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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 September 28, 2010.

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

Members Absent: Secretary Ray Holland

Approve Agenda

Commissioner Hagedorn, with support from Commissioner Gerber, moved to approve the agenda.

Motion carried unanimously.

Site Plan Review ~ The Preserve at Boulder Creek, Phase I

3872 Canonsburg, Belmont, 49306

Commissioner Gerber read into record the application for site plan review. The applicant, Mr. Mike Berg, is requesting the Planning Commission to grant site plan approval for Phase I of "The Preserve at Boulder Crossings." The Preserve at Boulder Creek (PBC) is part of the overall Boulder Creek Planned United Development (PUD). Phase I consists of 24 stand alone condominium units and three two-unit buildings

Mr. Berg of Dykema Excavators addressed the Planning Commission on behalf of the applicant Grand Rapids Gravel. He stated that Phase I will be located in the southwest corner of the development site. This will be the first of four planned phases. The second phase will be west and south of the Oakwood Cemetery. The third phase will connect to Canonsburg Road, and the final phase will be adjacent to the existing lake at the southeast corner of the PUD. This phase will be served by a private road access off of Cannonsburg Road. Berms have been constructed with landscaping similar to what was done with the Prestwick Condo project to the north. Five seasonal shared docks are proposed along the Grand River. Additionally, two ponds are proposed that will

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eliminate some of the traffic noise from Canonsburg Road. Infrastructure for public utilities was already in place. The trunk sanitary sewer will be extended through the Boulder View project to eliminate the lift station that currently serves Prestwick Condos and the Boulder Creek Clubhouse.

The proposed public walkway system will eventually connect from the Northland Drive Bridge through The Preserve to the east end of the project at Cannonsburg Lake/Pond. This sidewalk layout will be done in lieu of installing sidewalks adjacent to Cannonsburg Road. Sidewalks will not be installed along Brewer Avenue. However, sidewalk easements have been provided for the public along the private drive entrance. Also an easement will be provided to secure a walkway from Northland Drive along the Grand River water frontage for a future trail. A building permit may be obtained this fall for a model home foundation to get a jump start for next spring. The looped water main was already installed as part of an agreement with the Township.

Mr. Fischer stated that the original PUD designated this area for condominium development which is consistent with these plans except, they may have more two-unit condominiums than the stand-alone. However, the stand-alone condominiums are very popular today. Staff is recommending approval subject to the following three conditions:

1. The applicant shall provide a detailed landscaping plan for approval by the Community Development Department.
2. The applicant shall provide easements for proposed and future walkways and/or trails as approved by the Community Development Department.
3. The master deed for the condominium project is subject to approval by the Community Development Department and Township Attorney prior to recording.

Vice Chair Ridout asked Mr. Fischer who assumes liability for the proposed trails. Mr. Fischer replied that the liability issues have yet to be discussed with the Township Attorney, but what typically occurs is the associations will be responsible for the liability and maintenance of the trail within their development boundaries. Vice Chair Ridout asked Mr. Berg what the proposed square footage was for the condominiums. Mr. Berg replied the finished first floor was approximately 1,400 to 1,500 square foot. The units will be ranch style units with walkout basements that can be finished, as an option. Vice Chair Ridout asked if a market price has been set. Mr. Berg replied not yet.

Commissioner Hagedorn commended Mr. Berg on his quality work. Commissioner Hagedorn commented he was hoping to hear that the power lines are going to be placed underground. Mr. Berg explained that the transmission lines are main lines that provide a network loop for Consumers Power and cannot be buried. However, the distribution lines will be underground, as required by easement agreement provisions. Mr. Berg stated that there will be no stand alone street lights, but they plan on installing photo cell lights on the garages that automatically turn on and off. Commissioner Hagedorn asked about the density of the project and if Mr. Berg had worked on another project with similar density. Mr. Berg stated that Phase I of this project has less density than the Prestwick Condominium project. The separation between the units would be a

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minimum of 20 feet which would be comparable to a single family subdivision. The unit width; however, is narrower and is not a 90 foot increment. Also, there is a floodplain at the back of the units that governs the basement floor elevation and wetlands to the south.

Chair Kessler asked Mr. Fischer if the easement disclosures will be included in the master deed and if he will see the master deed. Mr. Fischer replied affirmatively and disclosures will be in the Master Deed as required by condition number three.

Mr. Berg clarified that the easement adjacent to the river needs to be discussed to determine where it will be located. Chair Kessler replied that is understood.

Mr. Fischer asked Mr. Berg to clarify his statement about the easement adjacent to the Grand River. Mr. Berg indicated that they are reluctant to commit to the easement until they know what it will connect to. Mr. Fischer stated he wanted to meet with Mr. Ferro from Ada Township, Dykema Excavators and John Short, Parks Director to ensure everyone is on the same page.

Mr. Fischer confirmed there will be overflow parking of for about eight cars. He asked Mr. Berg if that is going to be enough. Mr. Berg replied based upon past experience the spaces provided are adequate.

Commissioner Jylha questioned how the trash will be handled. Mr. Berg stated a contract will be made with a single carrier so there are not multiple trucks. There will not be a dumpster. The cost is incorporated into the monthly membership fee.

Commissioner Jylha, with the support of Vice Chair Ridout, moved to grant site plan approval for Phase I of The Preserve at Boulder Creek subject to the three conditions provided by staff.

Motion carried unanimously.

Site Plan Review ~ O'Reilly Auto Parts 3900 Plainfield Ave., Grand Rapids, 49525

Commissioner Gerber read into record the application for site plan review. The applicant, Stephen Webb of O'Reilly Auto Parts (OAP), has submitted an application to build a 7,500 square foot store at 3900 Plainfield Avenue. This site is currently occupied by the vacant former Burger King.

