

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES**

6:30 PM

May 13, 2021

The Commission members met via Zoom.

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

MEMBERS ABSENT: Miller

OTHERS PRESENT: George Bosanic, City Manager
Heather Feazel, Assistant City Manager
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 Design
Steve Price, McShane & Bowie

The meeting was called to order by Chairperson Ralph at 6:32 P.M.

Commissioner VanderMark made a motion to approve the regular meeting minutes from the April 08, 2021 meeting, as presented. Commissioner Corner 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 Final 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 7:33 p.m.

Amy Homich, 8456 Crestview Drive, questioned who did the speed study, who hired the speed study consultant, what the status of the speed study is, and would Ridgewood be blocked off somewhere?

Jackie Scholten, 10632 Ridgewood Drive, wondering where all of the 14 trees will be placed?

Sue Vandersteen, 10598 Ridgewood Drive, wondering if trees will be planted by her property?

LeeAnn Niemic, 10709 William Court, asked where future expansion of Aldi might take place and how long it will take for the speed study?

Trisha Jurden, 10710 Ridgewood Drive, asked where the truck well is going to be located?

Juliana Morano, 10635 Ridgewood Drive, asked for clarification on service levels in the traffic impact study.

Chairperson Ralph closed the public hearing at 8:10 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 Final 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.

Commissioners discussed the traffic study, tree planting, and the fact that the 2006 approved site plan is in place for the development of this project.

Commissioner Frye made a motion to conditionally approve the Hathaway Land major PUD amendment with six (6) PUD lots and an increase in the size of the Aldi lot subject to a revised site plan being submitted to the Planning Commission for final approval, including a tree planting program mutually acceptable to the nearby residents, City Staff and the applicant, the applicant to petition MDOT to revise the existing driveway in front of the former Tim Horton's to allow left turns in to the site, and compliance with the Planners report dated May 13, 2021. Commissioner Corner supported. Unanimously approved by roll call vote.

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

Training: None

Commissioner VanderMark made a motion to adjourn the meeting at 8:46 p.m. Commissioner Moss supported. Unanimously approved by roll call vote.

Respectfully submitted,
George Bosanic