

**CITY OF GRANDVILLE
PLANNING COMMISSION MINUTES
DECEMBER 2, 2009**

The meeting was called to order in the Council Chambers at 7:00 p.m. by Chairman Nicely.

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

ABSENT: Steve Zinger

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

Motion by Poll, seconded by Maas, to approve the December 2, 2009 agenda as presented. The motion passed unanimously.

Motion by LaSarge, seconded by Poll, to approve the regular meeting minutes of November 4, 2009 as presented. The motion passed unanimously.

Motion by Poll, seconded by Bengtson, to approve the special meeting minutes of November 17, 2009 at 6:00 p.m. as presented. The motion passed unanimously.

Motion by Lasarge, seconded by Poll, to approve the joint meeting minutes of November 17, 2009 at 7:00 p.m. as presented. The motion passed unanimously.

NEW BUSINESS

1. Set Public Hearing for January 6, 2010

Butts stated that the PC needed to set a public hearing to receive comment on the new draft zoning ordinance. He stated there was time to set it for the January 6, 2010 PC meeting. He stated he would make sure to post it more than once in the Advance and to mail postcards to those affected by the new form based coding.

Motion by Maas, seconded by Poll, to set a public hearing for January 6, 2010 to receive comment on the draft zoning ordinance. The motion passed unanimously.

2. Rivertown Sports – 2605 Sanford

Rick Rilett and Frank Gary of Rivertown Sports (2605 Sanford) were present. They were requesting to amend conditions set by the PC at the March 4, 2009 concerning use approval.

Butts stated that on March 4, 2009 the PC gave Rivertown Sports three conditions that had to be met by August 31, 2009:

- Restrooms must be added to meet the requirements of the Michigan State Building Code.
- A fire alarm system must be added to meet the Michigan State Building Code.
- The parking lot must be improved to meet City standards.

Rilett stated that the Fire Department sent him a letter addressing what needed to be updated and that Chief Veldhouse was working with him to make corrections. He stated that the issue of events housing under 300 people versus over 300 people were being addressed, as well as strobe lighting and smoke detectors. He stated that the bathrooms were done and signed off of in October of 2009. He explained he thought he had permission to hold events until August 31, 2009 and that the last event that was held was on August 22, 2009.

Nicely stated that the issue at hand is the condition of the parking lot, which is still not up to City standards. Gary stated he did not think the parking lot needed to be resurfaced, but that the southwest corner did need some more work. Gary stated they tell participants to park in that area and don't let the spectator's park there. Poll asked Rilett if there are still graveled parking areas, to which Rilett said yes. Rilett stated it would cost them \$40,000.00 to pave the lot and he would only gain eight more parking spots. He stated that cost was an issue for him. The PC discussed possible parking lot improvement solutions. The PC told Rilett that they interpret City standards to mean that all parking areas must be paved.

Motion by Poll, seconded by Bengtson to extend the parking lot improvement deadline to June 30, 2010, giving Rivertown Sports time to bring the lot up to City standards and to provide City staff a drawing of numbered parking spaces so that it may be approved. The motion passed unanimously.

3. Planning Commission Vacancy

Butts distributed PC applications dating back to 1996. He stated that the City Clerk was contacting these people to confirm their interest. The applicants were discussed.

It was the consensus of the PC to submit the applications of Perri Hartwell and Laura Ansara to Mayor Buck for consideration.

PUBLIC COMMENT

None

OTHER BUSINESS

1. Conditional Rezoning of 4555 & 4565 Wilson

Butts stated that on November 24, 2008 the Grandville City Council voted unanimously to rezone the property located at 4555 and 4565 Wilson Ave. from OS-1 Office/Service to C-1 Neighborhood Commercial with four conditions. He stated those conditions had not been met. He stated he talked with the property owner, Dan Hibma, who told Butts that there were financial constraints and that the conditions could not be met. Butts told Hibma that the City will now have to begin the necessary proceedings to rescind Ordinance 204-CB, rezoning the property back to OS-1. Butts explained that in order to do this a public hearing must be set by the PC.

Motion by Maas, seconded by Poll to set a public hearing for February 3, 2010. The motion passed unanimously.

Motion by Bengtson, seconded by Maas to adjourn. The motion passed unanimously. The meeting adjourned at 8:26 p.m.

Rhonda Diekman
Recording Secretary