

**CITY OF GRANDVILLE
PLANNING COMMISSION MINUTES
JUNE 4, 2008**

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

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

ABSENT: Steve Zinger and Craig Nicely

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

Motion by Mr. Bengtson, seconded by Mr. Hartgerink, to approve the June 6, 2008 agenda as presented. The motion passed unanimously.

Motion by Mr. Maas, seconded by Mr. Poll, to approve the minutes of the April 2, 2008 meeting as presented. The motion passed unanimously. (Note: There was no meeting May 7, 2008.)

NEW BUSINESS

1. Site Plan Review – Royal Pallets, 3750 Viaduct

Mr. Butts opened the discussion regarding the site plan of Royal Pallets. He said he spoke with Chuck Dyk, who said the slab would have to be reinforced with a mesh material to support future plans for the building. The site is I-2 Industrial. The setbacks are the side yard and rear yard size. He said he spoke with Ron Carr, the Director of DPW, who said the storm water drains are sufficient. Outdoor storage section 9-2e1 requires that outdoor storage and loading of pallets shall be screened by either a six foot evergreen hedge or solid fence. He would like to require landscaping the area on the east side of the property, as well as along Viaduct. The front parking goes right up to the front set back line. The parking requirements in section 12-3 require that it needs to be set back twenty feet from the right of way line. He said the Planning Commission has the ability to boost that requirement if sufficient landscaping and screening is provided. Other areas that could benefit from landscaping are the area on the west side. The asphalt on the west side is in poor condition due to the trucks turning over it. We might want to consider some asphalt improvements.

The discussion was open to the public. Michael Bosveld of 1680 Kenowa SW, Grand Rapids, stepped forward to represent the owner of Royal Pallets as the building contractor. He said he thinks Mr. Butts has done a fine job of representing what Royal Pallets is asking for. He said the concerns are very real, as far as the condition of the

asphalt. A hold up for the improvement is where to put all the pallets during the improvements. He will talk with the owner about that. In regards to the landscaping he did not know what the Planning Commission would require. As soon as he knows he can submit a proposal based on it. He said he is encouraging the owner to prepare now for any future building changes. He said he too spoke with Chuck Dyk about the concrete slab and received changes as to what needs to be done.

Mr. Poll asked would a building of this size, in the future, require some major footings. He asked if this required inspection by Chuck Dyk beyond what the Planning Commission does. He wanted to know if the applicant was aware of that and wanted to hear that from the applicant. Mr. Bosveld said they were aware that they would have to cut some of the concrete slab away to allow footings in the future. He said he could narrow up the concrete so it's not in the way or move it over three feet so that any future foundation could be dug. He said he is fully aware of that if the city permits it.

Mr. Poll asked if the city requires irrigation. Mr. Butts said that since it's an existing site it is difficult to accomplish. Mr. Maas said he's not sure they'd require it, but would suggest it to keep the landscaping alive. He said he thinks they are currently out of compliance, as they have not provided adequate screening. Mr. Poll thinks it should be irrigated. Mr. Hartgerink said he thinks the screening is critical and they should be specific on what is required. Mr. Butts said the Planning Commission has a choice, as it's been done both ways.

Mr. Poll stated that Fire Chief Veldhouse's concern about the fifteen foot separation is not an issue that the Planning Commission would address. The fire chief would enforce it.

Motion by Mr. Bengtson, seconded by Mr. Poll, to strongly encourage live screening to the east property line and the portion of the lot by Viaduct on the north side. That city staff would approve the landscape plan and that it would be irrigated. The asphalt around the building would be improved to meet city standards. The motion passed unanimously.

2. Discussion – Zoning Ordinance rewrite.

Mr. Butts said that in April, 2008, Val Lazdins gave us a presentation about form based codes. Over the past few years we have been discussing and contemplating the possibility of reviewing our zoning ordinances, which are based on zoning practices forty or fifty years old. We have budgeted fifty-thousand dollars to do this in the next fiscal year, which starts July 1, 2008. This has been approved by City Council. Now it's up to the Planning Commission to decided if they want to do it. We could do a partial review or the whole thing. Our charter allows us to hire who we deem is in the best interest of the city.

Mr. Hartgerink said we need to take a look at the form based codes, particularly in our downtown area. We should also consider this for the X-Rite property. Regarding

getting some proposals he has been happy with LSL and Val, but he's not in favor of just granting them the review. He thinks we should get at least two more proposals, as it is a very competitive market right now. He wants to use the city dollars very carefully. Mr. Butts said that he had received an email from Craig Nicely who voiced the same opinion.

Mr. Hartgerink said he is in favor of taking a look at all the ordinances, as it has been a long time. Mr. Krombeen stated he thought it has been since 1994. Mr. Krombeen said that if form based codes are not appropriate in certain areas then it will become apparent and the Planning Commission will be able to agree on that. That does not mean, however, that we would recommend leaving alone the other areas, as they are long overdue for a review as well. He said there may be uses that ordinances do not address that were not in existence fifteen years ago.

Mr. Poll asked if we needed a formal motion and Mr. Krombeen said no. Mr. Krombeen said we are not under a time constraint and we can create a draft of a Request for Proposal, which will be put out to the Planning Commission to review before the next meeting. He suggested that the top two or three finalists be allowed to give a short presentation to the Planning Commission.

3. Discussion of the new parade route city ordinance. Residents cannot reserve their seating areas along Wilson Avenue until after 6 a.m. on July 4. The police and DPW will enforce it.

OTHER BUSINESS

1. There is an invitation in the Planning Commission packet to the Downtown Development Authority open house on June 5, 2008. Progressive AE will be running a traffic simulation for the proposed streetscape, using existing data, to show how traffic will actually move through the proposed project.

Motion by Mr. Bengtson, seconded by Mr. Poll to adjourn. The motion passed unanimously. The meeting adjourned at 8:04 p.m.

Rhonda Taylor
Recording Secretary