

**CITY OF GRANDVILLE  
PLANNING COMMISSION MINUTES  
JUNE 3, 2009**

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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, 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 Taylor, Recording Secretary

**Motion by Maas, seconded by Zinger, to approve the June 3, 2009 amended agenda as presented at the meeting. The motion passed unanimously.**

**Motion by Zinger, seconded by Maas, to approve the minutes of the May 6, 2009 meeting as presented. The motion passed unanimously.**

**NEW BUSINESS**

1. CWD PUD – Preliminary Review

CWD Real Estate Investment was present to give their proposal of mixed use Planned Unit Development (PUD) of the 40.84 acre site, which is currently zoned I-1 Restricted Industrial and RR Rural Residential. The plan combines retail, restaurant, office, health and fitness uses. Sam Cummings gave a brief introduction of the company then Scott Wierda explained the PUD. Mike Corby of Integrated Architecture, also presented. He explained the details of the development site and architecture.

Butts gave an overview of the PUD. See his PUD Preliminary Review memo dated May 22, 2009. There was discussion over each bullet under the General Plan Review. The following were suggestions by the Planning Commission under each bullet:

- Walkability: The transit stop should be comfortable and the pedestrian crossings should be well marked. Connection to the Kent Trails system is important.
- Landscaping: Every effort should be made to save the trees on the northwest corner. On the final plan the Commission would like to see what trees were saved and which were removed. They'd like to have the green spaces

maximized by deferring some parking spaces – making them green now, but pave them later should problems exist.

- Lighting: Reduced light levels and reduced lighting height is recommended.
- Streets/Traffic/Access: Pete LaMourie from Progressive AE was present to discuss the Traffic Impact Study Prepared by Wade Trim. He explained there might be a need for a traffic light on westbound 44th Street at the most eastern exit of the site. He said that traffic counts have dropped over the past two years. The area has a built in capacity for more traffic and that the site would have minimal impact. It was suggested that the bicycle traffic from Kent Trails extend through the site to the transit stop.
- Architecture/Character: Roof gardens were suggested. Design elements for the backside of the buildings was strongly suggested. The anchor store's exterior should match the rest of the buildings on the site.
- Parking: Shared parking was encouraged. Full architectural drawings should be submitted for the final PUD review.
- Signs: The use of wall and ground signs in lieu of free standing pole mounted signs is required. Sign information should be provided for the final review.
- Utilities: "Green" uses were encouraged. Project engineers are working with City engineers to design the utility plan.
- Conclusion: The PUD is very well designed and meets most of the objectives of the Master Plan. The PUD does a very good job at combining elements of the large scale, anchor retail with the lifestyle elements prioritized by the Master Plan.

CWD identified the time frame as being a 2-4 year build out. The first phase is yet to be determined. Wierda said they would take the recommendations and submit a final PUD in a few months.

## 2. LSL – Review Draft Zoning Ordinance Blue Book

Val Lazdins of LSL did a PowerPoint review of the zoning ordinance blueprint. He spoke of the zoning ordinance process and the public workshop that needs to be scheduled. He discussed the issues that were raised in May. He reviewed the zoning ordinance blueprint that he passed out. He also gave a brief review of Form-Based Codes. Eric Frederick, of LSL, was present to give a draft explanation of Proposed Form-Based Code Districts: Residential and Mixed Use Districts. City staff will work with Lazdins on advertising the public workshop, which would take place at the end of June.

3. Set Public Hearing – Amendment to Park Way Place PUD

IPA has requested that the requirement be removed from the Park Way Place PUD that requires a \$50K letter of credit to fund a potential traffic light at Canal & 44<sup>th</sup>.

**Motion by Nicely, seconded by Poll, to set a public hearing for July 1, 2009. The motion passed unanimously.**

**PUBLIC COMMENT**

None

**OTHER BUSINESS**

There was discussion of Randy Hartgerink's resignation from the Planning Commission.

Butts reminded the PC that officers must be elected at the July 1 meeting.

**Motion by Bengtson, seconded by Zinger to adjourn. The motion passed unanimously. The meeting adjourned at 9:53 p.m.**

Rhonda Taylor  
Recording Secretary