

Planning and Zoning Commission
Regular Meeting
August 27, 2012

- 1) The meeting was called to order at 7:00 p.m.
- 2) Roll Call.
Present: Craig Agan, Nelson Bogaard, Jim Danks, Andrew Green, Ken Rozenboom, Bob Smith, Gary Van Vark, Ervin Van Wyk, Teri Vos.
Absent: Julio Chiarella, David Landon.
Others Present: Bryan Schnurr (WesleyLife), Doug Mandernach (Civil Design Advantage), Doug Van Zee, Brad Uitermarkt, Wayne Stienstra, Denny Buyert, George Wesselhoft.
- 3) Approval of Minutes. The minutes of the July 23, 2012 regular meeting were approved as submitted.
- 4) Site Plan for WesleyLife. Wesleylife is proposing to construct a retirement facility consisting of assisted living housing and nursing facilities. The site location is on North Main Street on 49.85 acres. 86,720 square feet of total building on one story along with private looped drive and 78 parking stalls is proposed for this campus style development. The building design would include interconnected cottage style structures as follows:

Square Footages:

Assisted living wing	- 20,580 sf
AL Memory care	- 10,840 sf
Skilled house B	- 10,333 sf
Skilled house C	- 10,333 sf
Skilled house D	- 10,333 sf
Skilled memory house E	- 10,333 sf
Commons	- 10,816 sf

Access for the development would be from the north side of the site from Main Street. The proposed off street parking exceeds the requirements of the Zoning Ordinance. The proposed landscaping exceeds the requirements of the Zoning Ordinance. A majority of the site will not be disturbed as part of the development with only 9.48 acres assumed with 9.31 acres routed through detention and 0.17 acres un detained. The storm water runoff will be collected via a series of intakes and conveyed via storm sewer to the detention pond.

A proposed development agreement that will be considered by City Council on September 4 would address associated off site public infrastructure extensions/upgrades:

Water: Developer, at minimum, will extend an 8" public water main along the east side of Main Street across their entire frontage to serve their site. However the City's engineering water model recommends the City increases this water

main to a 12” pipe. Therefore by the development agreement the City will install a 12” water main from Big Rock Road to the north side of Fountain View Drive (currently under construction) a distance of 455 feet AND Hearthstone will be required to install a 12” water main from the north side of the Fountain View Drive to Hearthstone’s north property line a distance of 655 feet.

Sanitary Sewer: Developer, at minimum, is required to construct at a minimum an 8” off-site sanitary trunk sewer to the City’s existing sanitary trunk sewer at a distance of approximately 1,900 feet. However the City desires that this off-site sewer be sized to accommodate future development of the entire drainage basin. It has been determined to accomplish such, the first three segments of sanitary sewer need to be constructed using 10” pipe. The City through the development agreement will therefore reimburse Hearthstone for the difference of the 8” pipe increase to 10” and associated work for 1,117 feet for a total cost to the City.

Bob Smith asked for clarification on the updated development agreement.

George Wesselhoft responded that the updated development agreement provided to the Commission contains language pertaining to the deferment of sanitary sewer installation to the west and south of the main development until such time that extension is warranted.

Bob Smith made a motion to approve the site plan subject to the most recent development agreement. Gary Van Vark seconded the motion. Upon vote, all voted yes. Motion carried 9 to 0.

- 5) Site Plan for Vermeer Corporation. Vermeer Corporation is proposing an office addition to their existing Plant 2 facility. This addition would comprise 7,050 square feet of expansion to the existing office in the front of Vermeer’s Plant 2 manufacturing building.

Andrew Green made a motion to approve the site plan. Ervin Van Wyk seconded the motion. Upon vote, Green, Van Wyk, Agan, Bogaard, Danks, Rozenboom, Van Vark, Vos voted yes. Smith abstained. Motion was 8 to 0 with 1 abstention.

- 6) Amendment to the Comprehensive Plan Amending the Future Transportation System (Proposed Streets) of the Comprehensive Plan. The City’s Comprehensive Plan, which was last amended in 2007, has as part of it a Future Transportation System for future street connections as part of a long range plan to better improve traffic circulation and connectivity. Recently the issue of transportation linkage east of Main Street/T14 in the vicinity of the WesleyLife development was discussed at the Planning and Zoning Commission. The current Comprehensive Plan does not identify a future thoroughfare on the east side of Main Street/T14 anywhere in this vicinity. City Council at the March 20 Policy and Planning discussed this matter and the direction received was to proceed with an amendment that would re-establish a link between Main Street near Big Rock

Park Road to Hazel Street near East Park Lane as was previously identified in the last Comprehensive Plan. Two alternatives were proposed at the April 23, 2012 Planning and Zoning Commission meeting. This item was tabled at the April 23, 2012 meeting after concerns were raised during the public hearing by Wayne Stienstra, property owner in the area. The direction was to consider Mr. Stienstra's alternatives. Staff recommends that the only option of the Wayne Stienstra alternatives that would be consistent with the intent of the Comprehensive Plan would be his Alignment 2.

Wayne Stienstra stated that he owns a historic property with the apple barn and that he has invested \$250,000 total including \$50,000 of improvements and he is concerned about how the future street designation will affect the value of his property. He added that of the 8.8 acres he owns, 6 acres is in timber reserve. Mr. Stienstra mentioned further that he has a tenant interested in purchasing the house and he bought it to preserve the apple barn and would like to know his options should he sell off three acres.

George Wesselhoft explained that if the City Council would approve the amendment to the Comprehensive Plan re-establishing a future street on the property that there would be two City Code triggers as far as the future street. If a site plan is proposed such as if the property were rezoned for multi-family, for example, then at minimum an easement would need to be provided for the future street route similar to what was required for Saint Mary's new church site plan. Also, if a subdivision is proposed the future street would be required to be completed as there is language in the Code pertaining to conformance with the Comprehensive Plan unless some type of development agreement would be approved deferring its installation.

Gary Van Vark questioned whether getting from point A to point B is the concern as far as the future street.

Denny Buyert mentioned that the current discussion is really getting into more detail than a Comprehensive Plan typically does. He continued by stating his position that if a multi-family development were proposed staff would recommend more than just a corridor but an actual street.

There was further discussion about the proposed amendment for the future street. Bob Smith made a motion to table the matter for 60 days so that Mr. Stienstra's concern about splitting off three acres could be addressed. Ervin Van Wyk seconded the motion. Upon vote, Smith, Van Wyk, Agan, Bogaard, Green, Landon, Rozenboom, Vos voted yes. Van Vark voted no. Motion carried 8 to 1.

- 7) The meeting was adjourned at 7:40 p.m.

Respectfully submitted,
George Wesselhoft
Planning and Zoning Director