

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES**

6:30 PM

February 25, 2021

The Commission members met via Zoom.

MEMBERS PRESENT: Ralph, VanderMark, Moss, Frye, Rash, Popma, and O'Brien
All members attended from Greenville, Montcalm County, Michigan

MEMBERS ABSENT: Miller and Corner

OTHERS PRESENT: George Bosanic, City Manager
Heather Feazel, Executive Assistant
Tim Johnson, MainStreet Planning Company
Cory Smith, Daily News
Dan Hula, Hula Engineering
Tori Brayton, Brayton Homes
Jim Morgan, RJM Design
Hank Vanderwerp, Hathaway Land, LLC
Chanda Ignatoski, Hathaway Land, LLC
Kim Cain, Have Mercy

The meeting was called to order by Chairperson Ralph at 6:30 P.M.

Commissioner Moss made a motion to approve the organizational meeting minutes from the January 28, 2021 meeting, as presented. Commissioner VanderMark supported. Unanimously approved.

Commissioner VanderMark made a motion to approve the regular meeting minutes from the January 28, 2021 meeting, as presented. Commissioner O'Brien supported. Unanimously approved.

Citizen Comments: None

Communications: None

Old Business: None

Public Hearings:

1. To receive comments on a request from Brayton Homes, LLC to rezone parcel #'s 59-052-718-013-00 and 59-052-715-030-00 from R2 to a Planned Unit Development (PUD) Zoning District to include a Site Condominium development plan with 12 condominium units.

Chairperson Ralph opened the public hearing at 6:39 p.m.

Tori Brayton from Brayton Homes spoke about her project. Tim Johnson, MainStreet Planning, gave his report on the project.

Jack Cooper, 902 E. North Street, spoke about his concerns about the increase in traffic, the layout of the development, and about the impact on property values in the neighborhood.

Chairperson Ralph closed the public hearing at 6:47 p.m.

New Business:

1. To consider the approval of a request from Brayton Homes, LLC to rezone parcel #'s 59-052-718-013-00 and 59-052-715-030-00 from R2 to a Planned Unit Development (PUD) Zoning District to include a Site Condominium development plan with 12 condominium units.

Commissioner VanderMark made a motion to recommend to Greenville City Council approval of the request from Tori Brayton of Brayton Homes, LLC to rezone Parcel 59-052-718-013-00 and Parcel 59-052-715-030-00 from R2, Single and Two family Residential to the North Wood Condominium Planned Unit Development Zoning District in order to develop the property with six attached single family dwellings for a total of 12 condominium dwelling units as the proposed PUD rezoning meets the Planned Unit Development Approval Standards of Section 46-146(m) contained in the City of Greenville Zoning Ordinance. Approval is granted subject to the following conditions:

1. Approval is granted based on the site plan dated 2/8/2021, prepared by Hula Engineering subject to any revisions required by the Planning Commission.
2. Each two-family residential building in the North Wood Condominium PUD shall be constructed as shown on the Final PUD Site Plan. The lot area, lot width, and road frontage required for a residential condominium unit shall be as determined by the Planning Commission and as approved by the City Council.
3. The proposed two-family dwellings shall be constructed generally in compliance with the elevation drawing labeled Plan # D-663 prepared by

Bruiner & Associates as submitted with the application materials from Tori Brayton.

4. The applicant shall provide the application information required by Section 46-164(h) of the Zoning Ordinance for consideration by the City Council at its public hearing.
5. The applicant shall provide an Open Space Preservation and Maintenance Agreement in accordance with the requirements of Section 46-164 (e)(2)(E) of the Zoning Ordinance. This Agreement is subject to the approval of the City Attorney before a building permit is issued.
6. The site plan shall be revised to illustrate the dimensions for the paved patio's as 5 ft. by 8 ft.
7. Approval of the City Engineer is required before construction of the project commences.
8. Minimum building setbacks and distances between dwelling units shall be as illustrated on the approved site plan. All other requirements which would apply to the uses permitted in the R-2 Zone shall otherwise apply.
9. Three copies of the final corrected approved site plan shall be signed by the Chair of the Planning Commission in accordance with Section 46.41(d) of the Zoning Ordinance. The applicant shall also provide a digital copy of the final site plan to the Zoning Administrator.

Commissioner Frye supported. Unanimously approved by roll call vote.

Commissioner Moss made a motion to recommend to the Greenville City Council approval of the request from Tori Brayton of Brayton Homes, LLC to develop a site condominium to be known as the North Wood Condominiums consisting of six attached single-family dwellings with a total of 12 condominium dwelling units on Parcel 59-052-718-013-00 and Parcel 59-052-715-030-00 as the proposal meets the requirements of Section 46-42 of the Greenville Zoning Ordinance. Approval is granted subject to the following conditions:

1. Approval is granted based on the site plan dated 2/8/2021 prepared by Hula Engineering subject to any revisions required by the Planning Commission.
2. Each two-family residential building in the North Wood Condominium PUD shall be constructed as shown on the Final PUD Site Plan. The lot area, lot

width, and road frontage required for a residential condominium unit shall be as determined by the Planning Commission and as approved by the City Council.

3. The proposed two-family dwellings shall be constructed generally in compliance with the elevation drawing labeled Plan # D-663 prepared by Bruiner & Associates as submitted with the application materials from Tory Brayton.

4. The applicant must provide a copy of the use and occupancy restrictions that will be included in the master deed for the site condominium. This document is subject to the approval of the City Attorney before a building permit is issued to ensure there are no conflicts between the requirements of the PUD Zone and the master deed.

Commissioner O'Brien supported. Unanimously approved by roll call vote.

2. To review a request from Hathaway Land, LLC for a major amendment to the Hathaway Circle PUD approved in 2006 to allow for an ALDI Food Market.

Hank Vanderwerp, Jim Morgan, and John Colburn spoke representing Hathaway Land, LLC and Aldi's, presenting a preliminary site plan to the Planning Commission. Planning Commissioners discussed the plan with representatives of the Applicant.

Commissioner Moss made a motion to set a public hearing for March 25, 2021 to receive comments on a major amendment to the Hathaway Circle PUD.

Commissioner Popma supported. Unanimously approved by roll call vote.

3. To review a request from Have Mercy to amend their existing Special Land Use Permit to expand a Community Service Center at 1015 E. Washington Street.

Kim Cain representing Have Mercy presented the application to the Planning Commission.

Commissioner O'Brien made a motion to set a public hearing for March 25, 2021 to receive comments on a request to amend an existing special land use permit to expand an existing Community Service Center at 1015 E. Washington Street.

Commissioner VanderMark supported. Unanimously approved by roll call vote.

Reports: Larry Moss reported on the last City Council meeting.

Commissioner VanderMark made a motion to adjourn the meeting at 8:48 p.m. Commissioner O'Brien supported. Unanimously approved.

Respectfully submitted,
George Bosanic