The applicant is proposing to demolish the existing building, remove the two existing curb cuts and replace those with a center drive. Replacement of the existing sidewalk, which is not up to MDOT standards, will also be done. The proposed central drive will be lined up with the drive for the BP Gas station. Landscaping will also be provided.

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Mr. Fischer stated a lighting plan will have to be submitted. Staff is requiring cross access easements along the frontage of the property to connect to the two neighbors. An easement is also being required at the rear of the property to possibly connect Holtman Drive to properties to the southwest. Staff is recommending approval subject to four conditions:

1. The applicant shall provide an access agreement for future extension of Holtman Drive as approved by the Community Development Department and Township Attorney.
2. The applicant shall provide cross access agreements for the adjacent properties along the front of the property as approved by the Community Development Department and Township Attorney.
3. The applicant shall provide a lighting plan for approval by the Community Development Department.
4. The applicant shall install a sidewalk consistent with the specifications of the PACIA.

Commissioner Hagedorn questioned the construction of CMU. Mr. Webb replied that CMU is not brick; it is 8" by 16" textured cinder block.

Chair Kessler asked if any car repairs would be done on site. Mr. Webb replied no car repairs would be done; just selling of auto parts.

Commissioner Hagedorn, with the support of Commissioner Gerber, moved to grant site plan approval for a 7,500 square foot retail building subject to the four conditions provided by staff.

Motion carried unanimously.

Site Plan Review ~ Rio Grande Restaurant

5501 Northland Drive NE., Grand Rapids, 49525

Commissioner Gerber read into record the application for site plan review. The new owners of the Rio Grand Steakhouse have submitted a site plan application to add a deck onto the north side of the restaurant to offer outside dining overlooking the Grand River.

The applicant is proposing to construct a deck on the north side of the restaurant facing the Grand River to provide open air dining. Also proposed is a smaller open deck area off the bar on the southeast corner of the building.

Mr. Fischer stated that he was happy to see the restaurant make an investment into improvements and providing amenities to the outside service area. This property is zoned Planned Unit Development. Therefore, the Planning Commission has more flexibility over what can be done. Staff recommends approval subject to the following two conditions:

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1. No music and/or speaker systems shall be permitted without approval from the Community Development Department.
2. The applicant shall provide a landscaping plan for approval by the Community Development Department.

Commissioner Hagedorn asked how many extra patrons the decks will bring. Mr. Rob replied the decks will bring extra 80 additional seatings.

Commissioner Pawlowski commented on the condition of the entrance of the parking lot and asked who was responsible for fixing the pot holes. Mr. Rob indicated that the parking lot would be resurfaced as part of the landscaping plan.

Commissioner Jylha, with the support of Vice Chair Ridout, moved to grant site plan approval for an outside service addition to the Rio Grand Steakhouse subject to the two conditions provided by staff.

Motion carried unanimously.

Citizen's Comments

None

Community Development Comments

Mr. Fischer stated that Rockford Self Storage is scheduled to be at the October meeting for site plan approval. Goodwill will be considered by the Township Board on October 4th and if they are approved, Goodwill will be in front of the Planning Commission in October as well. The Comstock Park DDA sub-committee already reviewed the plans for the "Village Commercial District." The traffic study for the Advantage Health project is expected to be completed by the end of October.

Planning Commission Comments

Commissioner Pawlowski commented that the Larson Foods public hearing was disorganized and should be revisited. As a result, he would like to discuss the rules of procedure as follows:

1. Address the question and answer procedure when an applicant is presenting their application. The Planning Commission is not allowed to ask questions until the presenter is done. He suggested that this should be changed so the Planning Commissioners can interview and ask questions throughout the process.
2. Residents who are speaking from their seats are not getting recorded on the tape.
3. Lastly, when someone comes to the podium, they should be asked to spell their name, state their address and be asked to speak clearly.

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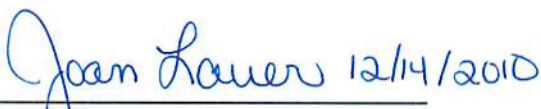
Vice Chair Ridout stated he feels it is appropriate for the residents to come up to the podium if there is a comment to make. He also shared that he has served as chairman on the Zoning Board of Appeals and he usually has not reopened public hearings a second time unless there is new information that should be provided.

Mr. Fischer suggested contacting the Michigan Townships Association (MTA) or talk with Jeff Sluggett on what the proper etiquette is with public hearings.

Several of the commissioners indicated that the current process for handling public hearings and presentations is appropriate. However, they were open to staff researching what other communities do.

Chair Kessler stated the suggestion of questions and answer sessions with the public and/or presenter will not work. Interrupting the presenter will prevent them being able to present the project as they want it to be seen. She stated that having Mr. Fischer give his staff report on the project after the presentation gives the Planning Commission critical information and clarification prior to the Planning Commission asking any questions. As for those residents who speak from their chair, that is a meeting management issue, which can be handled at the time of the meeting on a case by case basis dependent upon the circumstances. Chair Kessler also explained that it is her decision, as chairperson, as to whether or not an additional public hearing should be held on an application. She further explained that she did not open another public hearing for the Larson Foods application because the neighbors had an opportunity to speak at the required public hearing and there was no new information to share.

Adjourn: 8:20 p.m.


Joan Lauer 12/14/2010

Joan Lauer Date
Recording Secretary


Ray/Holland 12/14/10

Ray/Holland Date
Planning Commission Secretary