

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: Marie Kessler, Planning Commission Chairperson
Bill Fischer, Community Development Director

DATE: March 17, 2021

RE: Annual Report – Planning Commission and Community Development Department

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 2020.

Following the Planning Commission Report, we have provided a summary of activity in the Community Development Department (CDD) in 2020.

PLANNING COMMISSION REPORT

GENERAL NEWS & UPDATES

With the onset of Covid-19, the Planning Commission largely held their meetings virtually in 2020. While the Township experienced a drop off in the number of applications since last year, the year was still productive and active over Zoom. The end of 2020 saw the Planning Commission chair, Thomas Coleman be elected to Township Board supervisor. While Tom will be missed, we are grateful for his years of service and his continued presence in the Township in this new role.

3 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.

- **NORTHERN DELLS COMMONS** 4283 East Beltline Avenue NE
Discussed a mixed-use multi-family/office PUD near the East Beltline Avenue/5 Mile Road NE intersection.
- **WATERMARK** 6573 West River Drive NE
Discussed an alternative location for the Thousand Oaks pool/clubhouse/Snap Fitness facility.

- **KOOL CAR STORAGE** *4595 Plainfield Avenue NE*
Discussed car storage for Kool Automotive in a vacant lot on Plainfield Avenue.

2 REZONE REQUESTS / TEXT AMENDMENTS

- **NORTHERN DELLS COMMONS** *4283 East Beltline Avenue NE & 3110 5 Mile Rd NE (part of)*
Rezoned to PUD, Planned Unit Development for a mixed-use development consisting of an office building and multi-family buildings.
- **ALPINE REZONES (3 parcels)** *3697 West River Drive, 3680 Wilmington Avenue, and 3963 Leland Avenue*
Rezoned three properties that Plainfield Township acquired from Alpine Township through a 425 Conditional Land Transfer Agreement, to R-1A, Residential.

10 SITE PLAN REVIEWS / SITE PLAN AMENDMENTS / SITE PLAN RENEWALS

- **THIRD NATURE BREWERY DUMPSTER** *7733 Childsdale Avenue NE*
Denied a request for an exception from the required dumpster materials.
- **SERVPRO (2)** *5225 West River Ct NE*
Granted site plan approval for a 19,250 square foot building for storage and employee facilities for their neighboring Servpro location. They received an extension for the site plan approval in 2020 as well.
- **FOX MOTORS REMODEL** *3844, 3870 Plainfield Avenue NE & 3764 Vista Springs Avenue NE*
Granted site plan approval for the renovation of the former Van Andel Flikkema car dealership and multiple building additions & expansions.
- **DEVON SELF STORAGE** *4151 Plainfield Avenue NE*
Granted site plan approval for the landscaping at the former Kmart site turned self-storage units.
- **GRAND RAPIDS HEALTH CENTER BELMONT CARPORTS** *6081 West River Drive NE*
Granted site plan approval for the addition of carports for the residents of the new assisted living facility on the corner of West River Drive & Jupiter Avenue.
- **LIGHT INDUSTRIAL INFILL BUILDING** *907 West River Center NE*
Granted site plan renewal for a 7,670 square foot multi-tenant light industrial building in West River Business Center development.
- **BOULDER CREEK MAINTENANCE BUILDING** *4583 Cannonsburg Road NE*
Granted site plan approval for a 5,280 square foot maintenance building and to relocate the existing maintenance facility.
- **NORTHERN ESTATES MAINENANCE BUILDING** *6680 English Avenue NE*
Granted site plan approval and a minor PUD amendment for a maintenance storage building on the Northern Self Storage site.
- **PROPANE LANE** *4570 West River Drive NE*
Granted site plan approval for the former Comerica Bank location on West River to be converted into a propane filling station.

6 RESIDENTIAL DEVELOPMENTS: PLATS / SITE CONDOMINIUM / CONDOMINIUM REVIEWS

ALL PROJECTS COMBINED APPROVAL OF **145 HOMES**.

