



March 12, 2020

Public Hearing Room, 2nd Floor

**I. 12:00 p.m. - 12:30 p.m. - Lunch - Conference Room 303, 3rd Floor**

**II. Call to Order**

The meeting was called to order at 12:30 PM by Chairperson Kyle Van Strien

PRESENT: Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame, Treur

ABSENT:

STAFF PRESENT: Kristin Turkelson, Landon Bartley, Elizabeth Zeller, Nick Cicero, and Assistant City Attorney Amber Beebe

**Minutes - Approval of the 2/27/20 minutes: Motion by Mr. Rozeboom, supported by Mr. Greenwald, to approve the Planning Commission minutes of 2/27/20. MOTION CARRIED UNANIMOUSLY.**

**III. Approval of Minutes**

A. Approval of Minutes from February 27, 2020

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Paul Rozeboom, Vice Chairperson
<b>SECONDER:</b>	Paul Greenwald, Board Member
<b>YEAS:</b>	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame, Treur

**IV. Business**

A. **Planning Director's Report**

B. **Conflict of Interest**

**V. Public Hearings beginning 1:00 p.m. or soon thereafter in the Public Hearing Room, 2nd Floor**

A. 240 Hall St. SE, et al - Ground Floor Residential

**Address:** 240 Hall St. SE, 1210 Cass Ave. SE; and 1201, 1211 & 1215 Lafayette Ave. SE

**Applicant:** MoTown Square Limited Dividend Housing Association LP (Maurice Townsend)

**Requesting:** Approval to establish an affordable, assisted living, senior housing facility with ground floor residential use in a Traditional Business Area Zone District and to construct associated parking in the Mixed-Density Residential Zone District.

**Zoning:** TN-TBA Traditional Neighborhood– Traditional Business Area  
TN-MDR Traditional Neighborhood– Mixed-Density Residential  
**Requirements:** Article 5 Residential Zone Districts  
Article 6 Mixed-Use Commercial Zone Districts  
5.12.08. Site Plan Review  
5.12.09. Special Land Use  
5.9.20 Multiple Family Dwellings  
**Case Number:** PC-SLU-2020-0015  
**Staff Assigned:** Elizabeth Zeller [ezeller@grcity.us](mailto:ezeller@grcity.us)  
**Type of Case:** Special Land Use  
**Effective Date:** March 28, 2020

<b>RESULT:</b>	<b>APPROVED WITH CONDITIONS [8 TO 0]</b>
<b>MOVER:</b>	Laurel Joseph, Board Member
<b>SECONDER:</b>	Rick Treur, Board Member
<b>YEAS:</b>	Rozeboom, Davis, Joseph, Greenwald, Behler, Van Strien, Brame, Treur
<b>RECUSED:</b>	Zach Verhulst

B. 2740 Eastern Ave. SE- Conversion of Office to Multi-Family

**Address:** 2740 Eastern Ave. SE  
**Applicant:** Eastern Enterprises, LLC  
(Andrew Van Eerden)  
**Requesting:** Approval to convert an existing office building to multiple-family use with nine dwelling units.  
**Zoning:** MCN-LDR Mid-20th Century Neighborhood– Low Density Residential  
**Requirements:** Article 5 Residential Zone Districts  
5.9.20. Multiple Family Dwellings  
5.12.08. Standards for Site Plan Review  
5.12.09. Special Land Use  
**Case Number:** PC-SLU-2020-0003  
**Staff Assigned:** Elizabeth Zeller [ezeller@grcity.us](mailto:ezeller@grcity.us)  
**Type of Case:** Special Land Use  
**Effective Date:** March 28, 2020

<b>RESULT:</b>	<b>APPROVED WITH CONDITIONS [UNANIMOUS]</b>
<b>MOVER:</b>	Rick Treur, Board Member
<b>SECONDER:</b>	Laurel Joseph, Board Member
<b>YEAS:</b>	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame, Treur

