

Subplan #1 Distribution

To: Walker City Commission, Mayor and City Manager
From: Frank Wash
cc: Walker Planning Commission
Date: March 17, 2015
Re: Subplan #1 Release for Distribution

Hello:

Attached you will find a resolution stated in the affirmative to release the draft Subplan #1 Future Land Use Plan for distribution to neighboring communities and other entities as required by the Michigan Planning Enabling Act. (MPEA) This distribution seeks advisory comments on the draft document. The advisory period will run until May 26th, 2015 per the MPEA.

I have attached the draft Subplan #1 Future Land Use Plan for your review. Also included is a document we are using to keep track of the schedule for this master plan amendment. Note that the tracking document is forward dated and stated in the affirmative.

Also note that the City Commission can reject the distribution and send the draft Subplan back to the Planning Commission for refinement.

I will be in attendance on 3-23-15 to assist in this discussion.

Thanks.



Frank Wash, AICP, PCP
Walker Assistant City Manager / Community Development Director

RESOLUTION 15-

At a regular meeting of the City Commission of the City of Walker, Michigan, held in the City Commission Chambers in said City, 4243 Remembrance Road, NW, on Monday, the 23rd day of March, 2015, at 7:00 p.m., there were:

PRESENT: _____

ABSENT: _____

The following resolution was offered by Commissioner
_____ and seconded by Commissioner
_____:

WHEREAS, Act 33 of the Public Acts of Michigan of 2008, as amended, the Michigan Planning Enabling Act (the "Act") provides for a city planning commission to prepare potential amendments to a master plan or a subplan for a geographic area less than the entire planning jurisdiction; and

WHEREAS, The Act notes that the legislative body, in this case the Walker City Commission, can, and has by previous resolution, asserted the right to approve or reject amendments to a master plan or a subplan for a geographic area less than the entire planning jurisdiction; and

WHEREAS, the Walker Planning Commission on February 18th, 2015 approved a draft document titled Subplan #1 Future Land Use Plan and forwarded said document to the Walker City Commission for consideration and potential distribution for advisory comments, following the direction noted in the Act.

NOW, THEREFORE, BE IT RESOLVED, that the Walker City Commission does hereby approve the draft document titled Subplan #1 Future Land Use Plan for distribution to those entities who have received the Notice of Intent to Plan for the purpose of seeking advisory comments, following the direction noted in the Act.

Upon vote for the adoption of said resolution, the vote was:

YEAS: _____

NAYS: _____

The resolution was thereupon declared adopted.

The undersigned, being the duly qualified and acting Clerk of the City of Walker, Kent County, Michigan, does hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Walker at a regular meeting held this 23rd day of March, 2015, at which meeting a quorum was present and remained throughout, and that the resolution has not been amended or rescinded and that the original of the resolution is on file in the records of the City.

IN WITNESS WHEREOF, the official signature of the Clerk and the seal of the City of Walker are hereunto affixed this ____ day of _____, 2015.

Sarah Bydalek, City Clerk

Mark Huizenga, Mayor

3-24-15

[illegible][illegible]

Subplan #1 Future Land Use Plan

City of Walker
Kent County, Michigan



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DRAFT DOCUMENT – MARCH 23rd, 2015

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The 2006 Sub Area #1 Master Planning Process

The City of Walker places significant emphasis on the community planning process. The last official update to the entire “Walker Master Plan” took place in 1998. However, since that time, the City has been in an almost-continuous state of master plan review, evolution and implementation.

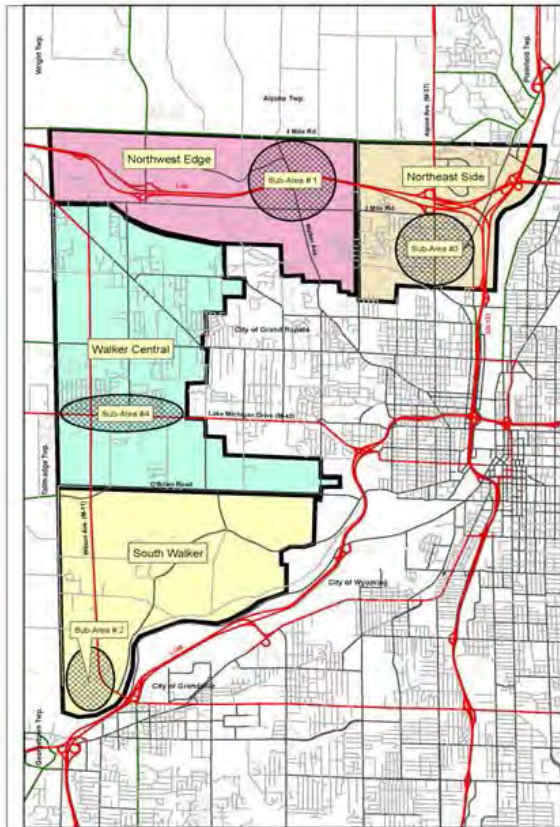


Figure 1: 2005 Walker Neighborhood Map

In 2005, City officials recognized the diversity of neighborhoods in Walker and created the map shown here as **Figure 1**. Based on these general neighborhood boundaries, focal point Sub Area Plans were developed and adopted in 2006 and 2007. These specific area mini-plans reflected the increasing importance of neighborhood-level planning and zoning decisions in Walker.

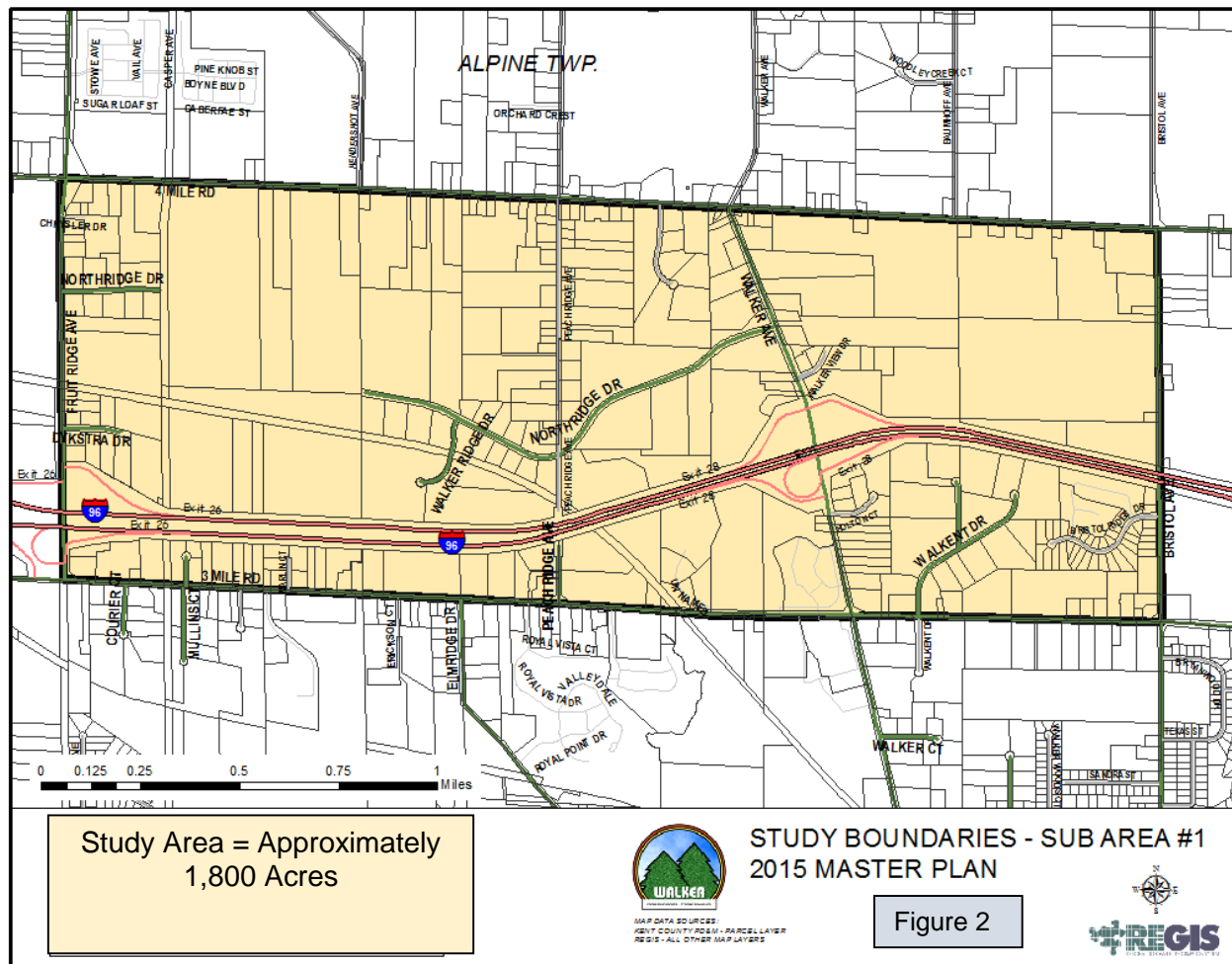
The first mini-plan was called the Sub Area #1 Land Use Plan. The main goal of the Sub Area #1 master planning process was to create a guidebook for future land use decisions that would be understood and supported by citizens while concurrently addressing the economic, social and environmental realities facing the City of Walker.

