

PLAINFIELD CHARTER TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning & Building Services

6161 Belmont Avenue NE • Belmont, MI 49306 • 616.364.1190 • plainfieldmi.org

MEMO

TO: Township Board

FROM: Tom Coleman, Planning Commission Chairperson
Bill Fischer, Community Development Director

DATE: March 5, 2020

RE: Annual Report – Planning Commission and Community Development Department

ANNUAL WRITTEN REPORT – PLANNING COMMISSION ACTIVITIES

The Michigan Planning Enabling Act requires that the Planning Commission prepare an annual written report to the legislative body concerning planning activities. To comply with this requirement, we are submitting the following which provides a summary of the activities which took place with the Planning Commission throughout 2019. Following the Planning Commission Report.

Following the Planning Commission Report, we have provided a summary of activity in the Community Development Department (CDD) in 2019.

6 PRELIMINARY DISCUSSIONS

No formal action was taken by the Planning Commission during Preliminary Discussions stage. These discussions are intended only for initial feedback on project ideas.

- **PRO-TECH ENVIRONMENTAL & DEMOLITION** – 3700 West River Drive NE; Discuss acquiring property for equipment storage.
- **FORMER KMART BUILDING** – 4151 Plainfield Avenue NE; Discuss renovating the existing vacant building for a mix of commercial and self-storage uses.
- **THE COVE AT DEAN LAKE** – 2693 4 Mile Road NE; Discuss a 13-unit PUD with common park access to Dean Lake.
- **HONEYSUCKLE LIVE/WORK** – 3900 Costa Avenue NE; Discuss a live/work unit PUD off Plainfield Avenue.
- **THE PACK** – 5205 West River Drive NE; Discuss an indoor dog park facility in the Black Oaks PUD Development.
- **WATERMARK GROUP FITNESS FACILITY** – 6573 West River Drive NE; Discuss the potential of a Thousand Oaks fitness facility and clubhouse at this location.

7 PLANNED UNIT DEVELOPMENT (PUD) AMENDMENTS

- **DODGE STREET HOTEL** – 340 Dodge Street NE; Change in the Grand Commerce “Dodge Street” PUD for a Tru by Hilton hotel.
- **GRAND RAPIDS GRAVEL EXTENSION** – 3759 Cannonsburg Road NE; Change in the Boulder Creek PUD to permit the extension of the mining activities on site.

- **TRILOGY HEALTH SERVICES** – 6081 West River Drive NE; Change in the River Grove PUD to permit an assisted living and health care facility.
- **FORMER KMART BUILDING** – 4151 Plainfield Avenue NE; Change in PUD to permit the whole existing building to be utilized for self-storage.
- **COIT INVESTORS MINING RENEWAL** – 4640 Coit Avenue NE; Change in PUD to permit a mining extension.
- **GRAND ISLE BREWERY** – 6266 West River Drive NE; Change in Grand Isle PUD to permit the renovation of the existing clubhouse into a brewery/restaurant.
- **VERANDA at THOUSAND OAKS** – 4611 Grand River Drive; Change in PUD to permit a pool/fitness facility and condos.

10 REZONE REQUESTS/TEXT AMENDMENTS

- **THE VALLEY APARTMENTS' OFFICE** – 4243 East Beltline Avenue NE; Rezone from R-1, Residential to O, Office for a rental office.
- **VAN ANDEL FLIKKEMA PARKING EXPANSION** – 3764 Vista Springs Avenue NE; Rezone from PUD, Planned Unit Development to C-3 Commercial for a parking lot expansion.
- **AVID HOTEL** – 4195 Division Avenue NE; Rezone from O, Office to PUD for the construction of a new 11,000 sq. ft. hotel. This rezoning request was denied by the Township Board.
- **VAN ANDEL FLIKKEMA ACQUISITION** – 3870 Plainfield Avenue NE; Rezone from C-1, Commercial to C-3, Commercial for the acquisition of a neighboring property to demolish existing structure and add to car dealership operations.
- **EASTERN MEADOWS** – 3741 Eastern Avenue NE; Rezone from R-1, Residential to R-1A, Residential to permit smaller lot sizes for a residential plat.
- **FORMER KMART BUILDING** – 4151 Plainfield Avenue NE; Rezone from C-2, Commercial to PUD to permit the back portion of the building to be utilized for self-storage.
- **THE COVE AT DEAN LAKE** – 2693 4 Mile Road NE; Rezone from R-1, Residential to PUD for a 15-unit single family development on Dean Lake. This rezoning request was denied by the Township Board.
- **3963 BUTTERNUT REZONE** – 3963 & 3973 Butternut Avenue NE; Rezone from R-1, Residential to O, Office for a future office building.
- **CHRISTIAN BROTHERS AUTOMOTIVE** – 4325 Plainfield Avenue NE; Rezone from C-1, Commercial to C-2, Commercial for an automotive service center.
- **HONEYSUCKLE CO. LIVE/WORK** - 3900 Costa Avenue NE; Rezone from C-1, Commercial to PUD to permit the owner of The Honeysuckle Co. retail shop to live above her store.

