

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

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

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

ABSENT: Randy Hartgerink, Steve Maas, Bob Poll

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

**Motion by Zinger, seconded by Lasarge, to approve the March 4, 2009 agenda as presented. The motion passed unanimously.**

**Motion by Bengtson, seconded by Lasarge, to approve the minutes of the February 4, 2009 meeting as presented. The motion passed unanimously.**

**NEW BUSINESS**

1. Interview Planning Firms – The planning firms of McKenna and LSL were invited back for a second interview.

John Jackson and Greg Milliken of McKenna did a short presentation and answered questions.

Paul LeBlanc and Jeff Purdy of LSL did a short presentation and answered questions.

2. Land Use Variance Consideration – Dane's Strip Center (3095 30th Street). Applicant is requesting a land use variance for a charitable gaming operation. Section 18-7 requires that in cases of land use variance the PC provide a recommendation to the ZBA.

Attorney Rick Bolhouse represented the owner of the property, Robert Ter Horst, and presented their request. He explained the property currently has 3 tenants and rent has been reduced to keep them while the rest of the suites are empty. He described the surrounding zoned C-3 area businesses.

Ken Vis is the proposed tenant who owns the gaming operation and he was present to explain the daily operation of the business. He explained his facility would be no smoking and have no alcohol. His business would not handle any of the charity money. They would only supply the facility, gaming tables and dealers. The charity would be

responsible for the rest and would handle the money raised. The charity is required to get a four-day license from the State of Michigan in order to use his facility.

The Planning Commission discussed options other than a land uses variance as well as the standard of 18-7 as to whether or not the property cannot reasonably be used in a manner consistent with the existing zoning.

**Motion by Zinger, seconded by Bengtson, to advise the City of Grandville Zoning Board of Appeals that the Planning Commission has no objection to granting the variance. The motion passed unanimously.**

3. Site Plan Review – Grandville Clean Water Plant (15 Baldwin Street)

Brian Hannon from Moore & Bruggink and Dan Bode from TAG (The Architectural Group) were present to answer questions on the proposed plans to expand the building. Todd Wibright, Plant Director, was present and explained the current building is at one-hundred percent capacity. The proposed building would handle future growth until approximately the year 2030. The Planning Commission asked about flood plain elevations, the exterior finish and security issues.

**Motion by Lasarge, seconded by Zinger, to approve the plans as presented. The motion passed unanimously.**

4. Industrial Use Consideration – Rivertown Sports (2605 Sanford). The tenant is requesting permission to hold more spectator events – spectator based use.

Butts explained that the site was issued single event permission in December of 2008 to hold a mixed martial arts fight. At that time he verbally notified everyone involved that any future events would require building improvements and Planning Commission approval. He explained there were building code issues in regards to a fire alarm, restroom facilities and parking. He recommends the tenant produce a proposed site plan and he would like to see a formal parking agreement with other businesses.

Rick Rilett of Rivertown Sports was present and addressed the Planning Commission with his request and answered questions. He explained that the facility currently holds roller hockey events. Most of the participants are from outside the Grandville area and they are spending their money in Grandville. He was asked if the police or fire departments have been called to his facility and he explained they have not been there in nine years and one month. He explained the building code issues could be handled in stages starting in May.

**Motion by Zinger, seconded by Bengtson, to approve the use as presented, contingent upon the facility meeting building code requirements and parking improvements by August 31, 2009. The motion passed unanimously.**

5. Interview Discussion on Planning Firms presentations.

The presentations by McKenna and LSL were discussed.

**Motion by Bengtson, seconded by Lasarge, to hire LSL contingent on an acceptable scope of service to be approved by staff and the City Council. The motion passed unanimously.**

**PUBLIC COMMENT**

None

**OTHER BUSINESS**

None

**Motion by Nicely, seconded by Bengtson to adjourn. The motion passed unanimously. The meeting adjourned at 9:40 p.m.**

Rhonda Taylor  
Recording Secretary