The study boundaries of Sub Area #1 were expanded from those shown on Figure 1 to include the land south of 4 Mile Road, north of 3 Mile Road, east of

Fruit Ridge Avenue and west of Bristol Avenue. See **Figure 2** below for the expanded Sub Area #1 study boundaries.

On August 16th, 2006, the original Sub Area #1 Land Use Plan was approved. This document is attached as **Appendix A** and serves as a useful reference for the content of this report.

The community planning process and resulting land use recommendations adopted in 2006 for Sub-Area #1 provided a sound foundation on which to base future land use and zoning decisions. However, a major commercial / mixed use development plan, which spurred the planning for a “Village Center” in the Sub Area #1 Land Use Plan, failed to materialize beyond the rezoning stage, leaving the City with a large assembly of properties reserved for potentially unrealistic future land uses.



This strategic threat to the Walker community planning platform was formally identified in late 2014 subsequent to a new development plan for the +/- 250-acre former “Village Center” assembly of properties. The new “Walkerview” developers requested amendments to the 2006 Sub Area #1 Land Use Plan to instead allow a mixture of commercial, office and industrial uses on land identified as the “Village Center - Entertainment” area.

The Walkerview project underwent a public hearing on December 3rd, 2014 for review of the developer's request for the following action items:

1. Amendments to the 2006 Sub Area #1 Land Use Plan to change the future land use designation from VCE – Village Center Entertainment to Highway Commercial, Office and Heavy / Light Industrial.
2. A rezoning of 90 acres from MPUD – Mixed Use Planned Unit Development to ML – Light Industrial
3. Amendments to the Northridge Drive East Precise Plat, which was adopted in 2009 to ensure that Northridge Drive would be constructed between Walker Avenue and Bristol Avenue.

Figure 3 is the original Walkerview site plan as reviewed on December 3rd, 2014. The planning commission meeting minutes are attached as **Appendix B**.

The planning commission decided to table the Walkerview rezoning request and precise plat amendment. The requested rezoning to ML – Light Industrial was judged to be inconsistent with the 2006 Sub Area #1 Land Use Plan. Based on comments received during the public hearing from citizens and the Walkerview applicants, the planning commission also decided to initiate the master plan review process for Sub Area #1 and the adjacent Sub Area #3B. The Notice of Intent to Plan documentation is attached as **Appendix C**.

The planning commission noted that, as during the 2006 review and approval of the original Sub-Area #1 Land Use Plan, residents, land owners and applicants would play an important role in the master planning process, providing input and acting as an effective sounding board for both the planning commission and the city commission. The guiding principles for public participation would again be to:

- ◆ Provide the public with an opportunity to actively participate and be heard.
- ◆ Ensure the master planning process was fair and open to all.
- ◆ Establish respect for a diversity of ideas and opinions.

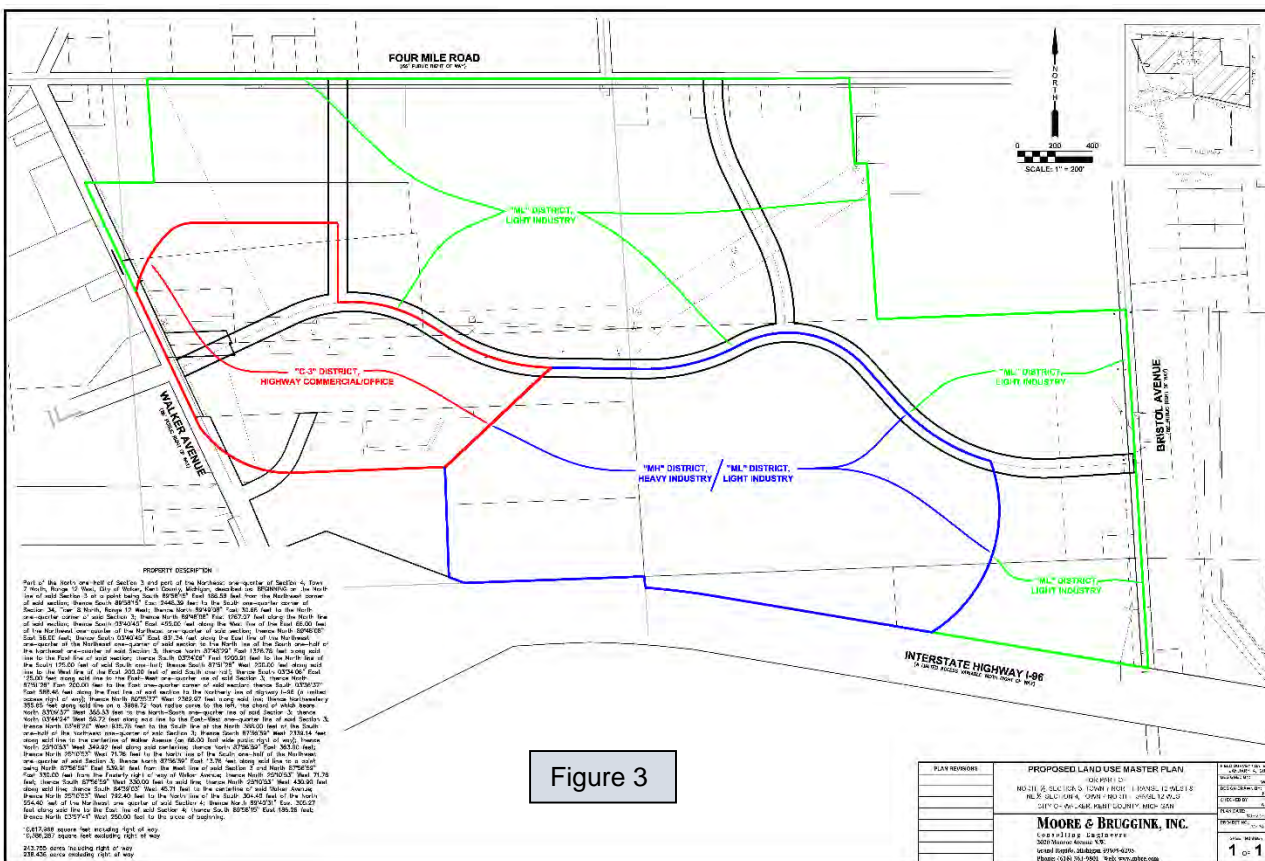


Figure 3

Updating the 2006 Sub Area #1 Land Use Plan

Work Session #1

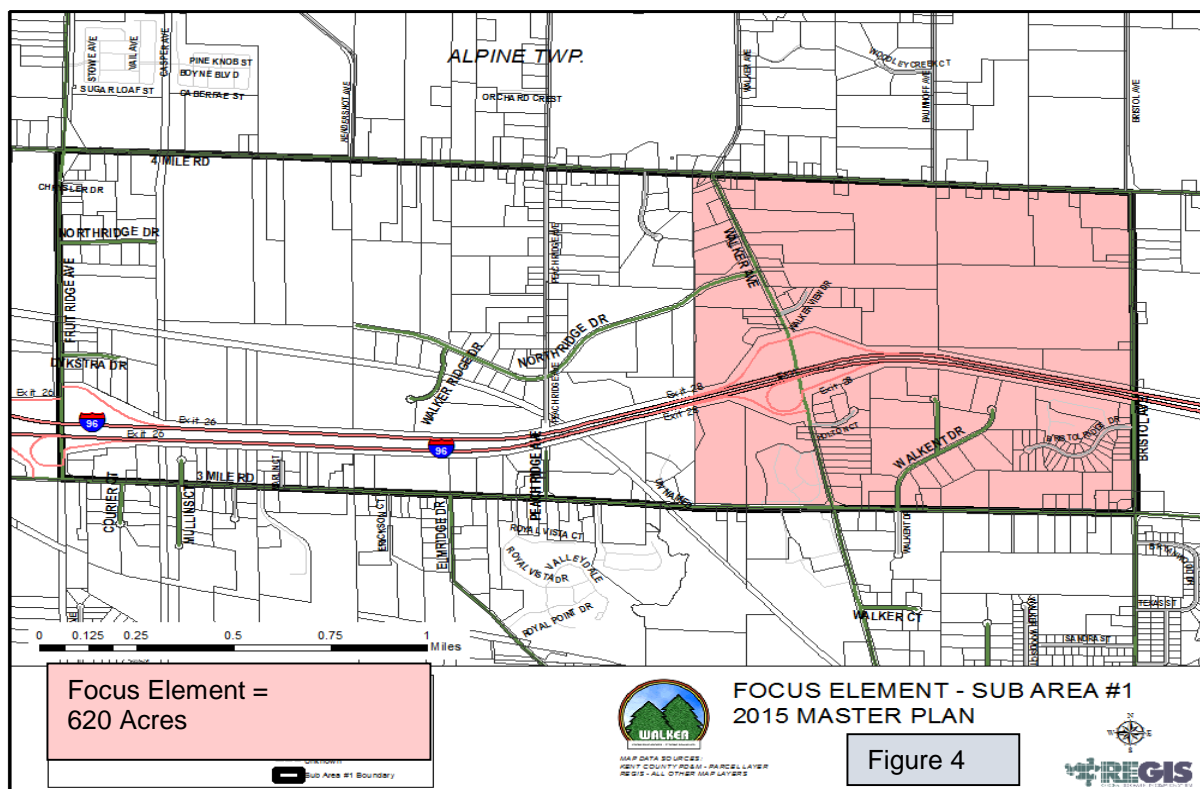
The planning commission held a master plan work session on December 17th, 2014. The meeting minutes are attached as **Appendix D**. The work session was interactive and constructive comments were received from several members of the public and the Walkerview developers.