22 SITE PLAN REVIEWS

- **THE VALLEY APARTMENTS' OFFICE** – 4243 East Beltline Avenue NE; Convert vacant house to a rental office for adjacent apartment complex.
- **RIVERBEND CONDOMINIUMS** – 6392 West River Drive NE; 53 single family condominium development.
- **DODGE STREET HOTEL: TRU BY HILTON** – 340 Dodge Street NE; New 11,578 square foot, 4-story hotel.
- **SMART BUILDING SERVICES** – 6332 Belmont Avenue NE; 2040 square foot addition to existing building.
- **OLD NATIONAL BANK** – 5015 East Beltline Avenue NE; Renovate the former Tim Horton's restaurant into an Old National Bank branch location.
- **BELMONT CROSSINGS DUMPSTER ENCLOSURE** - 2325 Belmont Center Drive NE; Approved an alternative dumpster enclosure material for the new building.
- **NEW HOPE COMMUNITY CHURCH** – 6175 Northland Drive NE; Parking lot expansion.
- **LIHN SON BUDDHIST TEMPLE ADDITION** – 2424 Rogue River Road NE; 520 square foot building addition.
- **CHRIST OUR SAVIOR CHURCH ADDITION**– 4610 Belding Road NE; 7,155 square foot addition with new worship center and building entrance.
- **KENT DISTRICT LIBRARY ADDITION** – 814 West River Center Drive NE; 6,300 square foot garage

addition to house their Bookmobile.

- **BLYTHEFIELD HILLS BAPTIST CHURCH MAINTENANCE BUILDING** – 6727 Kuttshill Drive NE; 4,320 square foot maintenance building.
- **NATIONAL SELF STORAGE** – 4970 West River Drive NE; Demolition of three existing structures for the construction of a new indoor self-storage building with office space.
- **AUTUMN TRAILS** – 3740 10 Mile Road NE; Adjustment to ratio of condominium units to single family homes, total of 98 units.
- **J & H FAMILY STORES** – 1604 Post Drive NE; New gas station/convenience store/Little Caesars.
- **WEST RIVER BUSINESS CENTER LOT 7** – 907 West River Center Drive NE; new 7,670 square foot four-unit light industrial contractor space.
- **SUPERIOR GLASS** – 5578 West River Drive NE; New 12,000 square foot light-industrial building on a neighboring lot.
- **250 DODGE COURT** – 250/284 Dodge Court NE; Two new warehouse/office buildings in the West Michigan Commerce PUD.
- **PINE RIDGE APARTMENTS MAINTENANCE BUILDING** – 4388 Pine Ridge Parkway NE; new 1,200 square foot maintenance building for equipment storage and an employee breakroom.
- **CHRISTIAN BROTHER’S AUTOMOTIVE** – 4329 Plainfield Avenue NE; New 10-bay automotive service center in an out-lot of the former North Kent Mall.
- **AMERICAN GAS & OIL ADDITION** – 1355 Post Drive NE; 3,000 square foot addition to the existing gas station/convenience store.
- **SHOTS ON THE RIVER** – 5760 West River Drive NE; New outdoor service areas and a new sign for Rec Sports.
- **ROCKFORD SELF STORAGE** – 4700 Courtland Point Drive NE; New self-storage building.

