

**PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS  
Minutes June 27, 2023**

A regular meeting of the Planning Commission of Grand Rapids Charter Township was held at the Township Hall on Tuesday, June 27, 2023, starting at 7:00 P.M. EST.

Present were Chair, Wayne Harrall, Secretary, David Van Dyke, Vice Chair, Scott Conners, Commissioners, Doug Kochneff, Dan Ophoff, and Steve Waalkes. Also present was Township Attorney, Ross Leisman and Recording Secretary, Lisa May. Absent – Commissioner Mark Prein.

**1. Approval of minutes from April 25, 2023, regular meeting:**

Motion by Steve Waalkes, second by Dan Ophoff, to approve the meeting minutes from the April 25, 2023 regular meeting, as presented. Motion carried 6-0.

**Approval of minutes from May 23, 2023, regular meeting:**

The following revisions to be incorporated are:

- On page one, second paragraph, first line, remove “Vice Chair and”. Add at the end of the paragraph “Absent: Vice Chair Scott Conners.”
- On page two, first paragraph, second line, change “gust” to “guest”.
- On page two, seventh paragraph, change “plants” to “plans”.
- Under paragraph 3, first paragraph, last line, change “Mast” to “Master”.

Motion by Dan Ophoff, second by Scott Conners, to approve the meeting minutes from the May 23, 2023 regular meeting, as amended. Motion carried 6-0.

**2. Approval of minutes from June 15, 2023, special meeting:**

Motion by David Van Dyke, second by Steve Waalkes, to approve the meeting minutes from the June 15, 2023 special meeting, as presented. Motion approved 6-0.

**3. Public Hearing SLU Amendment-Porter Hills/Brio Living Services -Request for a 26-unit building to replace 4 duplex buildings at 3600 E. Fulton St. SE.**

**Applicant presentation:**

Tom Covert of Midwestern Consulting, Kate Collins of Brio Living Services, and Jay Miedema of Architectural Group were present on behalf of the applicant.

This project consists of removal of four existing duplex units and construction of a multitenant building with 26 independent living apartments, located approximately in the same footprint as the existing duplexes.

Tom Covert gave an overview of the request on behalf of Porter Hills/Brio Living Services with a presentation of aerial maps depicting proposed layout and landscape. He next summarized revisions to the plan. The proposed building would be located approximately 67 feet from the west property line, which is less than the standard 100 foot setback requirement. He next went over the site data and presented various pictures of the site from different angles.

The previous review of this plan noted that some of the elevation drawings appeared to show a height slightly exceeding 35 feet, while the current elevation drawings show a building height less than 35 feet. The revised drawings show a more detailed location and shape of the detention area west of the building. The revised plans include a dumpster enclosure at the end of the driveway beyond the building. Covert added that they revised the plan to remove the windows closest to the neighbor.

Jay Miedema summarized design features of the proposed plan.

**Comments/reports from GRT legal counsel:**

Township attorney Ross Leisman stated this plan meets all requirements of R-1 zoning with the exception of the setback. The building height has been adjusted to bring it into compliance.

**Commission consideration; discussion; recommendation:**

Wayne Harrall asked about contacting the neighbors. Covert stated they spoke to the neighbor most affected. Harrall also asked about tree removal. Covert said they plan to replant what is removed.

Scott Conners inquired about moving the infiltration system closer to the building. Harrall said that this is something that should be addressed by the Township Engineer. Conners also stated that a concern is not losing the east drive to Fulton. Jay Miedema said this drive will be for emergency access only.

**Public Hearing:**

Motion by Dan Ophoff, second by David Van Dyke to open the public hearing. Motion approved 6-0.

Brian Paige, 150 Hidden Lake Court, stated this his back yard looks over the construction site and he is concerned somewhat about the lighting and noise. Paige also asked for some details regarding the property line – what is the plan to preserve the natural setting?

Motion by Scott Conners, second by David Van Dyke to close the public hearing. Motion approved 6-0.

Motion by David Van Dyke, second by Steve Waalkes, to approve the Resolution Approving Amendment to Special Land Use for Facilities for Elderly and Retired Persons (Independent Living), Porter Hills/Brio Living Services, at 3604 Fulton Street, subject to Township Engineer approval as to moving the infiltration system to the east away from the western property line in order to save vegetation and trees. Motion carried 6-0.

Motion by Scott Conners, second by Steve Waalkes, to move agenda item #6 to agenda item #4, and renumber the remaining agenda items. Motion approved 6-0.

**4. Minor Amendment to Knapp Bluff Site Condominium.**

The applicant (did not state name) presented the amendment to Knapp Bluff Site Condominium plan noting that the design has changed slightly to reflect comments from EGLE and the Kent County Health Department requiring an increase in the size of the community drain field and reserve drain field area. Thus, the number of units is reduced from 40 to 39. This has also resulted in a slight reduction in the size of one of the units, which still exceeds the minimum area required by the Zoning Ordinance.

Motion by Steve Waalkes, second by David Van Dyke to approve the minor amendment to Knapp Bluff Site Condominiums. Motion approved 5-0. (Scott Conners abstained from vote).

**5. Discussion of Zoning Ordinance Text Amendments.**

Township attorney Ross Leisman briefly summarized the various proposed text amendments as set out in counsel's June 20, 2023 correspondence. After discussion, it was determined to make the following revision in the proposed Amendment to Zoning Ordinance:

Section 4.27, Solar Energy Equipment, subparagraph 2 is revised to as follows:

2. The generating capacity of the equipment may not exceed the peak demand of the principal use. This does **not** prohibit the occasional transfer of electricity into the electricity distribution grid when the power generated is not needed.

Leisman stated the next step would be to set this for a public hearing at the August Planning Commission meeting.

Motion by Scott Conners, second by Dan Ophoff, to schedule the Zoning Ordinance Text Amendments for a public hearing at the August 22, 2023 Planning Commission meeting. Motion approved 6-0.

6. **Recommendation to Township Board to end the Moratorium on Rezoning Applications to the Planning Commission effective July 5, 2023.**

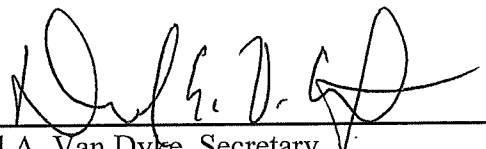
Motion by Doug Kochneff, second by Steve Waalkes, to recommend to the Township Board to end the moratorium on re-zoning applications to the Planning Commission effective July 5, 2023. Motion approved 6-0.

7. **General Public Comment:**

There was no public comment.

8. **Adjourn:**

Motion by Dan Ophoff, second by Steve Waalkes, to adjourn the Planning Commission meeting at 8:10 p.m. Motion approved 6-0.

  
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David A. Van Dyke, Secretary