After significant deliberation, the planning commission affirmed that the 2007 Sub Area #3B Land Use Plan was current and realistic and amendments were not necessary.

The planning commission also decided to open the 2006 Sub Area #1 Land Use Plan for updates and specific amendments. The planning commission expressed concern that the original plan might no longer have a basis in reality from the standpoint of market economics, politic support or citizen desire.

Work Session #2

The planning commission held a second master plan work session on January 21st, 2015. The meeting minutes are attached as **Appendix E**. The goal of this second work session was to decide on a preferred future land use map for the “Focus Element” of Sub Area #1, as shown in pink on **Figure 4**. Note that the Focus Element included the Walkerview project area (former Village Center) plus the “Walker Wedge” lots west of Walker Avenue and north of Northridge Drive.

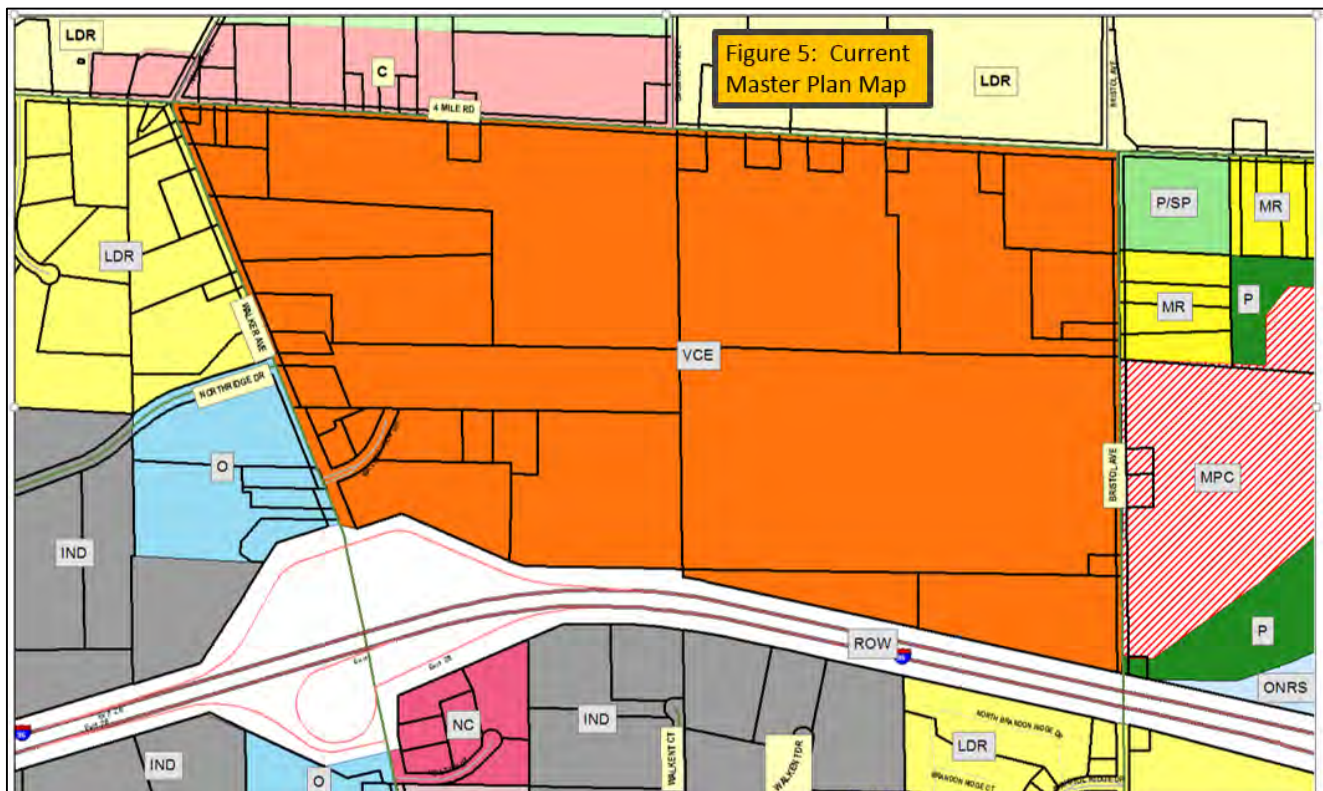


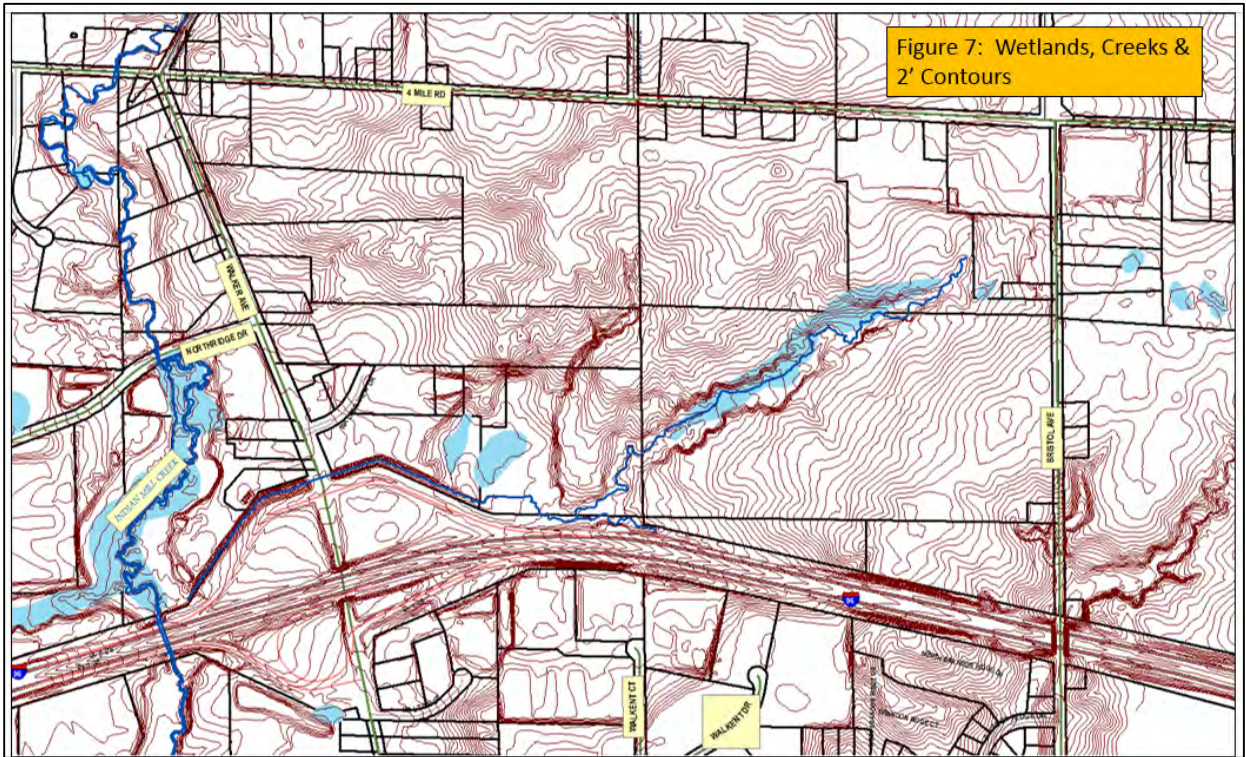
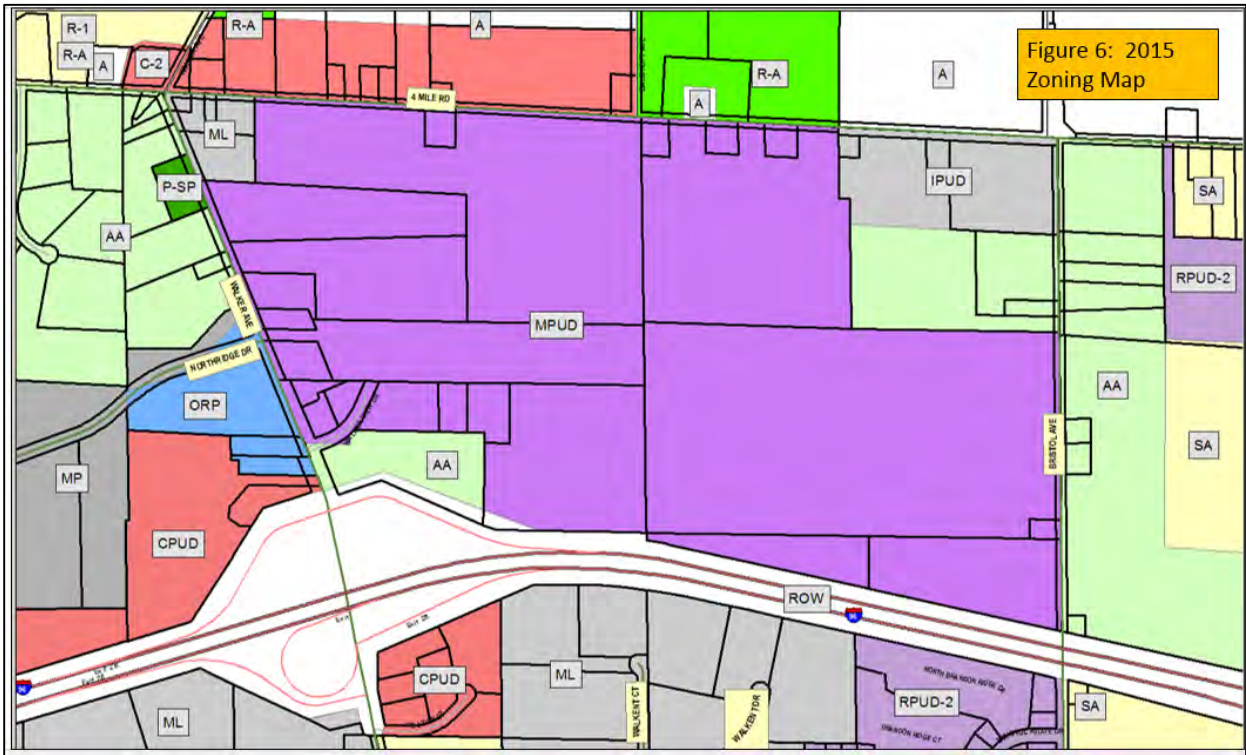
The Focus Element also included land north of 3 Mile Road extending westerly from Bristol Avenue through the Meijer corporate campus. Certain lots in this area required updates to future land use classifications based on historical and existing operations.

