

**CITY OF GRANDVILLE  
PLANNING COMMISSION MINUTES  
JANUARY 6, 2010**

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

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

ABSENT: None

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

**Motion by Bengtson, seconded by Zinger, to approve the January 6, 2010 agenda as presented. The motion passed unanimously.**

**Motion by Poll, seconded by Maas, to approve the regular meeting minutes of December 2, 2009 as presented. The motion passed unanimously.**

**NEW BUSINESS**

1. Public Hearing – Receive Public Comment on Draft Zoning Ordinance

Val Lazdins of LSL Planning Inc. gave a brief PowerPoint presentation on the steps creating the form based codes and draft zoning ordinance.

Chairman Nicely opened the public hearing at 7:17 p.m.

Dave Gillette, 3141 Washington, spoke of his concerns with his current residence not conforming to the new codes. Butts explained that the new codes would not affect properties as they stand now. Gillette asked if damage occurs to his garage would he be able to rebuild. Butts stated that those codes did not change. Gillette asked how the new codes would impact his taxes and Butts said it would not. Gillette asked when would the new codes go into effect. Butts stated that the new codes still needed to be approved by City Council and that at the earliest that would be in February. Gillette asked if changes could be made to the new codes, once adopted, and if it would cost the tax payers more. Butts said any concerns or changes after its adoption could be addressed to the PC at a later date and any changes needed are budgeted for.

Jeff Young, 3862 30th Street, spoke of his concerns with too many rental properties in his neighborhood. He had concerns with single family homes turning into two-family homes. He was worried there would be more. Butts explained the differences in the two residential styles and his options. Young state that his parent's home sits on a residential / business district line. He was concerned with the interface of the two. Lazdins stated that provisions of the interface was covered in the draft ordinance.

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Brad Kallio, 2735 Woodbine, was concerned that the new zoning ordinance on Section 12 regarding wind turbines was too constrictive and needed to be reviewed. He

asked that it be changed to accommodate the different wind turbine designs. He presented several photos to the PC showing different styles of wind turbines. He distributed a copy of the wind turbine ordinance that Ottawa County has.

**Motion by Zinger, seconded by Bengtson to close the public hearing at 7:44 p.m. The motion passed unanimously.**

Draft zoning ordinance Section 12 (wind turbines) listing kilowatts and turbine size was discussed.

Butts stated the PC can review the public comments before the draft goes to City Council. Nicely suggest the PC do some more research then review it at the February PC meeting. Butts stated he would forward to the PC any further comments he may receive from the public.

### **PUBLIC COMMENT**

Lee Sprague of 911 North Ave. NE, Grand Rapids, Michigan, 49503, asked to speak in regards to wind turbines. He explained his long history with the wind turbines and how they will impact our community. He stated the setbacks we have drafted are good, but need to be reviewed further. He stated his concerns with limiting citizens with the choice of wind turbine they can buy. He suggested raising the ceiling height on the turbines to help with wind collection, investor returns, and reduce noise levels. He referred to the Ottawa County ordinance, page 2. Poll asked him about kilowatts and discussed the wattage requirements for the average Grandville residence. Sprague stated that communities who invest in "green" communities have higher capital gains. He stated that the current draft, as written, was too constrictive.

### **OTHER BUSINESS**

Butts stated that an open PC seat was discussed with Grandville Mayor James Buck. He stated that Buck and a PC subcommittee of Nicely, Maas, and Bengtson interviewed two candidates: Laura Ansara and Perri Hartwell. Butts explained the qualifications of both and stated the Mayor was asking for a recommendation. It was the consensus of the PC to recommend Perri Hartwell.

**Motion by Zinger, seconded by Poll to adjourn at 8:20 p.m. The motion passed unanimously.**

Rhonda Diekman  
Recording Secretary