

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES**

**6:30 PM
June 10, 2021**

The Commission members met in the Council Chambers in the City Hall Complex at 6:30 PM.

MEMBERS PRESENT: Ralph, VanderMark, Miller, Moss, Frye, Popma, and Rash

MEMBERS ABSENT: Corner and O'Brien

OTHERS PRESENT: George Bosanic, City Manager
Heather Feazel, Assistant City Manager
Tim Johnson, MainStreet Planning Company
Hank Vanderwerp, Hathaway Land, LLC
John Colburn, Colburn Properties, LLC
Wayne Perry, Desine Inc.
Chanda Ignatoski, Hathaway Land, LLC
Jim Morgan, RJM Design

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

Commissioner VanderMark made a motion to approve the regular meeting minutes from the May 13, 2021, meeting as presented. Commissioner Rasg supported. Unanimously approved.

Citizen Comments: None

ExParte Communications: None

Old Business:

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.

Tim Johnson, MainStreet Planning, presented his new report on the request. Representatives from the applicant updated the commission members on updated items requested previously. Much discussion amongst members ensued.

Commissioner Frye made a motion to recommend to the Greenville City Council approval of the following major amendments to the Hathaway Circle Planned Unit Development approved in 2006 as requested by Hathaway Land, LLC and as illustrated on the site plan set dated 06-01-21 and 05-27-21:

- Increase the number of lots from 5 to 8.
- Construct an Aldi's Food Market on Lot 1 abutting Ridgewood Drive.
- Remove the existing private street connection to Ridgewood Drive.
- Construct two new driveways onto Ridgewood Drive to provide access to the Aldi's Food Market.
- Remove Building "B" a 6000 sq. ft. office retail building (directly south of vacant Tim Horton's) and replace with a parking lot on proposed Lot 5.

Approval is granted subject to the following conditions:

1. Approval is based on compliance with the site plan set dated 06-01-21 and the site plan of the Aldi store dated 05-27-21 on Sheet SP.
2. The site plan shall be corrected as follows and a revised site plan set provided to the City prior to the City Council public hearing.
 - a. The length of the parking stalls on Sheet DT2 should be changed from 16 feet to 18 feet.
 - b. On Sheet C-101, revise the plan so the number of parking spaces listed for Lot 1 under Development Statistics is 96 not 98.
 - c. On Sheet C-101, the wording under the heading "Lighting" should be changed to 24 feet in height for the light poles.
3. The trees proposed to be planted along the south lot lines as shown on Sheet L-101 shall be planted before an occupancy permit is issued for the Aldi store.
4. The applicant shall provide an easement to the City to allow for public use of those sidewalks within the PUD which are outside of the street right of way. This easement shall be provided to the City and recorded with the Montcalm County Register of Deeds before a building permit is issued for the Aldi store.
5. The plans are subject to the approval of the City Engineer and the Montcalm County Road Commission.
6. All modification requested on Sheet C-101 are approved.

7. The driveway serving the former Tim Horton's site may be modified as approved by the Michigan Department of Transportation. If approved, a site plan set illustrating the new driveway shall be provided to the City.

8. At the time the expansion is proposed to be built it may be approved by the City Zoning Administrator provided the expansion complies with the approved site plan. If the expansion plan does not comply with the approved PUD plan, then the expansion site plan shall be presented to the Planning Commission for approval. A public hearing shall be held.

9. Site plans for Lots 5, 6, and 7 shall be submitted to the Zoning Administrator for approval in accordance with the requirements of Section 46-41 of the Zoning Ordinance.

10. Any future expansion of the west side of the building shall have the same window and elevation appearance as illustrated on the elevation drawing Sheet A-201 of the approved site plan.

This recommendation is made as the major amendments meets the Standards for Final PUD Approval in Section the 46-164 (m) and the Standards for Site Plan Approval in Section 46-41(c) (3) of the Greenville Zoning Ordinance.

Commissioner Rash supported. Motion approved with a vote of six ayes (Rash, Miller, Ralph, Popma, Frye, and Moss) and one nay (VanderMark).

Public Hearings: None

New Business:

1. To introduce proposed medical and recreational marijuana ordinances.

City Manager Bosanic introduced the proposed draft ordinances to the planning commission members for their review and consideration. A workshop on the ordinances will be held at an upcoming meeting.

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

Training: None

Commissioner Miller made a motion to adjourn the meeting at 8:59 p.m. Commissioner Rash supported. Unanimously approved.

Respectfully submitted,
George Bosanic