C. 153 Carrier St. NE - Greenspace

**Address:** 153 Carrier St. NE  
**Applicant:** The Society of the Redemptorists of Grand Rapids

(Fr. Thomas Santa)  
**Requesting:** **Approval to use a residential property for greenspace.**  
**Zoning:** TN-MDR Traditional Neighborhood– Mixed-Density Residential  
**Requirements:** Article 5 Residential Zone Districts  
5.2.03.B. Demolition  
5.12.08. Standards for Site Plan Review  
5.12.09. Special Land Use  
**Case Number:** PC-SLU-2020-0004  
**Staff Assigned:** Elizabeth Zeller [ezeller@grcity.us](mailto:ezeller@grcity.us)  
**Type of Case:** Special Land Use  
**Effective Date:** March 28, 2020

<b>RESULT:</b>	<b>APPROVED WITH CONDITIONS [UNANIMOUS]</b>
<b>MOVER:</b>	Rick Treur, Board Member
<b>SECONDER:</b>	Walter M Brame, Board Member
<b>YEAS:</b>	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame, Treur

D. 35 S. Division Avenue - Wine and Jazz Bar

**Address:** **35 S. Division Avenue**  
**Applicant:** GR Noir, LLC  
(Shatawn and Nadia Brigham)  
**Requesting:** **Approval to establish a wine and jazz bar with outdoor seating, and the sale of alcohol for off-site consumption.**  
**Zoning:** TN-TCC Traditional Neighborhoods – Transitional City Center  
**Requirements:** Article 6 Mixed-Use Commercial Zone Districts  
5.9.05. Alcohol Sales  
5.9.24. Outdoor Seating  
5.12.08. Standards for Site Plan Review  
5.9.24. Outdoor Seating  
**Case Number:** PC-SLU-2020-0010  
**Staff Assigned:** Elizabeth Zeller [ezeller@grcity.us](mailto:ezeller@grcity.us)  
**Type of Case:** Special Land Use  
**Effective Date:** March 28, 2020

<b>RESULT:</b>	<b>APPROVED WITH CONDITIONS [UNANIMOUS]</b>
<b>MOVER:</b>	James Davis, Secretary
<b>SECONDER:</b>	Laurel Joseph, Board Member
<b>YEAS:</b>	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame, Treur

E. 1000 Ken-O-Sha Industrial Park Dr SE marijuana grow & provisioning center

**Address:** **1000 Ken-O-Sha Industrial Park Drive SE**  
**Applicant:** Indica, LLC

(Jacob Abraham)  
**Requesting:** **Approval for a marijuana growing facility with a co-located provisioning center.**  
**Zoning:** SD-IT Special Districts – Industrial Transportation  
**Requirements:** Article 7 Special Zone Districts  
5.9.19. Marijuana Facilities  
5.12.06. Neighborhood Meeting  
5.12.08.E. Standards for Site Plan Review  
5.12.09. Special Land Uses  
**Case Number:** PC-MSLU-2019-0101  
**Staff Assigned:** Landon Bartley [lbartley@grcity.us](mailto:lbartley@grcity.us)  
**Type of Case:** Marijuana Special Land Use and Final Site Plan Review  
**Effective Date:** March 28, 2020

F. 650 Burton Street SW Marijuana Provisioning Center

**Address:** **650 Burton Street SW**  
**Applicant:** Green Skies – Healing Tree, LLC  
(Victor Kattoula)  
**Requesting:** **Approval for a medical marijuana provisioning center.**  
**Zoning:** TN-TBA Traditional Neighborhoods - Traditional Business Area  
**Requirements:** Article 6 Mixed-Use Commercial Zone Districts  
5.9.19. Marihuana Facilities  
5.12.06.D. Good Neighbor Plan  
5.12.08.E. Standards for Site Plan Review  
5.12.09. Special Land Uses  
**Case Number:** PC-MSLU-2020-0011  
**Staff Assigned:** Landon Bartley [lbartley@grcity.us](mailto:lbartley@grcity.us)  
**Type of Case:** Marijuana Special Land Use and Final Site Plan Review  
**Effective Date:** March 28, 2020

<b>RESULT:</b>	<b>APPROVED WITH CONDITIONS [UNANIMOUS]</b>
<b>MOVER:</b>	James Davis, Secretary
<b>SECONDER:</b>	Paul Rozeboom, Vice Chairperson
<b>YEAS:</b>	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame, Treur

VI. Planning Commission Discussion

VII. Public Comment

VIII. Adjournment

The meeting was closed at 4:45 PM