

**CITY OF GRANDVILLE  
PLANNING COMMISSION MINUTES  
AUGUST 6, 2008**

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The meeting was called to order by Acting Chairman Zinger in the Council Chambers at 7:07 p.m.

PRESENT: Jack Bengtson, Randy Hartgerink, Gene Lasarge, Steve Maas, and Steve Zinger.

ABSENT: Bob Poll and Craig Nicely

ALSO PRESENT: Matthew Butts, Assistant to the City Manager  
Rhonda Taylor, Recording Secretary

**Motion by Mr. Maas, seconded by Mr. Bengtson, to approve the August 6, 2008 agenda as presented. The motion passed unanimously.**

**Motion by Mr. Maas, seconded by Mr. Lasarge, to approve the minutes of the June 4, 2008 meeting as presented. The motion passed unanimously (Note: The meeting July 2, 2008 was cancelled).**

**NEW BUSINESS**

1. Public Hearing – Rezoning 4555 and 4565 Wilson Ave. from OS-1 to C-1

**Motion by Mr. Zinger, seconded by Mr. Bengtson, to open the public hearing of 4555 and 4565 Wilson Avenue. The motion passed unanimously.**

Mr. Stanley Jager from the Architectural Group, on behalf of Land and Company, spoke. He sees the change to be positive to bring in more retail. He believes the current parking lot already meets the C-1 zoning standard.

Mr. Butts' review was sent to the planning commission board in their packet. He stated to the board that there currently is enough parking and the infrastructure is there. He reminded them that whatever the board decides they need to propose it to the City Council.

Mr. Lasarge asked what is the vacancy rate and Mr. Dave Deshaw, from Land and Company, said they fill 8,000 square feet, 6,000 square feet is available. Mr. Lasarge asked if it would be a strip mall. Mr. Deshaw said it would be more of a "lifestyle" mall with appointment based businesses. Mr. Lasarge asked about the traffic counts and Mr. Deshaw stated traffic is currently controlled and it's possible for higher traffic counts to go through.

Mr. Bengtson asked Mr. Butts to read the description for C-1 allowable businesses from the current ordinance, and Mr. Butts did.

The rezoning issue was open to public comment and there was none.

Mr. Maas feels OS-1 is no longer appropriate. He felt parking is adequate and is in favor of the rezoning.

Mr. Bengtson stated he is not in favor. He said the buildings are a buffer between residential and businesses. He agrees jobs are important, but not sure the future businesses and hours would fit into the community. Mr. Deshaw said they are targeting business that will use 1,500 to 3,000 square feet.

Mr. Bengtson asked how the businesses would get their products into the stores, as a semi won't fit in the parking lot. Mr. Deshaw stated it depends on the businesses needs. He feels it could fit a semi, but thinks the new businesses would not utilize a semi. Mr. Jager stated there are drive aisles already there and what exists is manageable. Mr. Bengtson stated it isn't designed for the use proposed.

Mr. Butts told the planning commission that there is a "conditional rezoning" option they could use and it may be appropriate in this case.

Mr. Zinger stated he understands all of Mr. Bengtson's points, however he would support the rezoning. There were no more comments by the board or public so Mr. Zinger closed the discussion of the issue.

**Motion by Mr. Maas, seconded by Mr. Hartgerink, to recommend to the City Council that 4555 and 4565 Wilson Ave. be rezoned from OS-1 to C1. Mr. Bengtson opposes it, while Mr. Hartgerink, Mr. Lasarge, Mr. Maas, and Mr. Zinger approve it. Motion carried.**

**2. Site Plan Review – Grandville Public Schools, West Elementary Office addition and parking/bus loop at 3777 Aaron Street.**

Mr. Butts stated he reviewed the proposed plans with Ron Carr, Director of Public Works. Mr. Carr's only recommendation is to require a 4' sump in the proposed catch basins and design them as leach basins.

Mr. Rob DenBesten and Mr. Tim Gerrits of GMB Architects – Engineers, and Ms. Deb Reese of Grandville Public Schools presented 2 display boards showing the plans. They explained how the new parking/bus loop would be safer for the bus drivers to exit the drive and how the new office position would add a safety feature for the students by diverting visitors directly to the office.

The proposal was opened to public comment and there was none.

**Motion by Mr. Zinger to approve the site plan as presented. Mr. Bengtson, Mr. Hartgerink, Mr. Lasarge, and Mr. Maas approved it, while Mr. Zinger abstained. Motion carried.**

**OTHER BUSINESS**

1. Mr. Hartgerink asked about the progress of the X-Rite property site. Mr. Butts said he had met with Lauth Development, who has an option on the property. They have not submitted any plans yet.

**Motion by Mr. Bengtson, seconded by Mr. Maas to adjourn. The motion passed unanimously. The meeting adjourned at 8:07 p.m.**

Rhonda Taylor  
Recording Secretary