

**CITY OF GRANDVILLE
PLANNING COMMISSION MINUTES
NOVEMBER 4, 2009**

The meeting was called to order by Acting Chairman Poll in the Council Chambers at 7:02 p.m.

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

ABSENT: Craig Nicely

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

Motion by Zinger, seconded by Maas, to approve the November 4, 2009 agenda as presented. The motion passed unanimously.

Motion by LaSarge, seconded by Zinger, to approve the minutes of the October 7, 2009 meeting as presented. The motion passed unanimously.

NEW BUSINESS

1. PUD Preliminary Review – TAG 3100 Prairie

Butts explained that the public hearing notice for tonight was not published in time to meet the notice requirements of the Zoning Enabling Act. Therefore a special meeting and public hearing has been set and published for Tuesday, November 17, 2009, 6:00 p.m. He said the meeting will be held at the Grandville Public Schools Administrative building located at 3839 Prairie due to a scheduling conflict in the Council Chambers.

Butts distributed a memo regarding the PUD Final PC Review. He reviewed it and discussed the standards for the final PC approval. They discussed traffic circulation, parking, street design, pedestrian access and safety; the site's relationship and conformity with surrounding properties and land uses; available and adequate utilities including water, sanitary sewer, and storm drainage; and the impact of the development on air quality, noise, and lighting.

Butts gave a review and identified items that were in the preliminary review as required for the final review. Walkability, landscaping, lighting, streets/traffic/access, parking, signs and utilities were discussed. He stated that overall it was a well designed plan that meets the requirements of Section 10A-5 (C). He suggested all conditions outlined in the Engineer's report, a 20' easement to be provided for the expansion of Buck Creek Trail, and a separate sign permit as conditions for recommendation to the City Council. He asked that a recommendation not be made until the public hearing of November 17th.

Tim Vandezande and Dan Bode of TAG (The Architectural Group) were present. Possible areas of the Buck Creek Trail expansion were discussed. It was determined that a decision would be made later. Bode stated they had no problem giving an easement for it.

Installation of a sidewalk along Prairie was discussed. Bode proposed they install a sidewalk starting at the eastern property line and go about 100' west instead of covering a possible 235'. No decisions were made at this time.

Bode asked for clarification as to whether the existing house can stay. The PC agreed it could and asked how long he thought the house would stay. Bode stated that it was safe to say the house would be removed within ten years. He stated he spoke with the neighbor to his west and showed them the PUD.

Vandezande handed out two photos that were taken of their property looking east. The first photo was taken while there were leaves on the trees and the second photo was taken after the leaves had fallen. He stated that the photos show how the trees were so dense that even without leaves in the winter months they could not see their neighbors. He stated they planned on keeping as many trees as possible.

2. Review Draft Zoning Ordinance

Butts stated that after the public hearing on November 17, 2009 there is a special joint meeting scheduled with City Council from 7:00 p.m. to 9:00 p.m., also located at the Grandville Public Schools Administrative building at 3839 Prairie. He said that the draft zoning ordinance would be reviewed. He stated he had reviewed it with the Grandville City Attorney, Randy Kraker. He stated they determined that the chapters on handicap ramps, sign ordinances, the PUD ordinance, wind energy conservation systems, and form based codes need to be worked on. He asked for questions and comments that he could forward to LSL so they can address them before the joint meeting. He stated he would attend the November 9th City Council meeting to see if Council had anything to add. He stated he would email his list of comments to all PC members.

PUBLIC COMMENT

None

OTHER BUSINESS

None

Motion by Zinger, seconded by Bengtson to adjourn. The motion passed unanimously. The meeting adjourned at 8:14 p.m.

Rhonda Diekman
Recording Secretary