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## PLAINFIELD CHARTER TOWNSHIP

### MINUTES OF THE PLANNING COMMISSION

The regular meeting of the Plainfield Charter Township Planning Commission was held at Township Hall on January 26, 2010.

Members present: Chair Marie Kessler; Vice Chair David Ridout; Secretary Ray Holland; Commissioners Gary Gerber, Jack Hagedorn, Charles Jylha and George Pawlowski. Also present was Bill Fischer, Director of Community Development.

1. **Approve Agenda**

Chair Kessler announced changes to the agenda which included adding approval of the agenda at the beginning of the meeting and adding election of officers as agenda item Number 7.

Vice Chair Ridout, with the support of Commissioner Jylha, moved to approve the amended agenda.

Motion carried unanimously.

2. **Consent Agenda**

Commissioner Pawlowski, with the support of Secretary Holland, moved to approve the October 27, 2009 and the January 12, 2010 meeting minutes with minor changes to grammar and syntax.

Motion carried unanimously.

3. **Consumers Credit Union ~ 3861 & 3869 Plainfield Ave., Grand Rapids 49525**

Secretary Holland announced that Consumers Credit Union submitted an application for site plan review. The applicant is Bosch Architecture, the contact is Nick Loeks, and the lot size is 1.03 acres. The applicant is proposing to

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construct a 3,100 square foot credit union building on the southwest corner of Plainfield Avenue and Woodworth Street.

Mr. Loeks explained that in addition to the 3,100 square foot building, there will be 5 drive-through lanes and parking facilities for up to 25 vehicles. The site plan reflects the requirements of the Plainfield Charter Township Zoning Ordinance, the Kent County Road Commission, and the Michigan Department of Transportation.

Mr. Fischer stated that this development is proposed on what is now two lots; one of the lots is occupied by a car wash and gas pumps, and the other lot is occupied by the Gall sewing store. If site plan approval is granted, Consumers Credit Union intends to promptly demolish the structures on both sites and remove the underground storage tanks associated with the gas pumps. The two lots will also be combined into one developable site.

Mr. Fischer also commented that the site plans are well prepared and reflect the input offered by staff during the development review process. Staff is recommending approval, subject to the applicant working with the Community Development Department in regards to lighting and landscaping. These items will be addressed later in the process but prior to the issuance of a building permit.

The Planning Commission discussed the project and they all complimented the applicant on their site plans and welcomed them to Plainfield Township. The Planning Commission also complimented staff on a well prepared and thorough report.

Commissioner Gerber, with the support of Commissioner Pawlowski, made a motion to grant site plan approval subject to the following condition:

- The applicant shall provide lighting and landscaping plans for approval by the Community Development Department prior to the issuance of a building permit.

Motion carried unanimously.

#### **4. Expired Planned Unit Developments ~ Forte & Patriot's Ridge**

Mr. Fischer explained that in the fall of 2008, the Planning Commission granted one year extensions to the Forte and Patriot's Ridge residential planned unit developments. Since then, neither project is any closer to being developed nor have the applicants requested another extension. The one year extension expired for Patriot's Ridge on September 23, 2009 and November 25, 2009 for the Forte' project. Mr. Fischer further explained that Section 25.14F. of the Planned Unit Development chapter indicates that the Planning Commission may

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initiate proceedings to rezone the property back to its previous zone district classification (R-1).

The Planning Commission unanimously agreed to initiate the rezoning of the properties to R-1 and they requested that staff schedule the public hearing for the February 23<sup>rd</sup> meeting.

### 5. Citizen's Comments

No comments.

### 6. Community Development Comments

Mr. Fischer stated that he had a copy of the approved Wellhead Protection Overlay District chapter and the relative amendments to the special use chapter available for them to insert into their zoning ordinances.

Mr. Fischer also commented that Jeff Sluggett, one of the Township's Attorneys, suggested that the township consider adopting a moratorium, on an emergency basis, to ensure that medical marihuana dispensaries and similar uses do not begin operations while there is a void under current township law. Mr. Fischer indicated that the township will need to amend the zoning ordinance to address these items. However, Attorney Sluggett is recommending that we wait until more interpretation of the law is determined. Mr. Fischer commented that he will discuss the moratorium with Supervisor Meek for consideration by the Township Board.

Mr. Fischer explained that the renovations to Belmont Elementary will begin in early June, which is the same time frame that the Kent County Road Commission (KCRC) will begin the reconstruction of Belmont Road to three lanes from Jupiter Avenue to Pondview Drive, just north of Post Road. He indicated that the KCRC anticipates this project may extend into the start of the new school year.

Lastly, Mr. Fischer indicated that renovations of West River Drive from Jupiter Avenue to Northland Drive will also begin in June and should be completed by August, according to the KCRC.

### 7. Planning Commission Comments

Commissioner Jylha asked Mr. Fischer about the status of sidewalks being constructed along Buth Drive and whether or not the township is still going to proceed with them. Mr. Fischer indicated that he would follow up with Mr. Homan and send the commissioners a response via email.

There were no other comments from the commissioners.

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8. Election of Officers

Commissioner Jylha, with the support of Commissioner Gerber, made a motion that Chair Kessler, Vice Chair Ridout, and Secretary Holland keep the same positions for 2010.

Motion carried unanimously.

Adjourn: 7:35 p.m.

  
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Joan Lauer                      Date  
Recording Secretary

  
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Ray Holland                      Date  
Planning Commission Secretary