

**CITY OF GRANDVILLE  
PLANNING COMMISSION MINUTES  
AUGUST 5, 2009**

---

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

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

ABSENT: None

ALSO PRESENT: Kenneth Krombeen, City Manager  
Matthew Butts, Assistant City Manager  
Rhonda Diekman, Recording Secretary

**Motion by Zinger, seconded by Poll, to approve the August 5, 2009 agenda as presented at the meeting. The motion passed unanimously.**

**Motion by Bengtson, seconded by Maas, to approve the minutes of the July 1, 2009 meeting as presented. The motion passed. LaSarge abstained.**

**NEW BUSINESS**

1. Public Hearing – CWD Final PUD Review

Butts explained the purpose of the public hearing was for the redevelopment of the former X-Rite site. Scott Wierda and Sam Cummings from CWD were present to explain the updates that were made to the PUD. Mike Corby and Dave Huizinga from Integrated Architecture were also present and available for questions. Corby explained the traffic movement, architecture, landscaping, sidewalk location, signage, parking, and lighting elements of the plan.

Chairman Nicely opened the public hearing at 7:30 p.m. Tim DeHaan of 4612 Ivanrest, Westview Greenhouse, gave a statement in support of the plan, but asked that it be adjusted to better accommodate his property, which is adjacent to it. He stated his concerns with the flow of traffic and how the buildings sit on the property. He gave the Commission a copy of his statement and two maps showing his property and CWD's. No other public comment was made.

**Motion by Poll, seconded by Zinger to close the public hearing. The motion passed unanimously.**

The Planning Commission discussed the following issues: improvement of the walkability connectivity, concerns about the corner pond area, use of the proposed LED screens, pedestrian lighting, screening roof top mechanical units, parking concerns, irrigation and plant sustainability, storm drainage issues, and streets/traffic/access.

The city and traffic engineer comments regarding water and sewer mains, boulevard landscape dowry, future traffic lights, and sidewalk frontage were discussed. The traffic engineer comments regarding future traffic lights, a twenty-five foot turn radius, lane stripping, backing traffic from building Q, channelized right turn lanes and curb cuts were discussed.

Nicely asked if there were any comments or concerns with Tim DeHaan's statement regarding Westview Greenhouse. There were none. There was a consensus that the plan is well designed and meets the Master Plan.

**Motion by Poll, seconded by Mass to approve the PUD and to forward it to City Council for approval with the following conditions:**

- **Improve the inter connected walks as asked.**
- **Move the sidewalk back from 44th Street.**
- **Include a sidewalk on the east side of building Q.**
- **Limit the height of the parking lot lighting to twenty feet with cut off fixtures.**
- **CWD must pay for the installation of the traffic light at the eastern most intersection of 44th Street as determined by the City.**
- **All streets must be constructed to City standards.**
- **A twenty-five foot turning radius must be provided on the curb cuts off the main access road. Curb cuts must also be realigned.**
- **The right turn lane onto 44th Street from that eastern most section must be more channelized.**
- **Provide turn lanes at key intersections off the main access drive.**
- **A separate sign permit shall be required.**
- **Lighting sculptures shall not be used for advertising.**
- **Utility improvements shall be approved by the City and City Engineer.**
- **Final approval of the storm drain plan shall be approved by the City, the City Engineer, the Kent County Drain Commission, and the Inter County Drain Board.**

**The motion passed unanimously.**

## 2. Form Based Codes Status

Butts explained the outcome of the public hearing that LSL hosted on July 7, 2009. Details of the outcome are in his memo dated July 31, 2009. He presented the results of the survey and said that LSL would like the Planning Commission's opinion on two concepts for 28th Street: The Great Lawn or Service Drive. Butts stated that both concepts were found in the PowerPoint presentation made during the meeting. He said that LSL anticipates having a draft of the traditional section ready for review at the

September meeting. The Great Lawn or Service Drive differences were discussed. Nicely asked City staff to do a quick study to see what surrounding cities use.

### 3. MotorMax of GR – Request for Ordinance Amendment

Butts said that MotorMax of GR (3660 28th Street) went before the Zoning Board of Appeals for an interpretation of Section 8-5 (B)(5). Details of the meeting are outlined in his memo dated July 31, 2009. The Zoning Board of Appeals tabled their decision with a request to the Planning Commission to consider an ordinance amendment. There was a consensus that the Planning Commission is open to an amended ordinance. Butts and City Attorney to draft an ordinance for the Planning Commission's review.

### 4. Set Public Hearing for August 19, 2009 at 6:30 p.m. (Eternal Word Church SLU)

Butts stated that Eternal Word Church was granted special land use approval for the former Hope Network site (4041 44th Street) in March 2007. He said at that time the church was not prepared to move in. He said the church is now ready to move in and they are reapplying for special land use approval. Details of the application are outlined in his memo dated July 31, 2009. He said that a special meeting has been set for August 19, 2009 at 6:30 p.m. and that the Planning Commission should officially set the hearing.

**Motion by Zinger, seconded by Poll to set a public hearing regarding 4041 44th Street for August 19, 2009, 6:30 p.m.. The motion passed unanimously.**

### PUBLIC COMMENT

None

### OTHER BUSINESS

#### 1. Update on Site Plan Approval of the old Art Van location

Butts stated that Art Van had submitted a plan to occupy and renovate the façade of the former Lazy Boy Store (4625 Wilson). As the proposed improvements fall within the limits of Section 16-7, City staff reviewed and approved the site plan.

**Motion by Bengtson, seconded by LaSarge to adjourn. The motion passed unanimously. The meeting adjourned at 9:12 p.m.**

Rhonda Diekman  
Recording Secretary