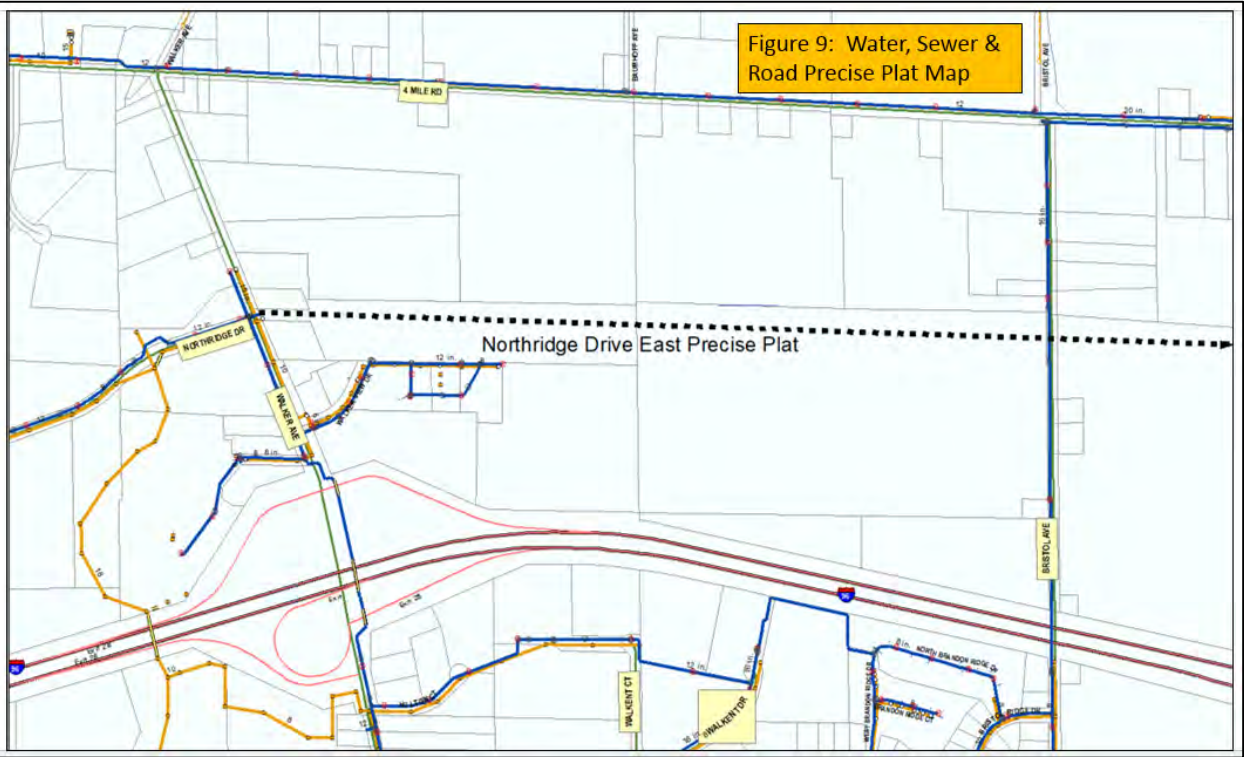
Note that while the entire Sub Area #1 study boundary was open for discussion, master plan details outside of the Focus Element had been affirmed as current by the planning commission during Work Session #1. As such, **content approved in the 2006 Sub Area #1 Land Use Plan outside of the Focus Element would remain official Walker master plan policy.**

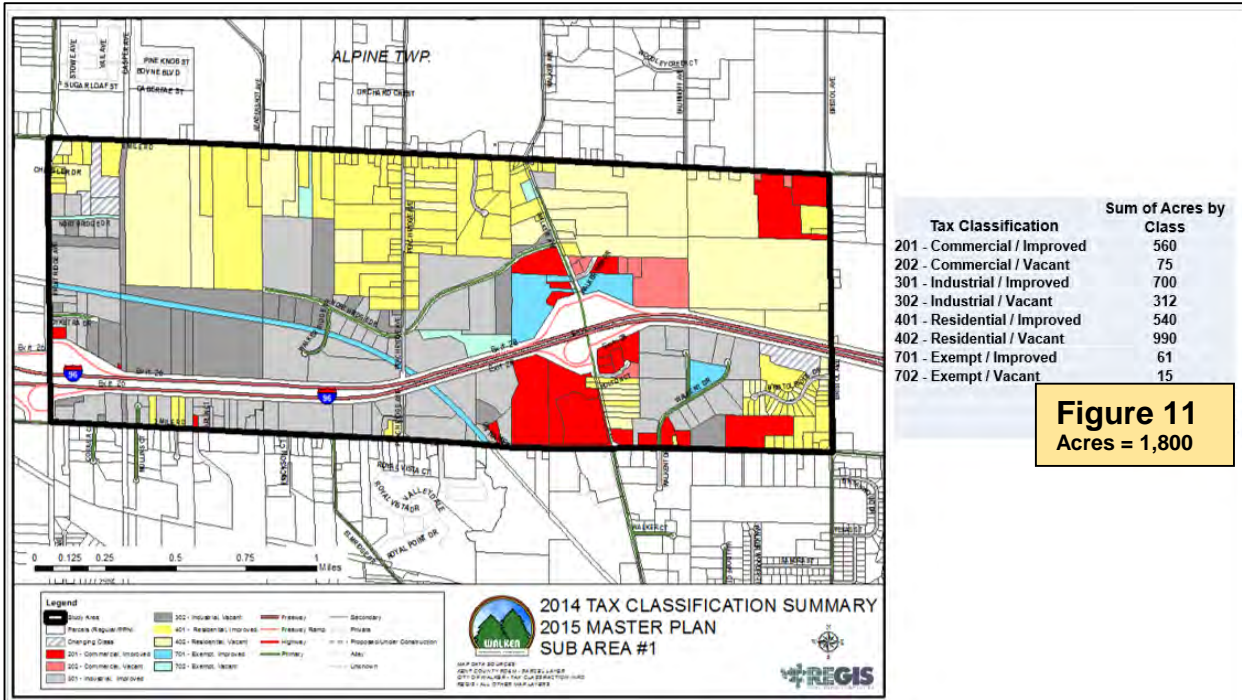
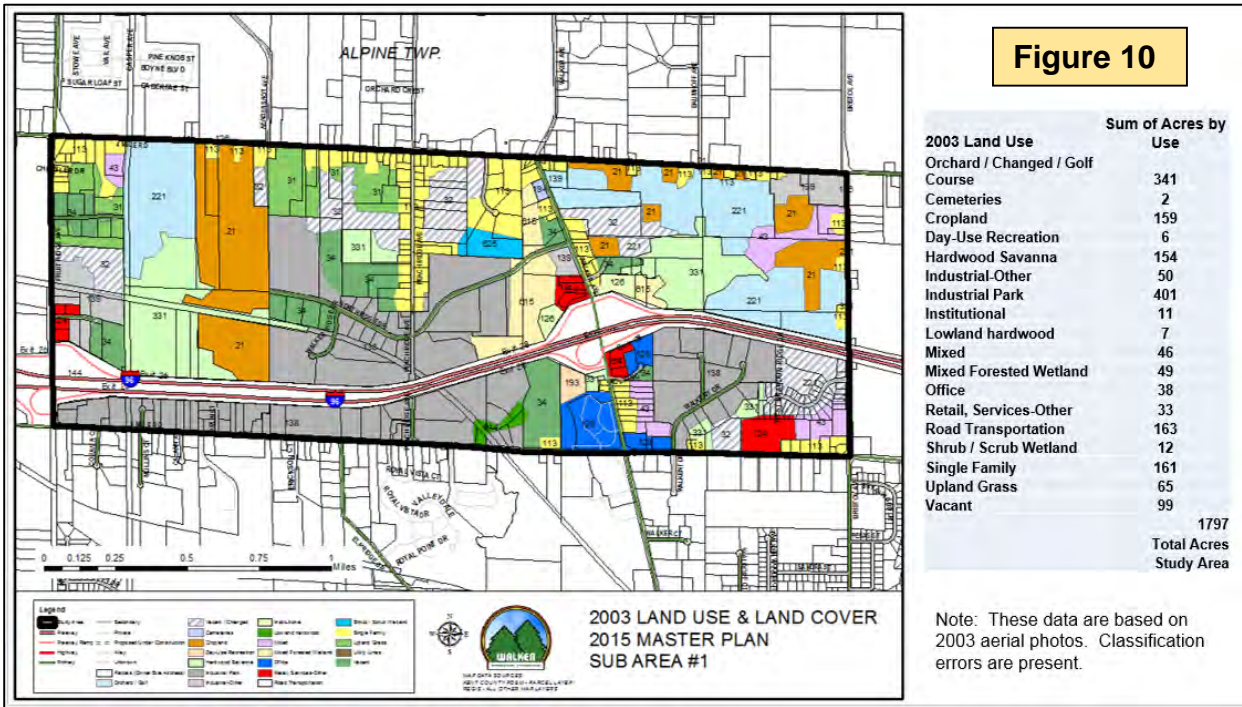
Walker staff established the informational backbone for Work Session #2 by providing the planning commission with multiple “decision support” maps and tables that displayed the following:

