

**CITY OF GRANDVILLE
PLANNING COMMISSION MINUTES
MAY 5, 2010**

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

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

ABSENT: Craig Nicely

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

Motion by Zinger, seconded by Bengtson, to approve the May 5, 2010 amended agenda as presented. The motion passed unanimously.

Motion by Maas, seconded by Hartwell, to approve the regular meeting minutes of April 7, 2010 as presented. The motion passed unanimously.

NEW BUSINESS

1. Public Hearing – MotorMax (3660 28th Street) Special Land Use Consideration

MotorMax is a nonconforming used car dealership which has been subject to past enforcement actions. During the course of the revising the zoning ordinance the PC amended the ordinance to permit all dealerships as special land uses (Section 12.4). MotorMax applied for a special land use consideration and the public hearing was set for today.

Tyler Smith of MotorMax (3660 28th Street, Grandville, 49419) and Todd Stuve of Exxel Engineering (5252 Clyde Park, Grand Rapids, 49509) were present to answer questions.

Motion by Bengtson, seconded by Maas to close the public hearing at 7:05 p.m. The motion passed unanimously.

Butts explained the development standards per Section 17.9 and the points that needed to be discussed; signage, motorcycle and other product sales, outdoor paging system, and outdoor lighting requirements.

Smith was asked about having motorcycles for sale and he said there were none at this time. Signage and attention-getting devices were discussed and Smith agreed to comply with the new ordinance. Smith was advised where the used cars could be parked on his property. He was asked where the cars were washed and maintained and he stated inside his building. He was asked about his paging system and he stated his paging system was for inside and outside the building. He was advised he could not page outside the building and he agreed to comply. He was advised that his dumpsters

needed to be enclosed and he agreed to comply. He was asked if there would be any hardships caused by following the new ordinances and he stated there were none.

Motion by Maas, seconded by Bengtson to approve the special land use. Bengtson, Hartwell, Lasarge, Maas and Zinger voted yes, Poll voted no. The motion passed.

2. Site Plan Review – MotorMax (3660 28th Street)

Butts explained staff suggestions for parking improvements, storm water, lighting, signage, sidewalks, and landscaping.

Krombeen was asked about city requirements for a sidewalk. He explained the movement that MDOT is doing, including sidewalks in their road improvement plans. He stated that installing a sidewalk along the Sanford Street side would be appropriate.

Property lines and where the cars for sale could be parked, a leach basin, and proposed lighting were discussed.

Motion by Bengtson, seconded by Lasarge, to approve the site plan with the following conditions:

- **Installation of a sidewalk along the Sanford Street side**
- **Include a six foot leach basin**
- **Enclosing of the dumpsters**
- **Include two lighting poles; twenty feet tall with cut off lighting fixtures**
- **Repair the chain link fence**

The motion passed unanimously.

PUBLIC COMMENT

None

OTHER BUSINESS

None

Motion by Maas, seconded by LaSarge to adjourn at 7:58 p.m. The motion passed unanimously.

Rhonda Diekman
Recording Secretary