9 PLATS AND SITE CONDOMINIUM REVIEWS – RESIDENTIAL DEVELOPMENT

- **BOULDER VIEW WEST PLAT** – 3759 Cannonsburg Road NE; 24 lot single-family residential lots.
- **EASTERN MEADOWS PLAT** – 3741 Eastern Avenue NE; 7 lot single-family residential lots.
- **RAVINES AT INWOOD SOUTH** – 6690 Kuttshill Drive NE; 25 single-family residential lots.
- **RAVINES AT INWOOD 2** – 6690 Kuttshill Drive NE; 24 single-family residential lots.
- **NORTHDAL PHASE 4** – 4964 Coit Avenue NE; 39 single-family residential lots.
- **NORTHBROOK 8** – 1300 Hillbrook Court NE; 30 single-family residential lots.
- **THE COVE AT DEAN LAKE** – 2693 4 Mile Road NE; 8-unit single-family site condos on Dean Lake.
- **COVENTRY WOODS** – 2691 Rogue River Drive NE; 7-unit single family site condominium project.
- **RIVERLANDS** – 4650 Grand River Drive NE; amend approved 26-unit site condo project to add open space.
- **ALL PROJECTS COMBINED TOTAL APPROVAL OF 190 HOMES.**

2 SOIL REMOVAL PERMIT REQUESTS

- **COIT INVESTORS MINING RENEWAL** - 4640 Coit Avenue NE; 92-acre project, 3-year extension request.
- **NORTHBROOK 8** - 1300 Hillbrook Court NE; 21-acre project, site preparation for residential project.

1 SPECIAL USE REQUEST

- **THE PACK** – 5205 West River Drive NE; Indoor canine recreational facility.

OTHER

- John Walsh resigned as a Planning Commissioner due to a move to Grand Rapids. His replacement, Brian Justema, had his first meeting in January 2020.

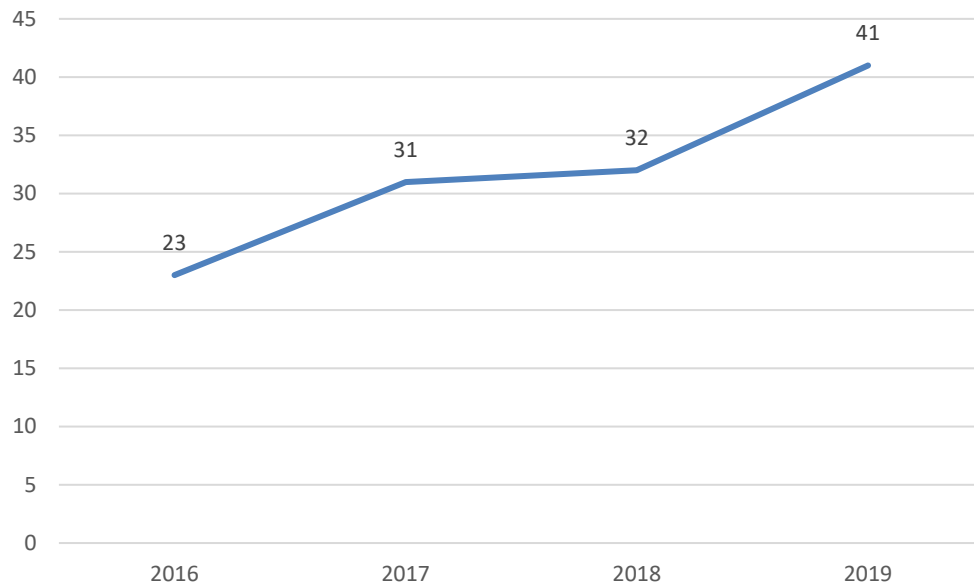
COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING/ZONING SERVICES STATS