Figure 5: Current Master Plan Map – 2006/07
Figure 6: 2015 Zoning Map
Figure 7: Wetlands, Creeks & 2' Contours Map
Figure 8: 2012 Aerial with 2014 Parcels Map
Figure 9: Water, Sewer & Road Precise Plat Map
Figure 10: 2003 Land Use and Land Cover Map
Figure 11: 2014 Tax Classification Summary Map



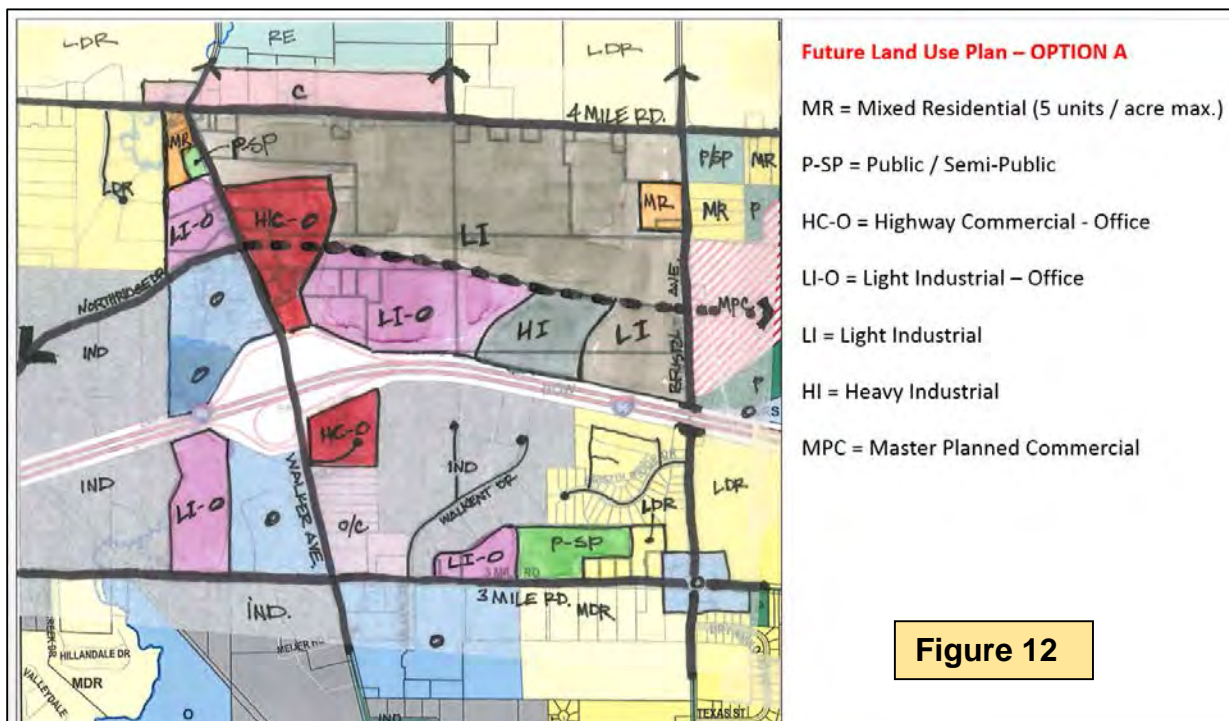




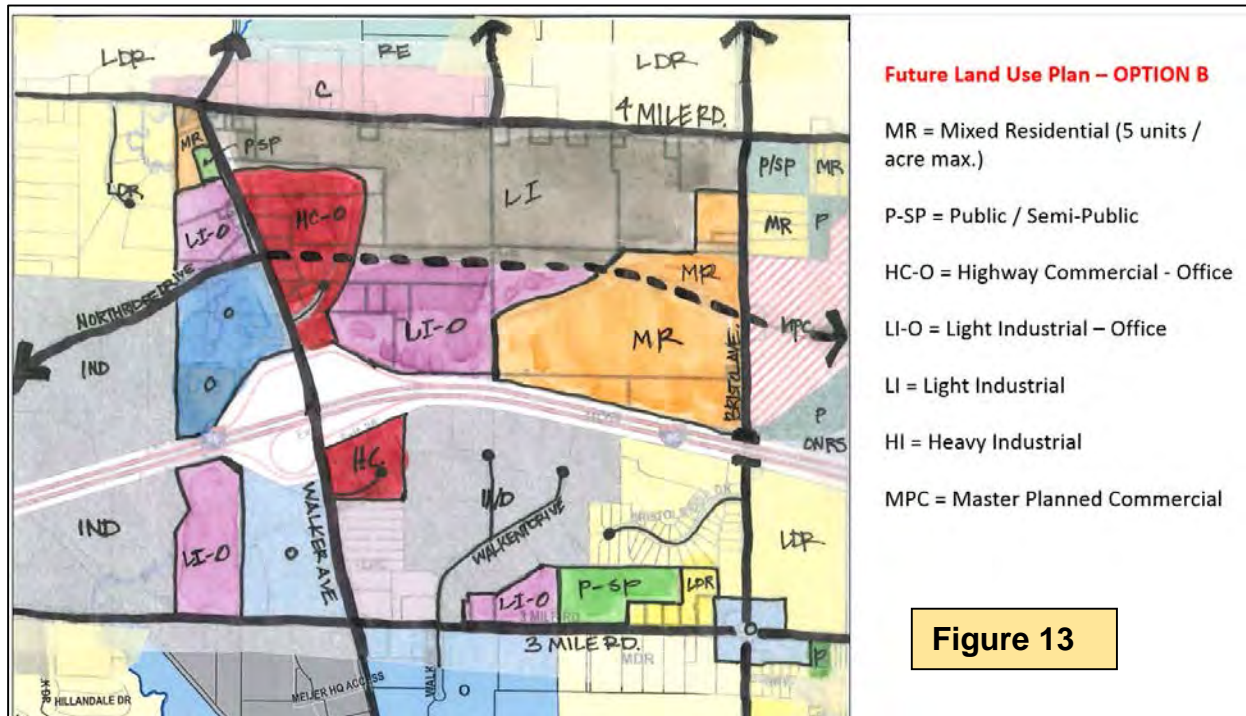


After substantive discussion of the decision support maps and data, the planning commission considered three potential Future Land Use Map options for the Sub Area #1 Focus Element, as follows:

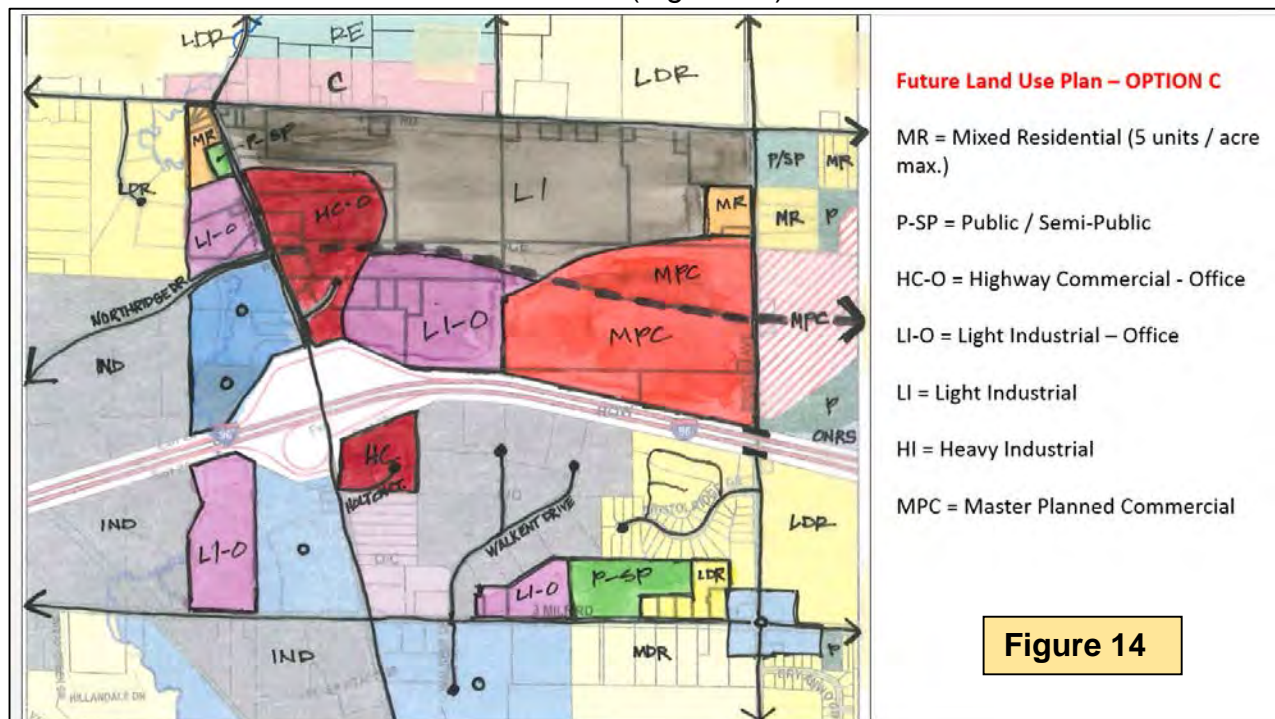
1. **Option A** would change the former Village Center area from Village Commercial Entertainment to Industrial with a Light Industrial-Office area near Grand Rapids Ophthalmology and Highway Commercial-Office at Walker Avenue and Northridge Drive. The Walker Wedge was shown as transitioning from Mixed Residential on the north to Light Industrial-Office. Existing homes west of Bristol and south of Mast Greenhouses would be planned for Mixed Residential uses to match with the affirmed Sub Area #3B Land Use Plan (Figure 12).