- **BOULDER VIEW WEST FINAL PRELIMINARY PLAT** *3759 Cannonsburg Road NE*
24 lot single-family residential lots.
- **RAVINES AT INWOOD CONDOMINIUMS PHASE 2** *6500 Kuttshill Drive NE*
15 units – 3 triplex buildings and 3 duplex buildings.
- **NORTHBROOK PHASE 8 FINAL PRELIMINARY PLAT** *1300 Hillbrook Court NE & 5950 English Avenue NE*
30 lot single family development phase.
- **NORTHDALÉ PHASE 4 FINAL PRELIMINARY PLAT** *4964 Coit Avenue NE*
39 lot single family development phase.
- **AUTUMN TRAILS SITE CONDO** *3759 Ten Mile Road NE & 8169 Childsdale Avenue NE*
Site condominium phase including 32 single family site condominiums.
- **THE COVE AT DEAN LAKE PHASE 2 SITE CONDO** *3800, 3788, 3770, 3750, 3738, 3722, 3710, 3698, 3676 Siebers Lane NE*
5 single family lots and a common element park, as well as a site condominium amendment to Phase 1.

3 SPECIAL USE APPROVALS

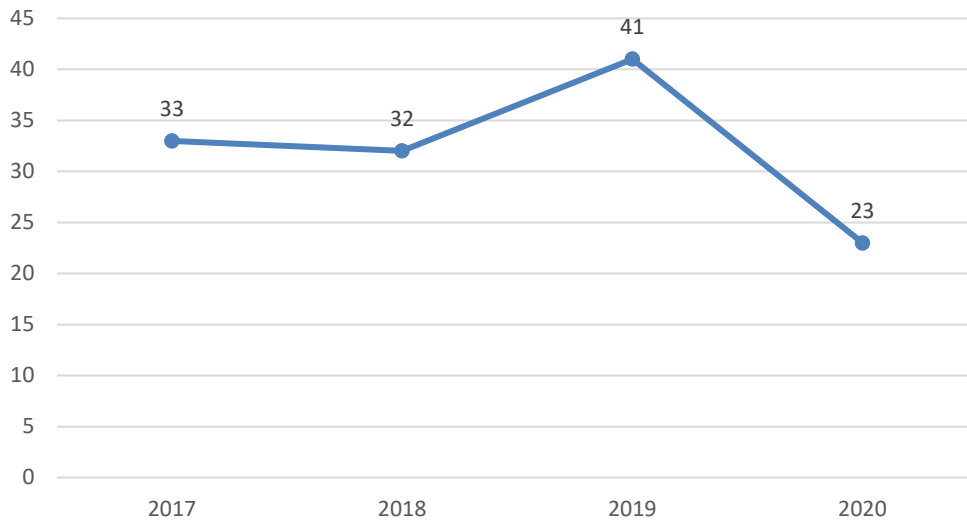
- **GRAND ISLE BREWERY** *2622 West River Drive NE*
Outdoor dining and biergarten area for the new brewery in the former Grand Isle Golf Course building.
- **LAMAR ADVERTISING BILLBOARD** *3650 Mill Creek Avenue NE*
Convert a nonconforming billboard to a digital display and to upgrade the supporting structure.
- **THIRD NATURE BREWERY** *7733 Childsdale Avenue NE*
Expansion of Third Nature Brewery's outdoor service area.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

