

**CITY OF GRANDVILLE
PLANNING COMMISSION MINUTES
JULY 7, 2010**

The meeting was called to order in the Council Chambers at 7:00 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

Motion by LaSarge, seconded by Zinger, to approve the July 7, 2010 agenda as presented. The motion passed unanimously.

Motion by Bengtson, seconded by Poll, to approve the regular meeting minutes of June 2, 2010 and the special meeting minutes of June 16, 2010 as presented. The motion passed unanimously.

NEW BUSINESS

1. Reappointment of Hartwell and Zinger

Motion by Poll, supported by LaSarge, to recommend to the City Council the reappointment of both Hartwell and Zinger for another three year term. The motion passed unanimously.

2. Election of Officers

Nomination by Zinger, supported by LaSarge, to appoint Nicely to another term as Planning Commission Chair.

Nomination by Bengtson, supported by Zinger, to appoint Poll to another term as Planning Commission Vice Chair.

Motion by Zinger, supported by Hartwell, to close the nominations. The motion passed unanimously.

Motion by Bengtson, supported by LaSarge, to appoint Nicely as the Chair and Poll as the Vice Chair for the 2010 – 2011 Planning Commission term. The motion passed unanimously.

3. Public Hearing – Rezoning 2838 Elwood (R2-B to C-3)
Motormax of GR, LLC

Before opening the public hearing of the rezoning request, Chair Nicely asked Butts to introduce the issue and provide the staff review. Butts discussed the applicant's intention to expand their adjacent used automobile dealership (located at 3660 28th Street) to include the property.

Butts provided the staff review of the seven standards of Section 19.4 that must be met for the rezoning of a property. Chair Nicely opened the public hearing at 7:12 PM and received no public comment. As such the public hearing was closed at 7:12 PM.

4. Rezoning Consideration – 2838 Elwood (R2-B to C-3)
Motormax of GR, LLC

Chair Nicely opened the rezoning consideration. The PC discussed the applicant's recent special land use approval for the dealership and inquired why several of the conditions of the approval, such as removing vehicles from the right-of-way and screening the dumpster, have not yet been completed. The applicant, Tyler Smith of Motormax of GR, LLC, stated that he was waiting for rezoning approval of this property to make the necessary improvements. The PC made it clear that it is critical to remove all vehicles from the street right-of-way immediately.

Zinger stated that, beyond the remaining special land use matters, the proposed rezoning makes sense as it meets all seven standards of Section 19.4. He also stated that a recommendation for the rezoning to the City Council is appropriate.

Motion by Poll, supported by Zinger, to recommend to the City Council that the property be rezoned from R2-B to C-3 as it meets all seven standards of Section 19.4.

PUBLIC COMMENT

None

OTHER BUSINESS

None

Motion by Zinger, seconded by LaSarge, to adjourn. The motion passed unanimously.

Respectfully Submitted,
Matthew Butts, ACM