2. **Option B** suggested the general arrangement of future land uses as option A except that the southeast quadrant of the former Village Center / current Walkerview site would be Mixed Residential with a maximum density matching what is planned for Sub Area #3B (Figure 13).



3. **Option C** suggested that the Walker Wedge be planned for Light Industrial-Office. Otherwise, Option C offered the general arrangement of future land uses as Option A, except that the southeast quadrant of the former Village Center / current Walkerview site would be Master Planned Commercial, matching what is planned east of Bristol Avenue for Sub Area #3B (Figure 14).



Please review **Appendix E** for a narrative summary of the planning commission's selection of Option A-1 as the new Future Land Use Map for the Focus Element of the Sub Area #1 study area. Option A-1 is shown in **Figure 15** below, with **Table 1** meeting the master-plan-to-zoning-district requirements of the Michigan Planning Enabling Act (MPEA). Note that an area south of 3 Mile Road and east of Walker Avenue was added and the future land use designation updated to "LI-O Light Industrial Office" based on the current mixture of uses on these parcels. This addition includes the lot currently owned by the City of Walker south of 3 Mile Road and east of Walkent Drive.

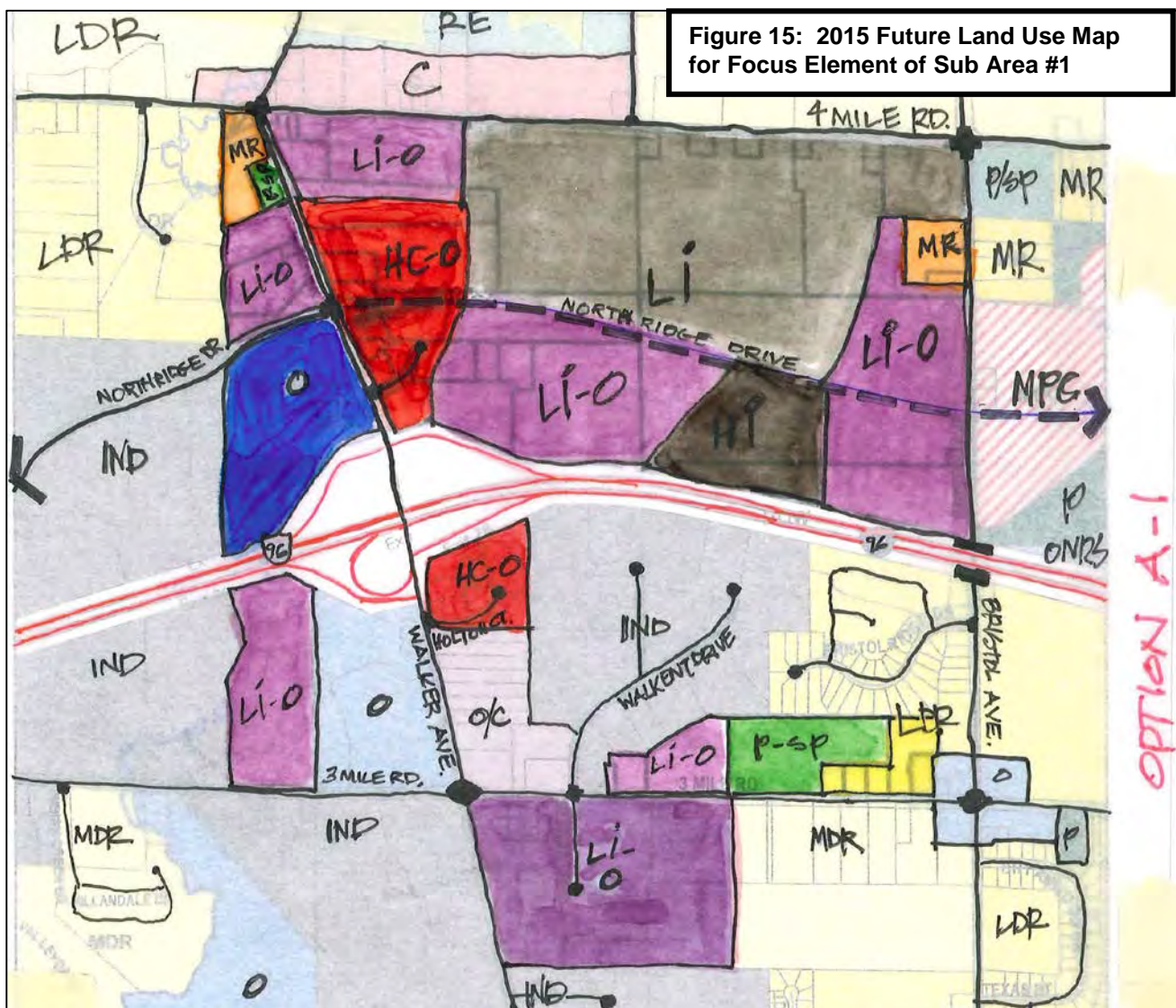


Table 1: 2015 Future Land Use Plan (FLUP) – Sub Area #1 Focus Element

FLUP Label	FLUP Description	Walker Zoning Districts
LI-O	Light Industrial – Office	O, ML, MP, IPUD
HC-O	Highway Commercial – Office	O, C1-C3, CPUD
HI	Heavy Industrial	ML, MH, IPUD
LI	Light Industrial	ML, IPUD
P-SP	Public – Semi-Public	P-SP
LDR	Low Density Residential	A, S, SA, RPUD-1
MR	Mixed Residential	A, S, SA, A2, RPUD-1, RPUD-2
MDR	Medium Density Residential	A, S, SA, A2, RPUD-1
O	Office	ORP
O/C	Office / Commercial	ORP, C1-C3, CPUD

Making The Plan...

The planning commission next reviewed a more formal yet still draft plan on 2-18-15, the minutes of which are included as **Appendix G**. City staff led the planning commission through the draft document noting the emphasis on the Focus Element and the chosen Option A-1 Future Land Use Plan.

After thorough discussion and debate, the planning commission decided to move the draft plan to the city commission with a recommendation to release the document for distribution and advisory comments per the Michigan Planning Enabling Act.

The city commission had previously asserted the right to final approval or denial of master plan or subplan amendments via Resolution #15-334, which is attached as **Appendix F**. After careful review and consideration, the city commission approved distribution of the draft plan via Resolution #15- on 3-23-14, which is attached as **Appendix H**.

Implementation and Action Items

- According to the Michigan Planning Enabling Act (MPEA), the proper term for a Sub Area Plan should be a “Subplan.” As such this document will be implemented as the **Subplan #1 Future Land Use Plan**. Historical comments and comparisons will continue to reference the 2006 Sub Area #1 Land Use Plan.
 - Content approved in the 2006 Sub Area #1 Land Use Plan outside of the 2015 Focus Element will remain official Walker master plan policy.
- Subplans set the stage for the implementation of site plan details, zoning decisions, infrastructure improvements, regional cooperation efforts, community engagement, economic development, capital budget priorities, parks and recreation upgrades and natural resources management.

The 2006 Sub Area #1 Land Use Plan contained significant and carefully explained directions to future decision makers regarding site specific implementation details. The parts of Sub Area #1 outside of the 2015 Focus Element should still be filtered through those implementation details. This is why the 2006 Sub Area #1 is included as Appendix A. In many ways, the 2006 Sub Area #1 Land Use Plan is still a living and current master planning document for the City of Walker.

However, the Focus Element updates as identified in this report, and based on Figure 15 and Table 1, should take the place of the location-based concepts and site specific details described in the 2006 Sub Area #1 Land Use Plan.

- The first level of what is commonly referred to as *Edge Matching / Regional Planning* should be implemented as follows in the Focus Element area:
 - Public Water. Future public water services should be modeled together by a group effort of the City of Walker, the City of Grand Rapids, Alpine Township and the Plainfield Water System.
 - Public Sanitary Sewer. Future public sanitary sewer services should be modeled together by a group effort of the City of Walker, the City of Grand Rapids, Alpine Township, the Kent County Health Department and the North Kent Sewer Authority.
 - Complete Streets. Future street, bridge and highway projects should be modeled together by a group effort of the City of Walker, the Kent County Road Commission, Alpine Township and MDOT. Based on Context Sensitive Design principles, the details of Complete Streets best management practices should be constructed.

