

**CITY OF GRANDVILLE  
PLANNING COMMISSION MINUTES  
March 7, 2007**

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The meeting was called to order by Chairman Nicely, in the Council Chambers at 7:03 p.m.

**PRESENT:** Jack Bengtson, Randy Hartgerink, 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  
Debby Descheneau, Recording Secretary

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

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

**NEW BUSINESS:**

1. Eternal Word Church – Special Land Use Public Hearing – 4041 44<sup>th</sup> Street

Matthew Butts reviewed the special land use request from Eternal Word Church. Site plans have not been submitted; however Matthew did review items for site plan consideration. They include; 1) neighboring land uses 2) landscaping 3) parking 4) shared facilities.

Don Oppenhuizen, Dehaan G W Real Estate 3680 44th Street Southeast Suite 101, Grand Rapids, MI 49512, representing the buyers. Noted the applicant anticipates using the church in its current format, cleaning up the property and updating the landscaping.

Chairman Nicely opened the public hearing for the Special Land Use of 4041 44<sup>th</sup> Street at 7:09 p.m.

Tim Allard, Hope Network – 755 36<sup>th</sup> Street SE, Grand Rapids, MI, came before the Planning Commission to show his support of the Special Land Use.

Jack Bengtson wishes to abstain from the vote as a Planning Commissioner due to his close proximity of the property, but would like to participate as a resident in the discussion.

**Motion by Poll, supported by Zinger to allow Jack Bengtson to abstain from the vote for the Special Land Use request at 4041 44<sup>th</sup> Street. The motion passed unanimously.**

Steve Maas wished to abstain from the vote as a Planning Commissioner due to his personal relationship with the applicant but would like to participate in the discussion.

**Motion by Poll, supported by Zinger to allow Steve Mass to abstain from the vote for the Special Land Use request at 4041 44<sup>th</sup> Street. The motion passed unanimously.**

Bruce Porter, 4103 44<sup>th</sup> Street, Grandville, came before the Planning Commission to show his support for the Special Land Use request.

Steve Maas voiced his support for the Special Land Use and the Eternal Word Church.

Jack Bengtson, 4305 Wilson Ave, Grandville, came before the Planning Commission to show his support for the Special Land Use request.

**Motion by Poll, supported by Mass to close the public hearing. The motion passed unanimously. The public hearing closed at 7:16 p.m.**

**Motion by Poll, seconded by LaSarge to approve the Special Land Use for Eternal Word Church for the property located at 4041 44<sup>th</sup> Street. The motion passed unanimously.**

2. Hope Network – Site Plan Review (parking improvements) – 4075 44<sup>th</sup> Street

Matthew reviewed the site plan review for 4075 44<sup>th</sup> Street, noting Hope Network is looking to relocate six of their parking spaces for the Adult Foster Care facility. Matthew addressed issues with screening and front setbacks.

Steve Maas asked about lighting on the property.

Tim Allard, Hope Network – 755 36<sup>th</sup> Street SE, Grand Rapids, MI, came before the Planning Commission to note if lighting becomes necessary in the future Hope Network will be willing to install it to the liking of the Planning Commission.

Bruce Porter, 4103 44<sup>th</sup> Street, Grandville, asked the applicant if they could add a berm to the landscaping plan to better block his view of the parking lot. Tim Allard noted their landscaping plan would be respectful to the neighboring residents.

**Motion by Zinger, supported by Maas to approve the site plan for Hope Network located at 4075 44<sup>th</sup> Street with the following condition: 1) variance expectance of a 20 foot front setback 2) appropriate landscape screening around the property. The motion passed unanimously.**

**PUBLIC COMMENT**

Chairman Nicely asked if there were any public comments to be made. There were none.

**OTHER BUSINESS**

Chairman Nicely asked if there was any other business to discuss.

Matthew noted the April meeting would include some Master Plan discussion.

**ADJOURNMENT**

**Motion by Zinger, supported by Maas to adjourn. The motion passed unanimously. The meeting adjourned at 7:29 p.m.**

**Debby Descheneau**  
Recording Secretary