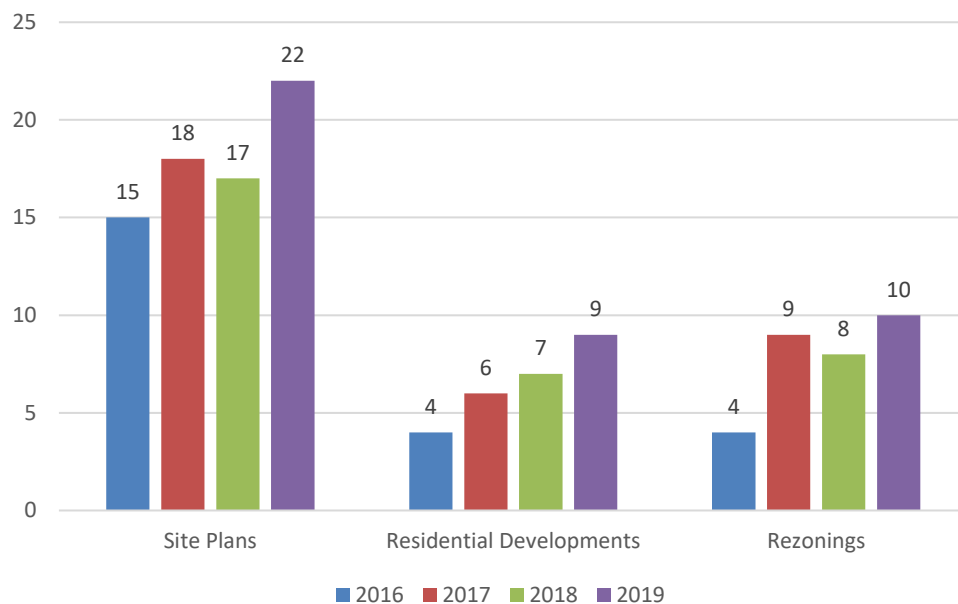
OVERVIEW: These stats account for the three main types of planning projects processed by the CDD that require Planning Commission and/or administrative (staff) approval: Site Plan Reviews, Residential Development Projects, and Rezone Requests.

The Township continues to see a steady increase in the demand for multiple project types. The most significant increase we witnessed in 2019 was for projects requiring Site Plan Review.

TOTAL PLANNING PROJECTS



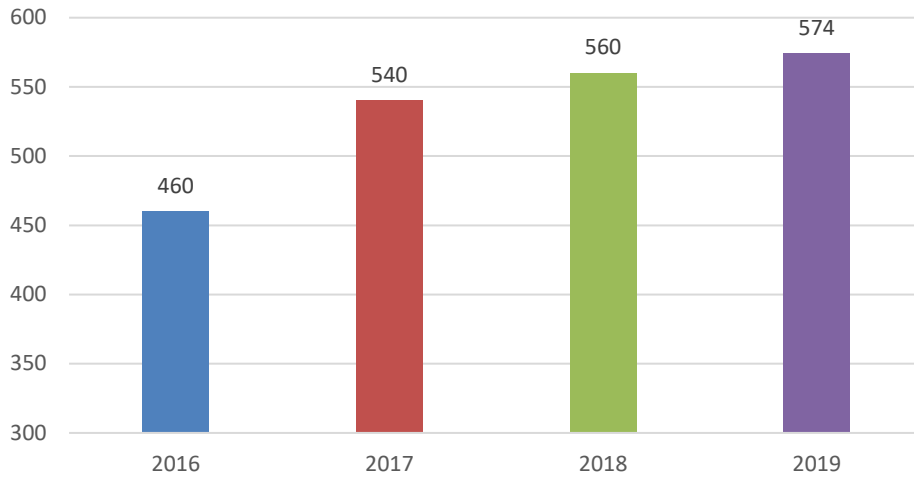
PLANNING PROJECT BY TYPE & YEAR



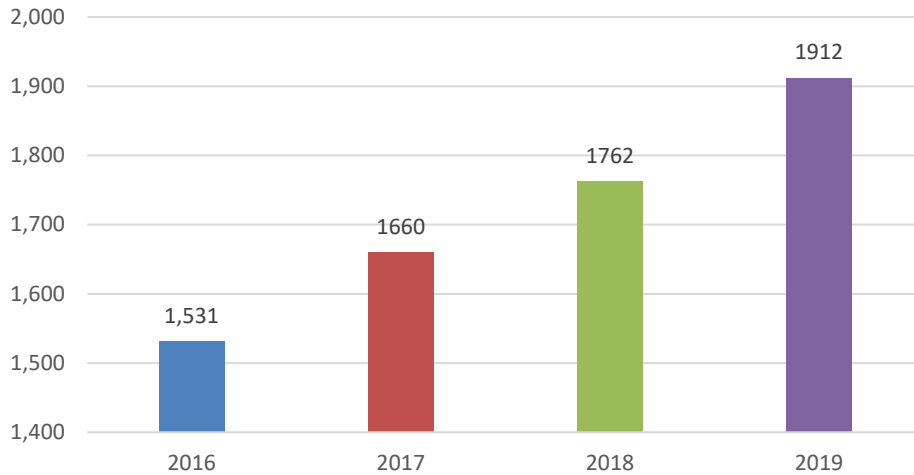
BUILDING SERVICES STATS

OVERVIEW: Building staff continues to be very busy, with the total number of permits and inspections steadily increasing! Accordingly, the total private investment in projects increased another 11% from 2018.

