp Bd for final approval with the following conditions;

- Signage on Aspen Trails Drive
- Come back to full Planning Commission once a site plan has been submitted
- Meeting to be noticed within 300 ft. by mail, to neighbors

**Motion approved, 6-0.**



**3. Public Informational Meeting - Blackhawk Site Condominium Phase II - Request for a multi-phase residential site condominium to be constructed on 35 acres at 4010, 4100 & 4150 Michigan St NE.**

Secretary Dave Van Dyke recused himself.

Steve VanKooten, gave the overview of the proposed phase

- 27 lots
- all lots will meet minimum
- street lights (residential/consumers energy)
- private drive
- will meet all R-1 requirements; open space, lot dimensions and setbacks

Attorney Jim Brown gave the legal review.

The Commissioners asked if the applicant does indeed meet the open space requirements since in Phase II it is not accessible to the proposed sites.

Bill Culhane asked about sites 49 & 50 with the significant grades. Steve VanKooten said they have a conceptual idea of how the potential home site will be laid out. Scott Conners asked about the condo documents and the wetland/conservation agreement and suggested the applicant pay close attention to that specific area.

Attorney Jim Brown added a few items stated in the Township Engineer's review for the Commissioners to consider.

**Dan Ophoff**, seconded by **Mark Prein**, moved to open the public hearing at 8:55 pm.  
**Motion approved, 5-0.**

Dennis Wilcox, 3996 Michigan St NE:

- owns all the land west of the proposed development
- questions about watershed, concerned once the lots are built up what is going to happen to his property, stating there needs to be some type of barrier/wall to prevent the drainage on to his property

Joel Haner, 3940 Michigan St NE:

- how many units on how many acres (74 units on 93 acres - answered by Bill Culhane)
- utilities on Michigan? (both water and sewer, both of which are already in place - answered by staff and Scott Conners)
- concern about the truck traffic on Michigan Street

**Dan Ophoff**, seconded **Bill Culhane**, moved to close the public hearing at 9:02 pm.  
**Motion approved, 5-0.**

Scott Conners asked if the developer has pulled a soil erosion permit. The applicant stated they have the soil erosion permits currently in place.

Mark Prein asked for clarification on drainage: lots 45 & 46, flow path is from the north to south and a pipe has been placed at this time for water migration - asked for clarification that one is going north and one is going south. Steve VanKooten stated 32 to 39 and down, 46 came across, plan is to catch it in the back yard - swale from 39-48 with a catch basin between lots 45-46.

Scott Conners clarified the proposed sidewalk would include the exception property and stated the continuity is wonderful and he is satisfied with the sidewalk addition.

The Commissioners discussed some concern about the grading plan and all pushed that the Township Engineer pays extra attention to the entire site.

**Dan Ophoff**, seconded by **Bill Culhane**, moved to adopt the resolution to approve the preliminary plan of Blackhawk site condo Phase 2, and to recommend that the Township Board approve the final preliminary site condo plan with the following conditions;

- The preliminary site condo plan is to be submitted to the Site Plan Review Committee, for its review and approval, prior to consideration of the final site condo plan by the Township Board
- Access easement to open space
- Stake wetlands
- Comply with Township Engineer letter/review
- Township Engineer to pay close attention to drainage on west of property line
- Sidewalk on Michigan Street: Phase I to II, including 'exception' site

**Motion approved, 5-0.**

Secretary Dave Van Dyke rejoined the meeting.

#### **4. General Public Comment.**

No persons spoke during the public comment.

**Scott Conners**, seconded by **Dave Van Dyke**, moved to recommend to the Township Board the ability to have a Planning Commission member as an alternate to the Site Plan Review Committee, to be used only when there is a conflict or absence of a regular Site Plan Review Committee member.

**Motion approved, 6-0.**

The meeting was adjourned at 9:34 pm.



David A. Van Dyke, Secretary