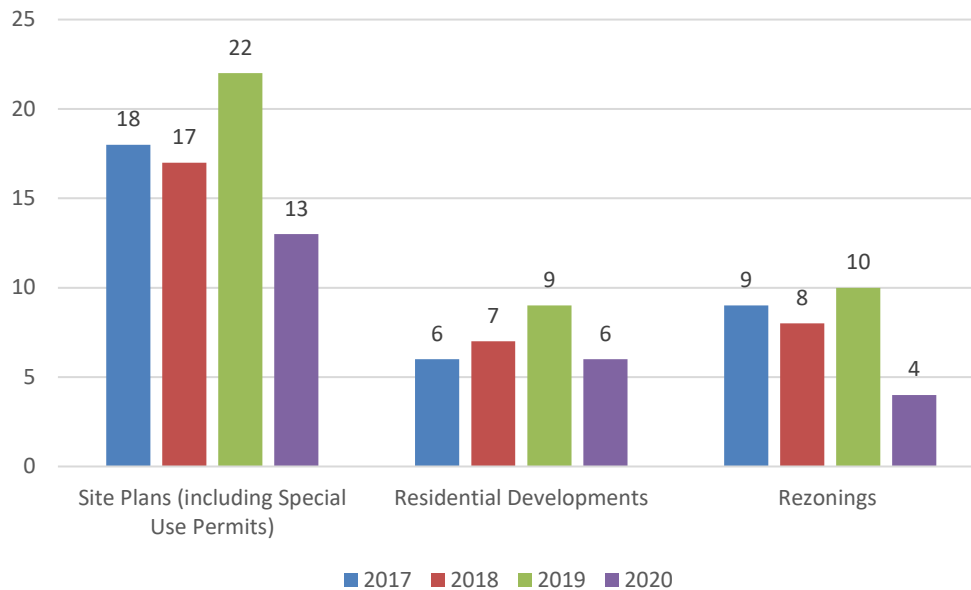
PLANNING/ZONING SERVICES STATS

Overview: These stats account for the primary planning projects processed by the CDD that require Planning Commission and/or administrative (staff) approval: Site Plan Reviews, Residential Development Projects, and Rezone Requests. 2020 shows a decrease in the number of projects the Planning Commission reviewed.