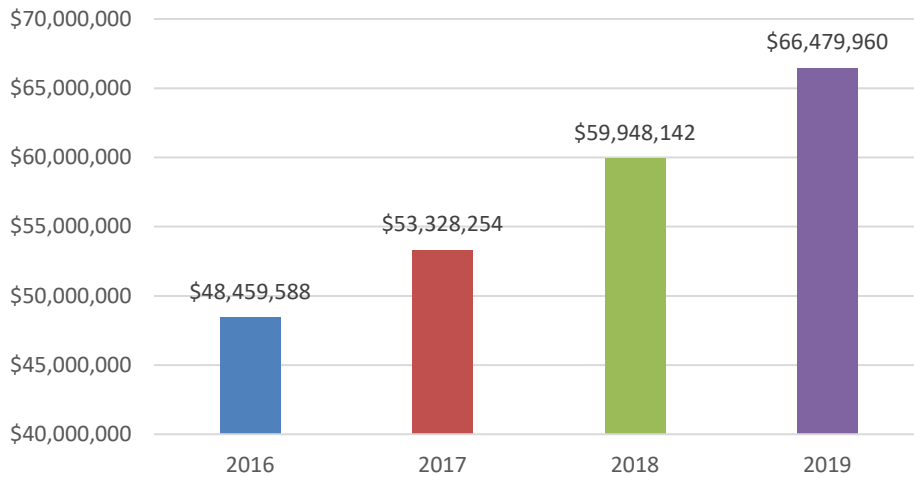
TOTAL PERMITS ISSUED



TOTAL INSPECTIONS



TOTAL CONSTRUCTION VALUE



PARKS & RECREATION

OVERVIEW: The following summarizes a few of the significant parks and recreation related projects:

- **NON-MOTORIZED TRAILS & PATHWAYS, 2019** – Jupiter Trail “North;” Last fall, this trail segment was constructed along the east side of Jupiter Avenue from West River Drive, north to a connector with the White Pine Trail. The trail then crosses over to the west side of Jupiter Avenue using the existing tunnel and continues north to the Belmont YMCA’s sidewalk system. This segment is an extension of the Jupiter Trail “South” project which was constructed along Jupiter Avenue from Plainfield Avenue to West River Drive in 2018.
- **GRAND ROGUE PARK (GRP)** – Construction of a new entrance drive to GRP began in the fall of 2019 and will be completed in spring of this year. Other improvements that will be completed this spring as part of the entrance drive project include the construction of parking facilities for park users and a new drive connection to the Hyser Rivers Museum. Once these improvements have been completed, GRP will be opened to the public.
- **PARKS & RECREATION MASTER PLAN, 2020-2024** – The Parks & Recreation Advisory Committee and staff, with the assistance of a consultant with Prein & Newhof, completed the five-year update of the Parks & Recreation Master Plan. This plan was recently reviewed and approved by the Michigan Department of Natural Resources, which makes the township eligible to apply for grant monies from the Michigan Natural Resources Trust Fund over the next five years.

ORDINANCE ENFORCEMENT

OVERVIEW: The CDD managed approximately 618 enforcement cases in 2019. Of those cases, the most frequent types of violations (top 5) were related to:

1. Inoperable vehicles – 103
2. Storage of Recreational vehicles/trailers – 88
3. Property maintenance issues – 72
4. Tall grass and weeds – 66
5. Junk/Trash - 52

ZONING BOARD OF APPEALS (ZBA)

OVERVIEW: The ZBA considered two variance request applications in 2019. As a refresher, a variance request is asking for relief from a zoning ordinance regulation for rare or exceptional situations. Accordingly, the lack of variance requests a community experiences is usually indicative that the regulations are fair, or there may be other solutions to address hardship situations without the need for a variance.

CDD STAFF

OUR TEAM:

| | | |
|---|--------------------------------------|-------------------------------|
| -Mary Lane, Administrative Assistant | -Elizabeth Curcio, Assistant Planner | -Kelly McWaters, Enf. Officer |
| -Tom Hanson, Building Inspector | -Peter Elam, Senior Planner | -Susan Thompson, Enf. Officer |
| -David Kloote, Building Official | -Bill Fischer, CDD Director | |
| -Cathy Beattie, P&R Administrative Assistant (Buildings & Grounds Department) | | |