

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES**

**6:30 PM
April 27, 2023**

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

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

MEMBERS ABSENT: None.

OTHERS PRESENT: George Bosanic, City Manager
Heather Feazel, Assistant City Manager
Andy Moore, Williams & Works
Cory Smith, The Daily News

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

Commissioner McFadden made a motion to approve the regular meeting minutes from the April 13, 2023, meeting as presented. Commissioner VanderMark seconded. Unanimously approved.

Citizen Comments: None.

ExParte Communications: None.

Public Hearings:

1. To receive comment regarding a request from Green Development Ventures, LLC for a major amendment to the Forest View Planned Unit Development (PUD) approved in 2004 and final site plan for Forest View Drive.

Andy Moore, City Planner with Williams & Works, reviewed his report on the request.

Mike West, representing Green Development Ventures, LLC, provided an update on the request to the Planning Commission. The developer, staff, and Commission discussed various elements of the request.

Chairperson Ralph opened the public hearing at 7:34 p.m

Lois Simpson, 1441 Trail View Drive thanked the Commission for answering their questions. Stated concern about the 2-4 acres retained by Mr. Lehman.

Greg Brabbs, 1412 Trail View Drive, stated concern about parking too close to the street, accessibility of the proposed trail, and open space topography, specifically anything greater than 5%.

Jane Truesdell, 1416 View Point Drive, asked about access to Youngman Road, and sidewalks to Greenville West Drive.

Jill Magnan, 1472 Trail View Drive, stated concern about parking spots on Trail View, backing out into the street, and eliminating dumpsters to add parking spaces.

Lois Edgar, 1423 Trail View Drive, asked about access off Shearer Road, and market-rate housing.

Bill Willison, 1461 Trail View Drive, requested the original number of units from the original PUD and the closeness of the proposed units, stated concerned with safety, insurance, fire, and noise. He also stated concern with the swampy area below Beechwood with 3 drain fields and nowhere for excess water to go.

Cathy Wilson, 1470 Trail View Drive, asked for clarification on what types of homes, and if there were apartments in the development.

Lois Simpson, 1441 Trail View Drive, asked if the new townhomes were going to be on a slab.

Lois Edgar, 1423 Trail View Drive, asked if the units on Trail View are going to be subsidized.

Greg Brabbs, 1412 Trail View Drive, asked if the 3 streets are going to be private.

Jane Truesdell, 1416 View Point Drive, asked where the snow goes for a private drive.

Bill Willison, 1461 Trail View Drive, thanked the Commissioners.

Chairperson Ralph closed the public hearing at 8:18 p.m.

Unfinished Business: None

New Business:

2. The Commission considered the request from Green Development Ventures, LLC for a major amendment to the Forest View Planned Unit Development (PUD) approved in 2004 and final site plan for Forest View Drive.

The Planning Commission deliberated amongst themselves the elements of the request.

Commissioner Moss made a motion to recommend to the Greenville City Council the approval of the Forest View Planned Unit Development Site Plan submitted by Green Development Ventures LLC located at:

Part of Section 5 and 8, T9N, R8W, Eureka Township, Montcalm County, Michigan, minus Forest View Duplex Condo and Forest View Townhouses further described as: Commencing at the Northwest corner of Section 9; thence Northerly to the South Right of Way Line of the Railroad; thence N55°W 1584 feet; thence S1°23'33"W 1224 feet; thence N88°26'30"E 326.7 feet; thence N0°3'43"W 171.38 feet; thence N75°45'40"E 26.90 feet; thence Northeasterly along the South line of the Street 205.06 feet; thence Southeasterly 77.15 feet along the West line of the Street; thence S29°53'38"E 74.74 feet; thence Southerly 259.14 feet along the West line of the Street; thence S1°23'49"W 114.02 feet; thence S16°45'54"E 19.25 feet; thence S1°23'57"W 105.98 feet; thence East 469.12 feet; thence N30°45'55"E 297.14 feet; thence N1°25'33"E 188.99 feet to the Point of Beginning

last revised on March 22, 2023. The Planning Commission's decision is based on the representations made orally and in writing by the applicant findings and recommendations of the Williams & Works staff reports dated October 20, 2022, December 1, 2022, January 6, 2023, April 20, 2023, which are hereby incorporated by reference. Further, the Planning Commission finds that the site plan and application materials last revised on March 22, 2023, comply with the applicable standards of the Planned Unit Development Zoning District in section 46-164(M) and the site plan review standards of section 46-41(c)(3). This approval is subject to the following conditions as amended:

1. Prior to the issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
2. The applicant shall comply with requirements from the City's Department of Public Works, Engineer, Fire Department, Police Department, City Attorney, or other City officials.

3. The planned unit development shall comply with all applicable federal, state, and local requirements, and copies of all permits shall be submitted to the City.
4. The applicant shall continually comply with applicable ordinances, codes, standards, and requirements of the City of Greenville.
5. All landscaping, street trees, open spaces, sidewalks, trails, fences, dumpster enclosures, and other site improvements shall be continuously maintained to ensure that the planned unit development will be adequately buffered from surrounding public and private property.
6. The applicant shall enter into a development agreement and open space agreement with the City in a form acceptable to the City Attorney and shall deposit \$10,000 in escrow with the City to extend the southern end of Beechwood Drive to the south property line, and install a continuation of the sidewalk on the south end of Forest View Drive to Greenville West Drive.
7. The final PUD plan and grading shall be updated to clearly show areas where no earthwork or disturbance would be conducted or permitted to ensure that mature trees and other vegetation and proposed to the greatest extent practicable.
8. The site plan shall be amended to reflect 3 parallel parking spaces to be provided in lieu of the 6 perpendicular spaces proposed on Forest View Drive near the CBU pad.

Commissioner McFadden seconded. Motion carried with a vote of Ayes: 9 (Ralph, McFadden, VanderMark, Miller, Frye, Moss, Popma, Rash, and Corner); Nays: 0; Absent: 0.

Reports: None

Training: None

Commissioner Miller made a motion to adjourn the meeting at 10:02 p.m. Commissioner Moss seconded. Unanimously approved.

Respectfully submitted,
George Bosanic