

**CITY OF GRANDVILLE  
PLANNING COMMISSION MINUTES  
MAY 4, 2011**

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

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

ABSENT: Craig Nicely

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

**Motion by LaSarge, seconded by Maas, to approve the May 4, 2011 meeting agenda as presented. The motion passed unanimously.**

**Motion by Bengtson, seconded by Maas, to approve the meeting minutes from April 6, 2011, as presented. The motion passed unanimously.**

**NEW BUSINESS**

1. Twice Nice, 2853 28th Street – Site Plan Review

Butts explained that the site plan was originally approved in 2003. He stated the applicant is proposing a 1,680 square foot addition to their attached 3,290 square foot storage building. He stated the setbacks are met, building materials are identical to the existing building and no additional parking is required. He stated that storm calculations have been provided and are under review by the City Engineer. He stated minor improvements to the onsite detention pond are required. Tim Vande Zande from The Architectural Group was present. He explained the need for the additional space.

**Motion by Zinger, seconded by Maas, to approve the plan as presented, with the condition that City Engineers and city staff give final approval. The motion passed unanimously.**

2. Fairlanes Family Entertainment Center, 3335 Fairlanes – Site Plan Review

Butts explained that the new owner proposes several improvements both in and outside the facility. He stated site plan approval is required as the indoor entertainment use is being expanded to include outdoor entertainment such as two sand volleyball courts, outdoor lounge seating and outdoor ice cream service window with separate outdoor seating. He stated a new external paint scheme is also proposed. He explained that the addition of a grease trap in the buildings sanitary sewer lead was required, as well as a separate liquor license for the outdoor lounge seating.

Jim Nyhan was present, representing Jim Hooberman. He asked about the grease trap requirements and Butts stated he'd get him the information. Nyhan explained that the volleyball courts are installed already and that a wrought iron fence would be installed

around the property. He stated he had met with the Liquor Control Commission today and the fence was a requirement from them.

**Motion by Zinger, seconded by Bengtson, to approve the plan as presented, with the condition that a grease trap be installed, as well as approval from the Michigan Liquor Control Commission. The motion passed unanimously.**

### 3. Little League Signage

Butts explained that section 17.7.B requires the Little League receive annual approval for their sponsorship ball field signs and that Larry Lind had submitted a written request.

**Motion by Bengtson, seconded by Maas, to approve the signs with the condition that the signs face in towards the fields. The motion passed unanimously.**

### 4. 2880 Remico – Industrial Use Consideration

Butts explained that the proposed use involves processing used restaurant oil into bio fuel. He stated he had ruled that such an industrial use is not permitted in the I-1 Restricted Industrial zone, however the applicant feels it is. He requested the PC review this request.

Dr. Leroy Strong was present. He explained and gave a demonstration of how oils mixed with lye will separate and then can be recycled into bio fuels. He explained the process of collecting the oils, the size of the operation, how flammable the solutions can be, how long the process takes, the end product produced and it's uses. He stated that the aim was to keep the company small and use it primarily as an educational demonstration for students, and that it would be self sustaining. He explained how his use of the facility did fit to the I-1 restricted industrial zone restrictions.

**Motion by Zinger, seconded by Hartwell, to approve the proposed use in the I-1 Restricted Industrial zone with the condition that the use and facility must be reviewed by the Fire Inspector and Building Official. The motion passed unanimously.**

### PUBLIC COMMENT

None

### OTHER BUSINESS

None

### ADJOURNMENT

**Motion by Zinger, seconded by LaSarge, to adjourn at 8:16 p.m. The motion passed unanimously.**

Respectfully submitted,  
Rhonda S. Diekman  
Recording Secretary