TOTAL PLANNING PROJECTS



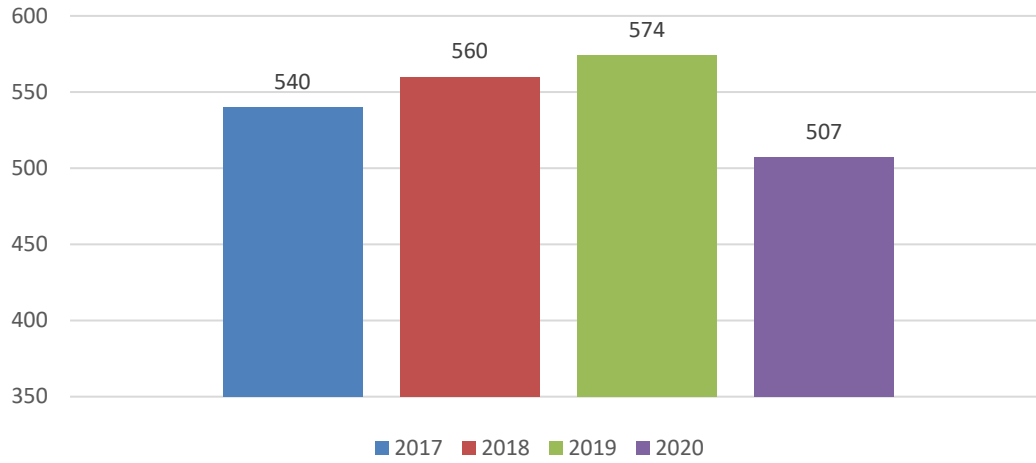
PLANNING PROJECTS BY TYPE & YEAR



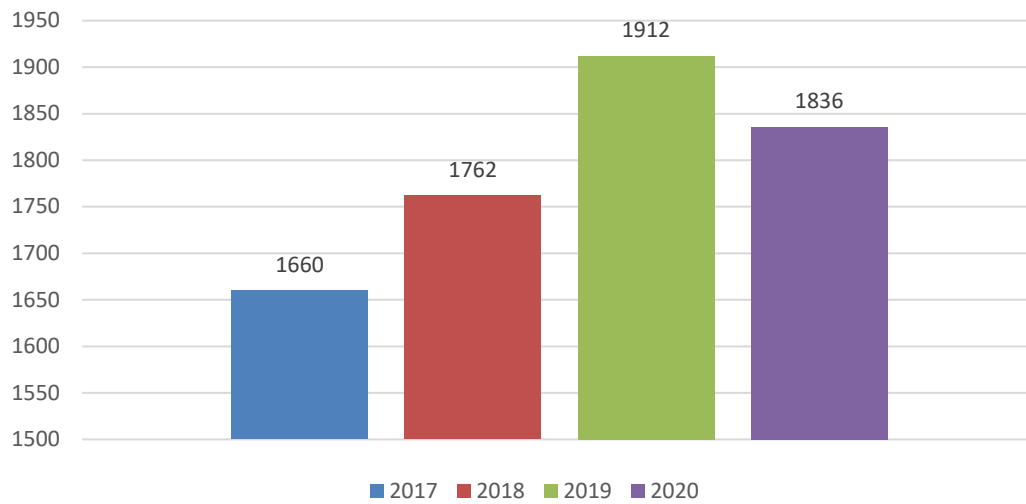
BUILDING SERVICES STATS

OVERVIEW: Even with all the challenges of C one-niner in 2020, construction activity stayed relatively strong in the Township. We saw slight decreases in permits issued and total construction values (both decreased around 11%). The number of inspections, however, only fell by 4%, despite the “Stay Home Order” that prevented inspections from late March to mid-May. Also, the number of inspections in 2020 still surpassed inspections completed in 2017 or 2018.

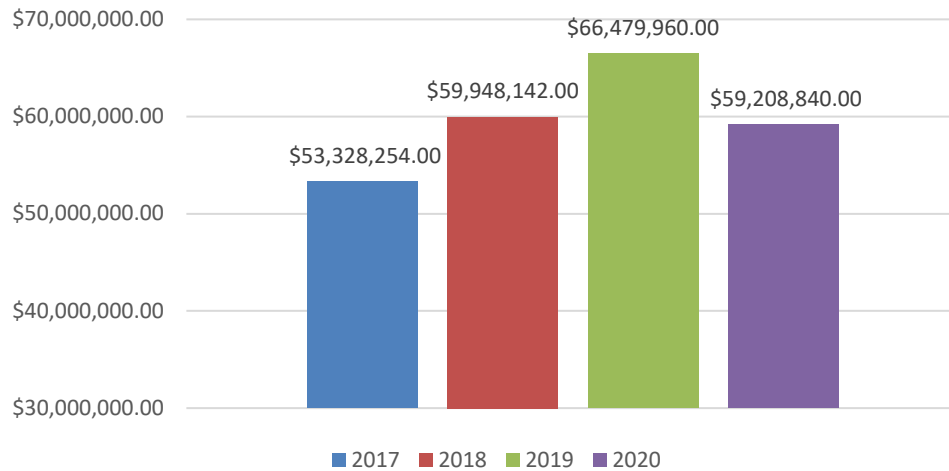
TOTAL PERMITS ISSUED



TOTAL COMPLETED INSPECTIONS



TOTAL CONSTRUCTION VALUE



ORDINANCE ENFORCEMENT

OVERVIEW: The Township adopted a new Property Maintenance Ordinance in 2020, which gave our Ordinance Enforcement staff better tools to deal with dangerous buildings and blighted properties. The CDD managed approximately **376** enforcement cases in 2020. Of the cases they handled in 2020, the most frequent types of violations (top 5) were related to:

1. **Property Maintenance Violations** (63)
2. **Inoperable Vehicles** (38)
3. **Tall Grass & Weeds** (33)
4. **Animal Control** (32)
5. **Recreational Vehicle & Trailer Storage** (30)

ZONING BOARD OF APPEALS (ZBA)

OVERVIEW: The ZBA considered two variance request applications in 2020. 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.

- **743 Kornoelje Drive NE** - Requested relief from the front yard setback to construct a garage on a small lake front property. *Approved*
- **2131 Riverbank Street NE** – Requested relief from the rear yard setback to construct an uncovered deck overlooking the river. *Approved*

PARKS & RECREATION

OVERVIEW: Similar to other governmental operations, the ability to complete projects was limited in 2020 because of the COVID-19 pandemic. However, as noted below, the Township was able to complete a few significant efforts. The following summarizes a few of the significant parks and recreation related projects:

- **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 Five-Year 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.
- **GRAND ROGUE PARK (GRP)** – GRP was opened to the public last October. Since then, it has become a very popular destination for walkers/hikers enjoying the expansive natural trail system. In addition, the construction of a new boulevard entrance drive to GRP, which began in the fall of 2019, was completed in the early summer of 2020. This project also included the construction of a new (and much safer) drive connection and parking lot to the Hyser Rivers Museum.
- **NON-MOTORIZED TRAILS** – No new non-motorized trails were constructed in 2020, but this was done by design. The Township held off on expenditure of 2020 trails millage funds in anticipation of the significant construction costs of the Rockford Trail, which is scheduled to be constructed in the fall of this year.

CDD STAFF

OUR TEAM:

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