

**CITY OF GRANDVILLE  
PLANNING COMMISSION MINUTES  
DECEMBER 1, 2010**

---

The meeting was called to order in the Council Chambers at 7:05 p.m. by Chair Nicely.

PRESENT: Jack Bengtson, Perri Hartwell, Gene Lasarge, Craig Nicely, Bob Poll, and Steve Zinger

ABSENT: Steve Maas

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

**Motion by Zinger, seconded by Poll, to approve the December 1, 2010 agenda as presented. The motion passed unanimously.**

**Motion by Zinger, seconded by Poll, to approve the regular meeting minutes of October 6, 2010 as presented (November 3, 2010 meeting was cancelled). The motion passed unanimously.**

**NEW BUSINESS**

1. SLU (Special Land Use) - Sprint, 4565 Wilson Avenue – Pubic Hearing

Butts explained that at the October 6, 2010 PC meeting Sprint was approved as a “Personal Service Establishment” as defined in Section 2.9, therefore permitted in OS-1 districts. He explained that Sprint must still receive SLU consideration and approval as Section 8.2 requires any accessory retail components of permitted OS-1 use be approved as a SLU. He read the SLU general standards as outlined in Section 13.4 and gave his review of the proposed use and site plan.

At 7:16 p.m. Chair Nicely opened the public hearing.

Stan Jager, the Sprint architect, was present. He explained the proposed space and site plan. He stated that the proposed façade is the same as what is on the adjacent buildings, on a smaller scale and has the same materials. He stated that the parking lot would be modified to include two handicap parking spots.

**Motion by Poll, seconded by Bengtson, to close the public hearing at 7:22 p.m.. The motion passed unanimously.**

The PC discussed the proposed site plan.

**Motion by Poll, seconded by Bengtson, to grant the special land use request and approve the site plan, as presented, as the request meets the general special land use requirements of Section 13.4 of the Zoning Ordinance. The motion passed unanimously.**

## **PUBLIC COMMENT**

None

## **OTHER BUSINESS**

### 1. Administrative Approval – 3047 Sangra – Vredevoogd Heating & Cooling Parking

Butts explained that he approved Vredevoogd's site plan in November to increase the number of parking spaces from 32 to 55. He explained that the former zoning ordinance required PC approval, but during the review of the new ordinances that section was removed. He shared the approved plan with the PC.

### 2. Zoning Discussion

The PC discussed the rezoning of the corner 4555 & 4565 Wilson from OS-1 to C1. Butts explained the history and issues of the previous request.

## **ADJOURNMENT**

**Motion by Poll, seconded by LaSarge, to adjourn at 7:40 p.m. The motion passed unanimously.**

Rhonda S. Diekman  
Recording Secretary