- Roads and Highways. Future street, bridge and highway projects should be modeled together by a group effort of the City of Walker, the Kent County Road Commission, Alpine Township and MDOT. A system of interconnected and hierarchical roadways should be planned and constructed. Access management principles should be implemented during local site plan reviews. Further improvements to the intersections of Walker Avenue and 4 Mile Road and Bristol Avenue and 4 Mile Road should be studied and constructed.
- Compatible adjacent land uses and aesthetics. The City of Walker and Alpine Township should review plans together to ensure that:
 - o Landscaping and buffering along 4 Mile Road will improve the public streetscape and soften views of existing and future development.
 - o Alpine Township and the City of Walker should regularly compare future land use categories and zoning districts along 4 Mile Road to “edge match” and minimize the potential for land use conflicts.
- Stormwater and natural resources management. The City of Walker, Alpine Township, the Kent County Drain Commission and MDEQ should partner on watershed-based planning and implementation measures relative to stormwater management, localized floodplain restrictions, wetland preservation and natural habitat protection.
- Specific to the Focus Element and based on Figure 15 and Table 1, the following implementation measures should be enforced by the City of Walker Planning Commission, based on the general directions noted in the *Edge Matching / Regional Planning* statements.
 - The localized public streetscape will be carefully designed with landscaping and buffering methods to soften views of existing and future development projects.
 - A public sidewalk system will be constructed on both sides of all existing and future public roads.
 - Northridge Drive will be constructed from the current intersection with Walker Avenue easterly to a new intersection with Bristol Avenue.
 - Planned Unit Development zoning should be used wherever practical, and especially on vacant properties, to ensure that new development is carefully designed and coordinated with surrounding properties.
 - The construction of new parks and recreation features should match the Action Program of the current City of Walker Parks and Recreation Master Plan.
 - Public water and sanitary sewer backbones, tanks, pumps and service lines will be constructed.

- Stormwater will be controlled according to current ordinances and laws. Larger regional basins will be preferred. Stormwater infiltration will be encouraged. Low Impact Design methods should be implemented to address both water quality and water quantity.
- Localized floodplain elevations should be used to determine the lowest floor levels for new and repurposed buildings.
- Updated wetland mapping should be used to protect natural features and stormwater recharge areas.
- Public transit extensions should be studied and implemented in partnership with ITP / The Rapid.

APPENDICES

City of Walker Planning Commission – Regular Meeting
December 3, 2014

Members Present: Chairman C. Rypma, A. Parent, T. Allspach, T. Korfhage, J. Nyhuis and T. Schweitzer.

Absent: T. Byle and D. Brown.

Staff Present: Community Development Director Frank Wash and City Engineer Scott Conners.

Chairman Rypma opened the meeting at 7 p.m. and T. Korfhage gave the invocation.

Approval of the Minutes – November 19, 2014

Motion by A. Parent, supported by J. Nyhuis, to approve the minutes of the Planning Commission Meeting of November 19, 2014 as written. Motion carried.

General Public Comment – None.

Case 14-675 Walkerview Development – Public Hearing

Chairman Rypma introduced the case and announced that this item will include a public hearing. Rypma noted that we will first hear from Walker staff and then from the developer and then the public hearing will begin.

Chairman Rypma directed Community Development Director Frank Wash to review his staff report. Wash noted that this is the third major development proposed for this large group of properties. The property assembly has a new ownership group and they are present to introduce their concepts and plans for the property.

Wash continued by noting that the project proposes industrial land uses on the vast majority of the property and a small area of commercial adjacent to Grand Rapids Ophthalmology. The site is not flat and sandy. There are wetlands, ravines and electric transmission towers and lines creating a number of limitations on the property. Wash clarified that the content of the current application is not yet to the point of specific development plans. The developers and their partners have requested this public hearing and for the Planning Commission to consider three action items:

- A Master Plan amendment
- Rezoning of approximately 90 acres to ML - Light Industrial
- Amendment of the Northridge Drive East Precise Plat.

Wash related that all of the information regarding this proposal and the site is on the City of Walker website. He identified the location of the property between Walker and Bristol Avenues, 4 Mile Road and I-96. The application includes the Grand Rapids Ophthalmology property and the vacant land owned by that group. Wash identified the area on the map colored in pink as the area where the former regional mall and the Orchard Park / Cabela's were proposed. The zoning was changed in 2006 to Mixed-Use Planned Unit Development, which was contingent on the plan for Orchard Park. The Mixed-Use PUD zoning district does not allow any industrial

uses. The rezoning to MPUD was based on the Sub Area #1 Master Plan that was updated in 2007. The acronym "VCE" stands for Village Center Entertainment, which was tied to the Orchard Park site plan. Whether that remains applicable today is for discussion by the Planning Commission.

Wash presented a conceptual "bubble drawing" of the proposed plan that the developer has submitted. He explained that the area outlined in red is proposed for highway commercial uses, which includes Grand Rapids Ophthalmology. The remainder of the property is proposed for light and/or heavy industrial. The developer has proposed a Master Plan amendment as well as rezoning of 90 acres at the north side of the site. This might not be considered spot zoning because the nearby greenhouses are industrially zoned as is the southeast corner of Walker Avenue and 4 Mile Road. Wash noted that Walker typically does not rezone property without details regarding the proposed land use, especially on a large greenfield site.

Wash referred to his staff report relating that should the Master Plan be reviewed and potentially amended there is a 10-step process to follow under the Michigan Planning Enabling Act. He would support a review of the Sub Area #1 Master Plan because the Village Center Entertainment future land use might not have any basis in reality. Wash recommends against rezoning the 90 acres to ML – Light Industrial. Instead he recommends the use of PUDs and to rezone the area they are requesting for commercial to Commercial PUD and the remainder of the property to Industrial PUD. PUDs provide a level of detail that is not present in the current application.

Wash suggested that this project is not ready for any formal decisions or rezoning. At this point the applicant has submitted general Master Plan level detail. The main decision for the Planning Commission is whether the Master Plan review process should be started. Staff is in favor of that and recommends including the "Walker Wedge", which includes several lots on the west side of Walker Avenue north of Northridge Drive.

Director Wash related that earlier in the day Walker staff and the applicants met with MDOT staff, Alpine Township representatives, Kent County Road Commission staff, Rick Chapla from The Right Place and other officials. They discussed regional transportation, regional economic development and regional public utilities. The intent is to make this a joint planning process because this is a regionally important assembly of property.

Chairman Rypma next directed Walker City Engineer Scott Conners to review his staff report. Conners stated that at this point the project is being reviewed from the Master Planning level rather than engineering detail. He has provided a list of item to consider as the Planning Commission initiates review of the project.

Conners identified his list of items as storm water management, water main and water service, and road network / transportation. He explained that a comprehensive stormwater plan should be created by the applicants for the entire site rather than a number of small ponds. There are challenges with onsite topography, soils, and perhaps Brownfield status. With respect to water main and water service, the area north of I-96 has been targeted for a new water tank and looping of the water system to increase fire protection and service pressures. With respect to transportation, it is obvious this large property will generate significant car and truck traffic. He suggested that the first course of action is to look at the Master Plan and get comfortable with the future land use. Following that the applicant can begin to scope a traffic study. It will be important to be specific regarding the land uses because there are a variety of industrial uses

and the traffic generation can vary dramatically. The final traffic related item is the Precise Plat. An amendment has been anticipated for some time. The important issues to consider are where Northridge would connect at Walker, where it will connect to Bristol, and where will it ultimately connect to 4 Mile Road at Cordes Avenue. What is being proposed is somewhat of a change at the Bristol intersection so it will be important to get both property owners together to make sure they are comfortable with where the change is proposed. If a change is made on this site it will also have to be reflected on the site to the east across Bristol Avenue at the future intersection with Northridge Drive.

A Parent asked if a traffic signal is anticipated at any of those intersections. Conners replied that it is likely Northridge and Walker will ultimately have a signal. What will likely trigger that is the truck traffic from the industrial area. Bristol Avenue is not a truck route so we can assume at this point that the truck traffic will utilize the Walker Avenue / I-96 interchange. 4 Mile Road is a truck route. Street connectivity to the north is poor. The intersection of Alpine Avenue and 4 Mile Road is congested. Perhaps vehicles will move west towards Fruit Ridge Avenue. We need site plan details so a traffic impact analysis can be created. The analysis will also look south to model conditions on the other side of the I-96 overpass on Walker Avenue.

A Parent asked about the possibility of not having an intersection at Northridge Drive and Bristol Avenue since Bristol isn't a truck route. Conners replied that would be a dramatic change from the Precise Plat. He suggested that Northridge Drive should connect because he feels street interconnectivity is very important.

T. Schweitzer clarified that Northridge Drive is built, it doesn't necessarily mean it will be a truck route for the entire stretch of road. Conners agreed.

T. Schweitzer noted the improvements that were made to the Walker / I-96 interchange and how it was designed to accommodate the anticipated traffic. If traveling toward Alpine Avenue to the east there is already a lot of congestion on the bridge. Conners stated congestion management will depend on the future and proposed land uses.

