

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES**

**6:30 PM
April 08, 2021**

The Commission members met via Zoom.

MEMBERS PRESENT: Ralph, VanderMark, Corner, Moss, Frye, Popma, Miller, O'Brien, and Rash
All members attended from Greenville, Montcalm County, Michigan except Commissioner Moss who attend from Grand Rapids, Kent County, Michigan.

MEMBERS ABSENT: None

OTHERS PRESENT: George Bosanic, City Manager
Heather Feazel, Executive Assistant
Lisa Homrich, Deputy Treasurer
Tim Johnson, MainStreet Planning Company
Cory Smith, Daily News
Hank Vanderwerp, Hathaway Land, LLC
John Colburn, Colburn Properties, LLC
Chris Grzenkowicz, Desine Inc.
Chanda Ignatoski, Hathaway Land, LLC
Jim Morgan, RJM Deisgn

The meeting was called to order by Chairperson Ralph at 6:31 P.M.

Commissioner Corner made a motion to approve the regular meeting minutes from the March 25, 2021 meeting, as presented. Commissioner VanderMark supported. Unanimously approved by roll call vote.

Citizen Comments: None

ExParte Communications: None

Old Business: None

Public Hearings:

1. To receive comments regarding a request from Hathaway Land, LLC for a major amendment to the Hathaway Circle Planned Unit Development (PUD) Zoning District approved in 2006. This request is for the Preliminary PUD Site Plan.

The amendment proposes to increase the number of lots from 5 to 8; Construct an Aldi's Food Market on the west end abutting Ridgewood Drive on lots previously approved in 2006 for a drive-through restaurant and an office/retail building; Remove the private street connection to Ridgewood Drive; Construct two new driveways onto Ridgewood Drive to provide access to the Aldi's Food Market; Remove an office retail building as approved on the 2006 plan and replace with a parking lot.

The Hathaway Circle PUD contains 10.54 acres located at the southeast corner of West Washington (M-57) and Ridgewood Drive. Parcel Number: 052-742-030-55.

Tim Johnson, City Planner, reviewed his report regarding the Hathaway Land, LLC application.

Representatives of the applicant introduced themselves to the Planning Commission and provided detailed information regarding the project.

Chairperson Ralph opened the public hearing at 7:18 p.m.

Chairperson Ralph read two emails into the record, one from Wendy Schmiedicke, and one from John, Nicole, Tom, Cindy, Jacoby, and Melanie Schmiedicke in support of Aldi's.

Vice-Chairperson VanderMark read a message from Steve Homich regarding his concern for an option of closing Ridgewood.

Trisha Jurden, 10710 Ridgewood Drive, concerned about traffic, dying trees, and the service drive.

Danell Merren, 13069 NE Stacy Street, Kent County, would like to see the project approved.

Cynthia Batchelor, 8334 Crestview Drive, wondered why she didn't get a letter like some of her neighbors.

Robin Batchelor, 8334 Crestview Drive, concerned with getting out on M57 from Ridgewood.

LeeAnn Niemic, 10709 William Court, concerned about additional traffic and noise.

Joe Niemic, 10709 William Court, concerned about additional traffic.

Doreen Jones, 10707 William Court, wants to know how it will impact the property values.

Juliana Morano, 10635 Ridgewood Drive, concerned about traffic and speed due to Hillside being connected.

Alan Olson, 8393 Crestview Drive, concerned about traffic.

Bri Havens, 8415 Crestview Drive, concerned about traffic, safety on Hillside Drive, and truck deliveries.

Chairperson Ralph closed the public hearing at 7:48 p.m.

New Business:

1. To consider action on a request from Hathaway Land, LLC for a major amendment to the Hathaway Circle Planned Unit Development (PUD) Zoning District approved in 2006. This request is for the Preliminary PUD Site Plan.

The amendment proposes to increase the number of lots from 5 to 8; Construct an Aldi's Food Market on the west end abutting Ridgewood Drive on lots previously approved in 2006 for a drive-through restaurant and an office/retail building; Remove the private street connection to Ridgewood Drive; Construct two new driveways onto Ridgewood Drive to provide access to the Aldi's Food Market; Remove an office retail building as approved on the 2006 plan and replace with a parking lot.

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Commissioners discussed the traffic study, size of Aldi delivery trucks, replacing dead trees along the south lot line, and the fact that the 2006 approved site plan is in place for the development of this project.

Commissioner Moss made a motion to schedule a public hearing on the final site plan for May 13, 2021. Commissioner Rash supported. Unanimously approved by roll call vote (except commissioner Frye who was temporarily absent due to a technical issue and unable to vote).

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

Training: None

Commissioner Frye made a motion to adjourn the meeting at 8:35 p.m. Commissioner Moss supported. Unanimously approved by roll call vote (except

commissioner Corner who was unable to reconnect to the meeting after a technical issue and unable to vote).

Respectfully submitted,
George Bosanic