

**CITY OF GRANDVILLE
PLANNING COMMISSION MINUTES
DECEMBER 7, 2016**

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

PRESENT: Jack Bengtson, Ray Cheydleur, Karilyn Frederick,
Mayor Steve Maas, Bob Poll and Chris Sholl

ABSENT: Perri Hartwell

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

Motion by Bengtson, seconded by Frederick, PASSED unanimously, to approve the December 7, 2016 meeting agenda as presented.

Motion by Maas, seconded by Frederick, PASSED unanimously, to approve the November 2, 2016 meeting minutes as presented.

NEW BUSINESS

1. Site Plan Review – 3825 28th Street – Best Western

Butts stated that the former Days Inn has been recently rebranded as Best Western. He stated as part of the rebranding a number of small additions have been proposed, adding 671 sq. ft. He stated the largest component is the addition of a 591 sq. ft. pool area. He stated also included is the removal of the existing 52 sq. ft. vestibule and replacing it with a 96 sq. ft. vestibule. He stated there is also a minor addition on the northwest side that totals 36 sq. ft. He stated there is no increase in impervious surface or need for additional parking spaces.

Applicant Richard Postema, Richard Postema Associates, P.C., 1580 44th Street, Wyoming, Michigan distributed renderings of the proposed exterior, saying he was taking bids for it now. He stated the exterior would match the new Grand Castle project that is being built nearby.

Motion by Frederick, seconded by Cheydleur, PASSED unanimously, to approve the site plan as presented, allowing the addition of 591 sq. ft.

2. PUD Plan Amendment – 2655 Grand Castle Blvd. – Grand Castle

Butts explained the projects structural concrete work is complete and with that it was realized that the attic of the “collar” building left vacant space. He stated the applicant has requested the ability to build out the space for approximately 100 additional apartment units. He stated they would be 460 sq. ft., single occupancy, include one bedroom, a small kitchen, a bath and sitting room. He stated the concept was to provide space that can be leased to traveling business professionals.

Butts stated for an occupancy load, building code requires 200 sq. ft. per person. He stated Section 7.3.B of the Zoning Ordinance requires a minimum of 700 sq. ft. per multi-family unit. He stated the property is zoned a PUD, so the PC has flexibility in considering the

request. He read Sections 11.15 and 14.8 of the Zoning Ordinance and reviewed the standards for minor and major amendments. The standards were discussed.

Applicant Roger Lucas posted photos of the construction site and renderings of the proposed change. He stated the attic space was 63000 sq. ft. that could be turned into living area. He stated they have purchased the adjacent 52 acre lake and explained the future plans for it. He explained the construction materials, construction schedule, and stated that June 26, 2017 is the finish date for the project.

Traffic concerns were discussed. Butts stated that MDOT is aware of the project and is monitoring the situation.

Motion by Frederick, seconded by Sholl, PASSED unanimously, that the PUD Plan Amendment is a minor request per standards set in Section 14.8.

Motion by Frederick, seconded by Cheydleur, PASSED unanimously, to approve the PUD Plan Amendment as presented, conditioned the applicant come back with an amended plan before starting Phase II.

3. Set Public Hearing – 4310 Mayaka – Special Land Use – Group Day Care

Butts explained that the applicant already is licensed to care for six children, but would like to change it to a group daycare that allows twelve. He explained a public hearing needs to be set and notices mailed out to neighbors.

Motion by Frederick, seconded by Bengtson, PASSED unanimously, to set a public hearing for January 4, 2017.

OTHER BUSINESS

Butts explained that Becket & Raeder is working on map illustrations of the comments from the past master plan meetings. He stated the draft map should be completed in mid-January and brought back for review before being used as a basis for an online survey.

Bengtson stated he is very pleased with the downtown events and holiday decorations, which gives our community a hometown feel.

PUBLIC COMMENT

None

ADJOURNMENT

Motion by Frederick, seconded by Maas, PASSED unanimously, to adjourn at 7:56 p.m.

Respectfully Submitted,
Rhonda S. Diekman,
Recording Secretary