

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES**

**6:30 PM
June 24, 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, Corner, and O'Brien

MEMBERS ABSENT: Rash

OTHERS PRESENT: George Bosanic, City Manager
Heather Feazel, Assistant City Manager
Tim Johnson, MainStreet Planning Company
Steve Witte, Nederveld
Trevor Petroelje, CD Barnes
Rob Berends, Nederveld
Chuck Spidle, Greenville Mini Storage
Thomas Forshee, Dickinson Wright PLLC

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

Commissioner VanderMark made a motion to approve the regular meeting minutes from the June 10, 2021, meeting as presented. Commissioner Moss supported. Unanimously approved.

Citizen Comments: None

ExParte Communications: None

Old Business: None

Public Hearings: None

New Business:

1. To review a request from Kinser Veterinary Services DBA Greenville Animal Hospital to amend the AmericInn PUD.

Tim Johnson, MainStreet Planning, presented the application to the commission to determine if it qualifies as a major or minor amendment to the PUD.

Commissioner O'Brien made a motion that the application be determined as a minor change to the AmericInn Planned Unit Development. Commissioner VanderMark supported. Unanimously approved.

The Planning Commission reviewed the details of the application with the applicant. Concerns were expressed by commissioners regarding the façade, the dumpster location, and sidewalk installment.

Commissioner VanderMark made a motion to approve the minor amendment to the AmericInn Planned Unit Development site plan submitted by Kinser Veterinary Services to construct an animal hospital facility on property located on the southeast corner of M-57 and Satterlee Road being Parcel Number 052-742-250-10 based on the site plan set dated 04-29-21 prepared by Nederveld and the floor plans and building elevation drawings prepared by FMD Architects dated 4-26 -21 and 4-30-21 respectively as these plans meet the Standards for Site Plan Approval in Section 46-41(c) (3) of the Greenville Zoning Ordinance.

Conditions

Approval is granted subject to the following conditions:

1. The parking lot setback from Satterlee Road and M-57 as shown on the site plan which is less than the required setback of 25 feet is approved as a modification of the PUD.
2. A photometric plan shall be provided to the Zoning Administrator for approval.
3. A five feet wide sidewalk shall be constructed along the M-57 frontage as illustrated on the approved site plan prior to the issuance of an occupancy permit. The applicant shall provide a written document to the Zoning Administrator agreeing to pay for the future extension of the sidewalk west to the corner of Satterlee Road and north to M-57 at such time that the property to the west across Satterlee Road and /or the property to the north across M-57 receive site plan approval by the applicable municipality for a development project and a building permit is issued.

The approved site plan shall be revised to illustrate the approximate location of this future sidewalk extension. The applicant's written agreement to extend the sidewalk shall be subject to the approval of the City Attorney and the approved document recorded with the Montcalm County Register of Deeds.

4. Signs shall be posted at both ends of the 12 feet wide driving aisle on the east side of the building to properly direct traffic flow for this one-way driving lane.

5. Revise the landscape plan to illustrate a deciduous tree in the southeast island and designate a different type of plant such as a Boxwood or similar plant which grows to three feet and retains its leaves and color year-round to better screen the parking lots facing Satterlee Road and M-57.
6. Relocate the dumpster from the front yard along M-57 to a location in the southeast area of the property and note that it will be screened per the requirements of the Zoning Ordinance.
7. Approval of the site plan does not confer approval on the signs as a separate permit will be required to be obtained.
8. The applicant shall provide evidence of the cross-access and parking easement agreements with the AmericInn hotel property.
9. Illustrate the locations of existing and proposed parking lot light poles.
10. The site plan should show the front outline of the AmericInn to provide context to the PUD project.
11. The project is subject to the approval of the City Engineer.
12. The architectural elevation drawing for the north side of the building facing M-57 shall be subject to a separate approval of the Planning Commission.
13. The revised site plans shall be submitted to the City Zoning Administrator for final approval.

Commissioner Frye supported. Motion approved with a vote of (8) Ayes (VanderMark, Miller, Corner, Popma, Ralph, O'Brien, Moss, and Frye); (0) Nays; and (1) Absent (Rash).

2. To review a request from Portage Industrial LLC to amend a Special Use Permit for a self-storage facility at 6910 S. Greenville West Road.

Tim Johnson, MainStreet Planning, presented his report regarding the request to amend a special use permit. The applicant responded to the content of Tim's report.

Commissioner VanderMark made a motion to set a Public Hearing for July 22, 2021, to receive comments on a proposed amendment to the Special Use Permit for 6910 S. Greenville Road – Greenville North Mini Storage. Commissioner Corner supported. Unanimously approved.

3. To discuss proposed medical and recreational marijuana ordinances.

Thomas Forshee, legal counsel for the City, explained to the commission the purpose of the regulating ordinances proposed as well as the zoning ordinances.

4. To discuss canceling the July 8th meeting due to the 4th of July holiday.

Commissioner Moss made a motion to cancel the July 8th meeting. Commissioner O'Brien seconded. Unanimously approved.

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

Training: None

Commissioner Corner made a motion to adjourn the meeting at 8:43 p.m. Commissioner O'Brien supported. Unanimously approved.

Respectfully submitted,
George Bosanic