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**MINUTES OF THE PLANNING COMMISSION
AUGUST 14, 2018**

Members Present: Hanna, Masterson, Sosnowski, Twyman, Brod

Members Absent: Haney, Barnard

Also present was Tricia Anderson, Zoning Administrator.

Approval of Meeting Minutes from July 10, 2018

Commissioner Twyman moved, with support from Commissioner Brod, to approve the meeting minutes from July 10, 2018, subject to minor changes in grammar and syntax.

Motion carried unanimously.

Public Comment

Virginia Smith, of 6406 Courtland Drive, had concerns about the traffic that would result from the Orchard View Residential Development. She also expressed concerns about the multi-family density on the corner of Belding Road and Courtland Drive.

Chair Hanna assured Ms. Smith that Supervisor Grimm has had conversations with Dr. Shibler, superintendent of Rockford Schools, to address the parking situation associated with Crestwood Elementary. Additionally, the Kent County Sheriff's department has agreed to patrol there more often, as well as place a flashing speed limit sign. He also noted that the master plan calls for higher density at that corner, because of that area's ability to be served by both public water and sewer.

Tentative Preliminary Plat Approval – Orchard View Residential PUD – Phase 1 – Units 1-43 – PUBLIC HEARING.

Chair Hanna opened, then closed the public hearing, as there were no additional comments.

Mr. Randy Feenstra and Mr. Steve Visser were present to discuss the first proposed phase of the Orchard View residential development (units 1-43). He referenced the zoning administrator's memo, regarding the platting procedures, and that the applicant is asking for a recommendation as part of the first step of this phase of the development. Mr. Feenstra noted that he has submitted plans to the county Plat Board, Drain Commission and other applicable agencies.

Ms. Anderson gave a summary of the platting process, as laid out in her memo.

Commissioner Twyman asked about lot 32, and which road it would be accessed from. Mr. Feenstra indicated it could be accessed from the private road from the north.

Commissioner Sosnowski made the comment that he was disappointed that the PUD was approved, due to the existing traffic issues.

Commissioner Brod, moved, with support from Commissioner Twyman, to forward a favorable recommendation to the township board for the tentative preliminary plat of the first phase of Orchard View (units 1-43), as proposed.

Yeas: Brod, Hanna, Twyman, Masterson
Nays: Sosnowski

Motion carried.

Planning Commission/Staff Comments

Ms. Anderson briefed the planning commission on the upcoming agenda items, as well as the status of the tabled item from last month's meeting.

Adjourn

Adjourned at 7:00 pm



**Tricia Anderson,
Recording Secretary**



**Ben Masterson,
Planning Commission Secretary**