

**CITY OF GRANDVILLE
PLANNING COMMISSION MINUTES
APRIL 1, 2015**

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

PRESENT: Jack Bengtson, Ray Cheydleur, Gene LaSarge, Bob Poll, and Chris Sholl

ABSENT: Perri Hartwell and Mayor Steve Maas

ALSO PRESENT: Kenneth Krombeen, City Manager
Matthew Butts, Assistant City Manager
Michael May, Fire Chief
Keith Chapman, Assessing Assistant
Rhonda Diekman, Recording Secretary

Motion by Lasarge, seconded by Cheydleur, passed unanimously, to approve the meeting agenda for April 1, 2015 as presented.

Motion by Bengtson, seconded by Lasarge, passed unanimously, to approve the regular meeting minutes of March 4, 2015 as presented.

NEW BUSINESS

1. Site Plan Review – 3535 Wilson – Grandville Middle School

Deb Reese, Grandville Public Schools Superintendent, presented a PowerPoint presentation showing the site plan of renovations at Grandville Middle School. Aerial imagery and courtyard layouts were viewed. She explained the remodel would start with the music rooms and then continue to the front office areas. She stated the music rooms, offices, kitchen and cafeteria would be affected.

Reese explained they had applied to the DEQ for a permit to move and upgrade the tennis courts. She stated the three houses in front of the school had been purchased and would be torn down for new court space.

Travis Vrugink, of GMB Architecture, explained the building remodel affecting new asphalt, walkways, front entrance, and courtyard. He reviewed the utility plan, relocation of the sanitary and watermain, and building elevations.

Chapman gave his site plan review explaining the zoning status, setbacks, parking, landscaping, sidewalks, architecture, signage, vehicular access and lighting requirements.

Reese was asked how the proposed Grand Castle project's added population could affect the schools. She said they would welcome any new students.

Reese stated there would be building renovations done to West Elementary School this summer. She said the footprint would stay the same, but parking during construction would affect the ball diamonds.

2. Rezoning Review – Pinnacle Ventures – 4640 Ivanrest

Applicant Jeff Brinks of Williams and Works, 549 Ottawa Ave NW, Grand Rapids, Michigan, 49503, stated in order to facilitate Goodwills' project the only option he sees is to request a rezone of the 2.38 acres to a C-1 commercial zone. He explained the frontage setbacks and stated the greenhouse remains. He stated the request meets the C-1 requirements and is not out of place in its surroundings. He requested the PC consider setting a public hearing for a rezone request.

Butts explained that throughout the last several months, the PC has met with Pinnacle Ventures who would like to develop a Goodwill store at 4640 Ivanrest as a PUD. He stated ultimately the PC found the request failed to meet all the PUD standards so Pinnacle withdrew their application. He explained the applicant is requesting a rezoning from R1-A Single Family to C-1 Neighborhood Commercial. He stated the proposed rezoning includes 3.83 acres and includes the area of the failed PUD. He stated the house at 4600 Ivanrest is excluded from the proposed rezoning. He explained per section 19.4, when considering a rezoning application the PC (and City Council) shall consider certain criteria in making their decision. He stated the zoning ordinance has conditions for rezone and explained the process. He gave rezone review explaining master plan intent, capacity of city infrastructure, capability of site, and types of use.

Zoning differences, master plan intent and property use, if rezoned, was discussed. Krombeen explained the PUD process and rezone hearing process.

Motion by Cheydleur, seconded by Sholl, passed unanimously, to set a public hearing for Wednesday, May 6, 2015.

3. Preliminary PUD Review – Grand Castle – 3847 28th Street

Applicant Roger Lucas of LaGrande LLC, explained he comes from a long line of builders and gave a brief site history of 3847 28th Street. He reviewed the preliminary plan, construction materials, irrigation, parking, tenant amenities, lake trail development, and commercial building use.

Butts explained the intent of the PUD and the PUD process. He gave his preliminary review explaining mixed uses, density, walkability, landscaping,

lighting, traffic, architecture, building materials, parking, signs and utility requirements.

Chief May was asked if he had any concerns at this time. He stated it is a unique project. He explained the fire department hasn't had to handle any building fires over three stories tall before, but he has no concerns at this time.

Traffic study at 28th Street and Ottawa, affects on city services, building materials, building process, DDA master plan, lake use, watermain, parking, and exterior design was discussed.

Motion by Lasarge, seconded by Cheydleur, passed unanimously, to set a public hearing for Wednesday, May 6, 2015.

OTHER BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

Motion by Bengtson, seconded by LaSarge, passed unanimously, to adjourn at 8:27 p.m.

Respectfully Submitted,
Rhonda Diekman