

**CITY OF GRANDVILLE (DRAFT)
PLANNING COMMISSION MINUTES
April 2, 2008**

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

PRESENT: Randy Hartgerink, Gene LaSarge, Steve Maas, Steve Zinger, and Bob Poll

ABSENT: Jack Bengston and Craig Nicely

ALSO PRESENT: Matthew Butts, Assistant to the City Manager
Marci Poley, Recording Secretary

Motion by Zinger, seconded by Maas to approve April 2, 2008 agenda as presented. The motion passed unanimously.

Motion by Maas, seconded by Zinger, to approve the minutes of the March 5, 2008 meeting as presented. The motion passed unanimously.

NEW BUSINESS:

1. Presentation – Form Based Codes – Val Lazdins, LSL Planning, Inc.

Acting Chairman Poll opened the discussion regarding form based codes. Matthew Butts stated staff has tentatively budgeted funds in the 2008-2009 budget to overhaul the entire zoning ordinance. Val Lazdins is knowledgeable about form based codes and was in attendance to give an informative presentation to the PC to help gauge whether there is interest in going to form based codes. A form based code is a method of regulating development in order to achieve a specific urban form. Form based codes create a predictable public realm by controlling physical form primarily, with a lesser focus on land use. Form based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Planning Commissioners then discussed their individual thoughts on form based codes.

Bob Poll questioned if what the DDA is interested in achieving would fit into the form based code guidelines.

Mathew Butts asked if cities use form based codes for only parts of the city. Val Lazdins stated that very few places have employed a form based code over entire cities.

Gene LaSarge questioned if there were any places in Grand Rapids where form based codes have been used.

Steve Zinger questioned if form based codes are inhibiting to developers. Mr. Lazdins stated that it could be inhibiting in some instances, but believes it opens up more opportunities for the developer.

2. Rezoning Public Hearing – 3889 White Street (I-2 to RM-2)

Matthew informed the Planning Commission that the applicant is requesting the property be rezoned from I-2 to RM-2, so that the lot can be split and a new home can be constructed where the parking lot is currently located.

Acting Chairman Poll opened the Public Hearing for the rezoning request at 3889 White Street at 7:40 pm.

Motion by Maas, supported by Zinger to close the Public Hearing at 7:43 p.m. The motion passed unanimously.

Motion by Maas, supported by Hartgerink to recommend the rezoning request for 3889 White Street onto City Council for the final consideration and approval. The motion passed unanimously.

3. Site Plan Review – U Build It Office – 3706 44th Street

Matthew Butts reviewed the site plans for 3706 44th Street. The Planning Commission recommended onto the City Council that they approve the rezoning of the property, which they did at their March 24 meeting. As part of that recommendation the Planning Commission required that the applicant return with a site plan that includes sufficient on-site parking, a buffer along the east property line, and details of the proposed craftsman façade. The applicant submitted a plan that includes tearing down the existing garage and constructing 5 parking spaces behind the house. The plans also includes a fence along the eastside of the parking area to serve as a screen.

Steve Maas stated he would prefer to see some kind of live buffering rather than a fence.

Motion by Hartgerink, supported by Zinger to table the U Build It Office site plan review until the May 7, 2008 Planning Commission meeting. Planning Commission recommended the applicant gather the following information: 1) Fence detail 2) Grading detail 3) Façade detail 4) Parking area detail and cross section 5) Engineer's stamp. The motion passed unanimously.

4. Site Plan Review – Grandville Christian School Parking Expansion – 3934 Wilson Ave.

Matthew Butts reviewed the site plans for 3934 Wilson Ave. Grandville Christian School has submitted a site plan that modifies and improves their access drives, parking, and walkways. The improvements address both safety and aesthetic concerns.

Gene LaSarge requested that the new cut off light fixtures be focused downwards. To avoid light pollution.

Motion by Hartgerink, supported by LaSarge to approve the Site Plan Review for Grandville Christian School, 3934 Wilson Ave., with the following conditions: 1) Additional buffering around the dumpster area 2) Cut off light fixtures be focused downward. The motion passed unanimously.

5. Use Variance Consideration – Midwest Tire Expansion – 3215 28th Street

Matthew Butts reviewed the site plans for 3215 28th Street. Midwest Tire has applied to the Zoning Board of Appeals for a use variance of Section 7-2 (B) of the Zoning Ordinance. The use variance will allow the applicant to construct an attached 30'x58' warehouse expansion on the north side of their existing building. The location of the proposed expansion is currently zoned R-3 which does not permit commercial use. The Planning Commission is required to make the determination of whether or not the property cannot reasonably be used in a matter consistent with the R-3 zoning.

The applicant, Scott Saurman, 4509 Sugarbush Ct., talked about the need for more onsite storage and his warehouse expansion plans.

Randy Hartgerink believes it will be a good fit.

Matthew Butts asked what building materials will be used for the proposed warehouse. Mr. Saurman responded he believes it will be concrete and steel.

Motion by Zinger, supported by LaSarge to recommend on to the Zoning Board of Appeals that the property cannot reasonably be used in a matter consistent with the current R-3 zoning. The motion passed unanimously.

PUBLIC COMMENT

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

OTHER BUSINESS

Matthew Butts informed the Planning Commission that Debby Descheneau has taken a position with Grand Rapids Public Schools and is no longer with the City of Grandville.

Motion by Zinger, supported by Maas to adjourn. The motion passed unanimously. The meeting adjourned at 8:29 p.m.

Marci Poley
Recording Secretary