

**CITY OF GRANDVILLE
PLANNING COMMISSION MINUTES
April 4, 2007**

The meeting was called to order by Chairman Nicely, in the Council Chambers at 7:00 p.m.

PRESENT: Jack Bengtson, Craig Nicely, Gene LaSarge, Steve Zinger, Steve Maas, and Bob Poll

ABSENT: Randy Hartgerink and Ken Krombeen

ALSO PRESENT: Matthew Butts, Assistant to the City Manager

Motion by Maas, seconded by Bengtson to approve the agenda as presented. The motion passed unanimously.

Motion by Maas, seconded by LaSarge to approve the minutes of the January 3, 2007 meeting as presented. The motion passed unanimously.

NEW BUSINESS:

1. World Mission – Land Use Variance (2900 Wilson)

Matthew Butts reviewed the requirements and process for a land use variance. World Mission wants to operate a retail used clothing store from the Land Tech building. That portion of the building is zoned I-2 Industrial. Matthew provided a use analysis of the building and neighborhood. Dave Deshaw and Dennis Wilson of World Mission provided detail about the proposed retail use.

The planning Commission discussed the variance standard of whether or not the property can be reasonably utilized as a use permitted in I-2 zones. The planning commission considered the hours of operation, the fact that sections of the building are currently zoned C-3 which permits retail uses, the existing mix of uses in the building, as well as the limited 12' ceiling height and 8,500 s.f. floor area of the proposed use.

Motion by Maas, supported by Zinger, to find that the standard for a land use variance has been met as the specific portion of the building to be utilized for the proposed land use cannot be reasonably used for industrial purposes because of the reasons discussed by the Planning Commission. The motion passed unanimously.

The Planning Commission's finding will be forwarded to the ZBA for further consideration at the April 18th meeting.

PUBLIC COMMENT

There was none.

OTHER BUSINESS

The Planning Commission discussed the draft language of the Master Plan. The Planning Commission decided to keep the draft language of the Hope Network Site, the North Focus Area, and the I-196 Interchange Area. They discussed the 44th Street Area and decided to include language to allow for low intensity professional type office uses along the south side of 44th that do not include any retail components. They also discussed the X-Rite Area. There was a consensus from the Planning Commission to use language that encourages mixed use of the property while encouraging a creative development that has uses not currently in Grandville. The Planning Commission suggested rezoning the property to C-1 Neighborhood Commercial and recommending in the Master Plan that property be developed as a PUD. The Master Plan language should also include a list of items that must be addressed in any redevelopment such as green space, walkability, access, cross connection of streets, and architectural components.

The Planning Commission reviewed the Lee Street Park plan. Overall the Planning Commission liked the proposed plan, however, asked that a full basketball court be considered as well as a bike rack.

ADJOURNMENT

Motion by Maas, supported by LaSarge to adjourn. The motion passed unanimously.

Matthew Butts
Assistant to the City Manager