

Planning Commission  
Regular Meeting  
August 4<sup>th</sup>, 2010  
7:00 p.m.

Members Present: A. Parent, J. Hickey – Chairman, T. Korfhage, C. Gornowich, T. Schweitzer, T. Byle, D. Brown, and M. Huizenga. Absent: C. Rypma. Also Present: F. Wash - Planning Director and Scott Conners – City Engineer.

Chairman Hickey opened the meeting at 7PM and Mark Huizenga gave the invocation.

Approval of Minutes – June 16<sup>th</sup>, 2010

Motion by C. Gornowich, supported by T. Byle, to approve the minutes of the June 16<sup>th</sup>, 2010 meeting. Motion carried.

General Public Comment

There were no comments at this time.

Case #10-577 – Millennium Park Boating Center –  
Site Plan Review

Chairman Hickey read the request for site plan review for a new boating center at Millennium Park, which is located in the southern part of Walker, north of the Grand River and east of Johnson Park. The proposed boating center would be constructed at the westerly end of the current park activity complex. The affected parcels include 3401 Vets Memorial Drive (PPN 41-17-05-400-001).

Planner Wash reviewed his staff report. He provided REGIS orientation to the subject area.

Engineer Conners then discussed his staff report dated 7-20-10. Conners identified public water system, sanitary sewage and floodplain concerns. Conners noted that the Grand Rapids Water Department has approved the water service extension for the proposed boat house. However, this is the end of “Phase 1” development for Millennium Park. Future major additions will require the extension and looping of public water main for the park.

Conners noted that the Kent County Health Department has conducted onsite tests to affirm the ability of the onsite septic system to handle the additional load from the boating center. The Health Department has confirmed the capacity and approved the boating center expansion.

The 100-year floodplain elevation and the finished floor elevation are important items, noted Connors. These items are specifically related to the future building permit but must be confirmed during site plan review.

Chair Hickey asked the elevation of the average water level and the 100-year floodplain water level. Millennium Park representative Trevor Bosworth, referencing Sheet C-102 of the project site plan, noted the average water elevation is 595' and the 100-year floodplain elevation is 605.98'. The finished floor elevation is proposed at 607'.

Bosworth also noted the onsite septic drainfield is 1,200' from the proposed boating center building and utilizes a pump station.

Chair Hickey asked Roger Sabine from Kent County Parks to explain the exterior materials proposed for the boating center building. Mr. Sabine and Mr. Bosworth displayed colorized exterior elevations of the structure, noting the compatibility with other buildings that exist in the park.

Member Huizenga asked if additional parking was needed for the boating center. Mr. Sabine noted that the existing parking lot would be used for boating center patrons.

Member Huizenga asked if the existing water line connection uses materials consistent with City of Grand Rapids standards. Engineer Connors replied that the existing plastic water pipe would have to be upgraded with the next major addition to the park. In addition, Connors noted that the Parks Department should meet with Grand Rapids Water Department to "master plan" public utilities throughout the site.

Chair Hickey asked if this project had undergone the standard city staff site plan review. Wash noted that the project had and that the fire department had approved of the onsite fire safety system.

Chair Hickey asked Mr. Sabine what the primary function of the proposed building would be. Mr. Sabine noted the main building would be used as a rental center for non-motorized boats of various types.

MOTION by Member Gornowich with support from Member Byle to approve the site plan for the Millennium Park Boating Center, as the plans meet the site plan review standards noted in the City of Walker Zoning Ordinance, subject to the following condition:

- 1) The project will meet all conditions noted in the City of Walker Engineer's letter dated July 20<sup>th</sup>, 2010, with clarification that sealed plans are required prior to issuance of any building permits.

MOTION passed with an 8 – 0 vote.

Commissioner and Staff Update

Wash noted the next meeting will be held on August 18<sup>th</sup>. Two items are scheduled for review. One will be a CPUD signage request at 355 Wilson Avenue. The second item will include several zoning ordinance amendments forwarded by the ordinance committee.

Wash reminded members to RSVP for the Dan Burden “walkability” workshop, scheduled for August 20<sup>th</sup>.

Adjournment

Motion by A. Parent, supported by C. Gornowich to adjourn at 7:45 p.m. Motion carried.

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Administrative Approval

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Carol Gornowich, Secretary - Walker Planning Commission