

**CITY OF GRANDVILLE
PLANNING COMMISSION
SPECIAL MEETING MINUTES
JUNE 16, 2010**

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

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

ABSENT: Steve Zinger

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

Motion by Poll, seconded by Lasarge, to approve the June 16, 2010 special meeting agenda as presented. The motion passed unanimously.

NEW BUSINESS

1. Public Hearing – 4295 40th Street – Special Land Use

Butts explained Section 13.4, General Special Land Use standards for approval. He reviewed each standard and reported staff findings. He explained Section 12.26.C, Specific Land Use development standards for approval. He reviewed each standard and reported staff findings.

Nicely stated the PC had received approximately 25 letters from the public regarding this request.

Motion by Poll, seconded by Maas, to accept the letters from the public into record. The motion passed unanimously.

Chairman Nicely opened the public hearing at 7:12 p.m.

Special Land Use Applicant Heather Richter of 4295 40th Street was present. She explained the granting of the request was part of her process to sell her home. She stated she had an interested buyer, but the buyer wanted the home used as a duplex.

Robert Zuidema of 3961 McIntyre Court stated the Richter's property has been nicely taken care of for years. His fear is if the property was sold the new owners would not take such good care of it, which would affect his property values.

Kim Paavola of Greenridge Realty stated he is the realtor for the Richter's. He addressed the concerns of the property maintenance. He explained that any home or duplex could experience improper care. He explained how the average homestead prices have dropped since 2005 and that all homes are affected by this. He stated he does have an interested buyer of the Richter's property.

Susan Sieracki of 3938 McIntyre Court stated she has met the interested buyer. She said she is concerned with whomever decides to rent the second half. She said she enjoys her neighborhood and feels safe in it. She said duplexes cause instability and many renters would make her feel unsafe. She said back when the addition was first put on the Richter's residence it was her understanding that the inside of the home would be all open and not divided into a duplex. She said she was concerned with property values.

Cheryl Moberly of Keller William Realty stated she was speaking with permission of the interested buyer. She stated the buyer does not have to rent out the other side in order to afford the home, but that the buyer would like too. She explained how nice the home was and how it could easily be divided into two dwellings.

Greg Sieracki of 3938 McIntyre Court stated he is concerned how the house is divided now. William Richter, Heather's husband, stated there is a door separating the halves. Heather stated the dwelling could be divided and each side sustained on its own.

Barb Brown of 4262 40th Street explained her history in the neighborhood. She explained her understanding of variances. She was concerned with the heavy traffic on Sunday's, caused by the three churches on the street. She wanted to know if the house was a single family unit or not and does the in-law apartment have to be occupied by an in-law. She was concerned with the property maintenance and said that owner occupied residences are better taken care of; showing pictures of several in the area. She asked if the special land use was granted that they require the home owners live there too. She was concerned about the yard and stated it was too small to be shared with two families.

Butts clarified for the PC that this was a special land use request, not a variance. He explained that an "in-law apartment" was a term used for the addition and had nothing to do with who was allowed to dwell in it.

Adrian Dekker of 4290 40th Street explained that the original addition granted years ago required a doorway between the two halves. He stated that this decision affects a lot of people and he is opposed to it.

Moberly asked if there were property maintenance issues with renters then could the city do something about it. Butts explained the city had ordinances that are enforced. Moberly stated then it wouldn't matter who lives in the home, owners and renters both would have to abide by the city ordinances. She explained the interior of the home, how each half was facing a different street, and said how easily it could become a duplex.

Paavola stated that if the sale did not go through then it would be tougher to sell and it would impact other neighbors property values in a negative way.

Susan Sieracki stated that the Richter's home has two of everything now and when the addition was put on originally she thought the interior would be different, more dwelling and less divided.

Motion by LaSarge, seconded by Poll to close the public hearing at 7:58 p.m. The motion passed unanimously.

Public comments were discussed by the PC. There were concerns about the property not meeting general standards required. Firewall and fire hazards were discussed, as well as the utilities not being separate for each half, they are shared. The impact on the neighborhood was discussed, as well as how a duplex in this area would not meet with the master plan.

Motion by Mass, seconded by LaSarge to deny the request based on the proposed use will not comply with the general objectives and land use policies of the Grandville Master Plan, and that the intent of the R1-A district is to preserve single family residential areas and promote and encourage a suitable and safe environment for single family residential living. The motion passed unanimously.

PUBLIC COMMENT

None

OTHER BUSINESS

None

Motion by Bengtson, seconded by LaSarge to adjourn at 8:13 p.m. The motion passed unanimously.

Rhonda Diekman
Recording Secretary