

**CITY OF GRANDVILLE  
PLANNING COMMISSION MINUTES  
OCTOBER 7, 2009**

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The meeting was called to order by Acting Chairman Poll in the Council Chambers at 7:01 p.m.

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

ABSENT: Craig Nicely and Steve Maas

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

**Motion by LaSarge, seconded by Zinger, to approve the October 7, 2009 agenda as presented. The motion passed unanimously.**

**Motion by Zinger, seconded by LaSarge, to approve the minutes of the September 2, 2009 meeting as presented. The motion passed unanimously.**

**NEW BUSINESS**

1. PUD Preliminary Review – TAG 3100 Prairie

Tim Vandezande and Dan Bode of TAG (The Architectural Group) were present. Bode explained that the building would be LEED certified, energy efficient and there would be smaller parking spots and less asphalt. He explained the materials and signage that would be used, and that they would avoid trespassive lighting. He stated the existing house would remain and they would rent it as a family house. The existing shed would remain too.

Bode distributed a site plan showing all trees that had a four inch trunk or larger. He explained how they intended to keep as many trees as possible.

Butts explained the Planned Unit Development (PUD) process. He explained that the applicant is proposing a PUD of the 6.63 acre site located at 3100 and 3080 Prairie, which is currently zoned R-3 Single Family Residential.

Butts reviewed Section 10A-4 of the PUD Ordinance, which calls for seven items to be addressed in the Preliminary Plan Review. He read through each item and stated that the applicant has met each of the requirements.

Butts gave his general plan review which covered mixed lands uses, walkability, landscaping, lighting, streets/traffic/access, architecture/character, parking, signs, and

utilities. In conclusion he stated that as a LEED project the PUD should have minimal impact on the natural character of the area.

The PC discussed how the master plan identifies this area as low density residential, the project would isolate an existing home (3060 Prairie) between two office PUD's, and whether or not the existing house should remain.

Vandezande explained that they have talked to neighbors and have shown their plans to them. He stated that if the PUD was denied they would build three houses along Buck Creek. He was asked if the second proposed building would be LEED certified and he said that is to be determined later.

Chairman Poll acknowledged a few citizens present and asked if they had anything to say about the project. Beverly Croff, former owner of the property, now resides at 7675 Warner in Allendale. She said she supports the project and thinks it would be a great use for the property. Gloria VanderLaan of 3130 Prairie, who lives just west of the property said she has no objections to the plan.

Butts read to the PC an email he received from Craig Nicely, who was unable to attend the meeting. Nicely's points were discussed.

**Motion by Bengtson, seconded by Zinger to hold a public hearing on November 4, 2009. The motion passed unanimously.**

2. Review Draft Zoning Ordinance – Signs, PUD's, SLU's, and Admin

Val Lazdins of LSL was present. He explained that the draft was completed and they were doing the final edits. He stated the drafts would be sent to the PC next week for their review. He requested another PC workshop to give the public an overview of form based codes. Proposed Article 11: Planned Unit Developments section needed clarification and was discussed.

**PUBLIC COMMENT**

None

**OTHER BUSINESS**

None

**Motion by Bengtson, seconded by LaSarge to adjourn. The motion passed unanimously. The meeting adjourned at 8:33 p.m.**

Rhonda Diekman  
Recording Secretary