

**CITY OF GRANDVILLE  
PLANNING COMMISSION MINUTES  
SPECIAL MEETING  
NOVEMBER 17, 2009 AT 6 P.M.**

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The meeting was called to order by Chairman Nicely in the Council Chambers at 6:09 p.m.

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

ABSENT: Steve Maas and Bob Poll

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

**Motion by Zinger, seconded by Bengtson, to approve the November 17, 2009 agenda as presented. The motion passed unanimously.**

**NEW BUSINESS**

1. Public Hearing – TAG PUD (3100 Prairie)

Butts gave a brief summary of the conditions that need to be met by TAG in order to approve the PUD; conditions outlined in the engineers report, sidewalk installation, a 20 foot easement to be provided for the expansion of Buck Creek Trail, and a separate sign permit will need to be issued.

Nicely opened the public hearing at 6:12 p.m.

Diane Garcia of 3146 Prairie asked when the Buck Creek Trail was going to be expanded. Butts stated there is no set date, but it is on the Recreation Master Plan.

There was no further public comment.

**Motion by Zinger, seconded by Bengtson, to close the public hearing at 6:18 p.m.. The motion passed unanimously.**

Installation of concrete or bituminous sidewalk was discussed. It was decided that the PC would only require TAG to install concrete 100 feet of the easterly sidewalk.

Nicely stated that Butts had received a letter today from Fred and Joyce Sobczak, who live at 3060 Prairie. Nicely read the letter which stated that the Sobczak's were not opposed to the PUD. They wrote that they would like to have earth berms constructed by TAG to the west of their property for added privacy.

**Motion by Zinger, seconded by Lasarge, to enter the Sobczak's letter into records. The motion passed unanimously.**

Tim Vandezande and Dan Bode of TAG (The Architectural Group) were present. Vandezande stated that the trees are thick and large along the property line between them and the Sobczak's. He stated adding a berm would destroy the trees. Bode said it was their intention to leave the trees alone, giving both properties their privacy.

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

- **Follow all conditions outlined in the Engineer's report.**
- **A 20 foot easement to be provided for the expansion of Buck Creek Trail.**
- **Concrete sidewalks installed on the first 100 feet of the easterly sidewalk.**
- **A separate sign permit is required.**

**The motion passed unanimously.**

**PUBLIC COMMENT**

None

**OTHER BUSINESS**

None

**Motion by Zinger, seconded by LaSarge to adjourn at 6:26 p.m.. The motion passed unanimously.**

Rhonda Diekman  
Recording Secretary