F. Wash agreed that the future land use on the vacant property to the east of Bristol Avenue should also be reviewed. The city shouldn't Master Plan at a small scale for just one project. If the Planning Commission decides to review the Master Plan it won't be a matter of just considering this site but also east of Bristol Avenue. The future land use plan that was developed for the English Hills golf course was based on the Orchard Park/Cabela's site. It is important to look at all of the pieces together but a Master Plan review could be broken into phases. Northridge Drive was precisely platted to ensure that the street would eventually create an internal major street network that industrial traffic could use to avoid overloading 4 Mile Road, the intersections to the north, and the intersection of Alpine Avenue and 4 Mile Road. It is difficult to know what the traffic will be like because the applicant's proposed land use is unknown at this point.

T. Schweitzer asked if Alpine Township is reviewing their Master Plan. Wash replied that they are and Walker and Alpine Township will be doing joint "edge matching" as part of our commitment to regional master planning. The north side of 4 Mile Road, from Walker Avenue to Baumhoff, is planned and zoned Commercial. The rest is low density residential.

T. Allspach asked if the Alpine Township low density residential designation is intended to remain in the long range.

Wash replied yes. They are dealing with a historical remnant of commercial on 4 Mile Road but expansion of that commercial area isn't expected.

A. Parent suggested that if this project develops it could drive the north side of 4 Mile Road to develop commercially. Wash agreed that there is that potential, which is why the joint planning with Alpine Township is important.

C. Rypma asked if it would make more sense to review the Master Plan as it is, and what went into why it was designated as it is, before the Planning Commission initiates the process of amending it. He stated that he isn't necessarily opposed to amending it, but it seems that once you open the process up to amending it that you've already made the decision to do so.

F. Wash agreed that he may have used the wrong word in his recommendation. He would recommend *reviewing* the Master Plan for Sub-Area #1 and Sub Area #3B. What was planned for Orchard Park and Cabela's is probably not realistic anymore. Given the history of the site and the current Master Plan, it may be assumed that the Plan needs to be amended.

C. Rypma asked the time frame for that. Wash replied that the Master Plan review, and a potential draft amendment, is required to follow the process outlined in the Michigan Planning Enabling Act. The entire process could take months to complete. However, staff recommends not jumping to the rezoning because there is significant detail that should go into a rezoning and site plan for a vacant, large piece of property. The applicants have not provided this level of detail to date.

C. Rypma asked staff's opinion of heavy industrial next to the Commercial PUD/existing office use. Wash related that 3 Mile Road and connecting streets serve as the main business corridor in Walker. Complaints have been raised about the lack of food and service uses nearby. Therefore, when looking at a plan like Walkerview there may be an opportunity for an area similar to Holton Court where the Meijer gas station, Bob Evans and McDonalds are located. That would actually be a complement to the job creating industrial around it.

S. Conners added that the property offers a natural buffer with the presence of the ravine so there will be a several hundred foot buffer just based on the topography and environmental issues that are present.

F. Wash added that the reason for encouraging Walkerview to be zoned as a PUD is for that level of detail; to look at the capabilities of the land itself. Additionally, with an Industrial PUD the Planning Commission would have the authority to limit the heavy industrial uses.

Chairman Rypma asked the applicant to discuss their project. Justin Longstreth, Moore & Bruggink, referred to the "bubble plan" submitted with the application. He explained that their project consists of a commercial component at the west side while the majority of the site is proposed for light and heavy industry. The proposed mix is based on market conditions; what they are seeing today as well as a five-year projection. They heard today from The Right Place that the metropolitan area is lacking industrial space and vacant land that can be developed for industrial purposes. They feel they can meet a need with this project. Mr. Longstreth noted that they have submitted a rezoning application for approximately 90 acres along 4 Mile Road. The reason for the requested ML – Light Industrial rezoning is that the property owners have been in discussion with a land user that fits into the light industrial zoning and they are interested in locating on the site in the near future.

Mr. Longstreth explained that infrastructure details are only conceptual at this point. They currently show on the plan a road network which consists of an extension of Northridge Drive from Walker Avenue to Bristol Avenue. The proposed alignment relates to the presence of the electric towers on the property, site topography and environmentally sensitive features. There are wetlands and ravines they will have to cross in order to put the road in but they will do their best to minimize the impact.

Mr. Longstreth noted that public roads off the Northridge Drive extension would connect to 4 Mile Road. As part of the Road Commission's project this past season they installed two driveway cuts at the locations that are shown on the plan. New roads would be built to industrial specifications and to avoid some of the conflicts they have on site they propose an amendment of the precise plat. The Northridge connection to Bristol is not the location shown in the original precise plat. As the process moves forward they will have to work with the property owner to the east, with assistance from staff, to where the best location for a future intersection.

J. Nyhuis asked if they have considered the recommended PUD rather than the straight ML rezoning. Mr. Longstreth replied that they have had conversations to that regard. The user they have been in discussions with fits into the light industrial zoning so for their purposes they don't need the flexibility that comes with the PUD. They don't know how large the other parcels or buildings will be so at this point it seems like they may be getting a bit ahead of themselves to rezone the entire parcel PUD. If it can be Master Planned as light or heavy industrial they can fit users into that zoning.

J. Nyhuis moved to open the public hearing. Supported by T. Korfhage. Motion carried unanimously. C. Rypma invited public comment.

Ken Rodgers, 3431 Bristol NW, stated that he had his home built in 1971. He feels that there should be as many restrictions imposed on the developers as possible so that they don't develop the site to the maximum based on greed. Mr. Rodgers related that he has seen the traffic change on Bristol over the years. Since the state police approved the 45 mph speed limit he has difficulty exiting his driveway. The amount of traffic will greatly increase if Northridge ends at Bristol. He suggested that the infrastructure in the area cannot support an industrial complex. Mr. Rodgers would like staff and the Commission to consider protecting the residents that are there. He would also like an explanation of what light industrial entails.

Robert Wisniewski, 1068 Lincoln, related that he owns property in Walker. He offered support for the proposed project. He asked why the streets coming out to 4 Mile don't line up with existing streets such as Baumhoff. Mr. Wisniewski suggested working with neighbors to the east so the Northridge extension doesn't negatively impact them. With respect to the rezoning, it seems that the developers are being asked to spend a lot on plans without knowing whether they will get the rezoning. Mr. Wisniewski feels they should be given direction. The Master Plan serves as a guide but it shouldn't be cut in stone that that's the way things have to be. Things have changed over time and he feels the proposed is a good fit for the area.

Dale Engman related that he represents the property to the east; 3274, 3254, and 3300 Bristol. He stated that he has been involved with and tried to be supportive of previously proposed developments on the site. He would like to see the Master Plan amendment considered and it needs to be done right. He is willing to work with the developer and the City on what precedent gets set moving forward.

Betty Rogers, 3431 Bristol, stated that they have watched the traffic on Bristol increase over the years. They have difficulty getting out of their driveway and their daughter has been hit twice. Mrs. Rogers asked if any consideration has been given to the residents that reside just south of the expressway and how industrial and commercial uses may impact them. She asked that the Commission give careful consideration to what is developed on the site. She is concerned about the wetlands, their well, run-off from the development and how that may impact nearby properties.

Rick Chapla from The Right Place explained that they are a not-for-profit economic development organization. They consider themselves partners with the City of Walker in economic development efforts. During the last eight years the market conditions in the metropolitan area have changed dramatically especially with regard to industrial property. There has been a net consumption of vacant industrial buildings of nearly three million square feet. When looking around in the general metropolitan area there are only a handful of industrial buildings remaining. Mr. Chapla related that their job is to market West Michigan to companies around the world. They feel this is a good and necessary step being taken to consider amending the Master Plan to encourage and guide more industrial development; it is good practice for the City of Walker and good for the region. Mr. Chapla commended staff for the dialogue that has begun with neighboring Alpine Township. He encouraged the Planning Commission to support the proposed Master Plan amendment process to encourage and incorporate more industrial land.

Paul Roberts, Rockford Construction, stated that their research suggests there is no market for the Orchard Park plan's retail development. The market demand is for industrial. Mr. Roberts stated that he appreciates the public perception that they wish to make zoning changes for financial gain. However, the value of property for industrial uses is substantially lower than it is for retail. They are trying to address what they feel the market desires so that they can get in and out of the property as quickly as possible. They have a fairly significant user that fits into the light industrial category and they are working on some site planning with them currently. They would occupy approximately 60 acres and that has been the impetus for beginning this process. A user of that magnitude has a lot of site options. Mr. Roberts stated that they are committed to working with staff and being a good partner in the process. It is very important for them to move through at least a portion of the site as expeditiously as possible to secure that user. Mr. Roberts was unable to share the name of the user but was able to share that it is a Fortune 100 company. It would be a fairly significant project of approximately 300,000 sq. ft. Mr. Roberts indicated that they are cognizant of why the Northridge Drive East Precise Plat was put in place. He recognized that the connection to Bristol is a sensitive subject for those that commented. They don't see a great deal of value in the connection to Bristol with the industrial use. He suggested that one solution may be not to make the full connection until the balance of the property on the east side of Bristol is ready to develop. He understands the importance of having that connection in the long term but in the short term it doesn't serve a purpose for them. They are happy to work with the City and community to minimize some of the impact on Bristol.

Motion by T. Korfhage, supported by A. Parent, to close the public hearing. Motion carried unanimously.

F. Wash suggested that, as noted in his staff report, the Planning Commission recommend that the applicant revise their rezoning request. His recommendation is that the whole site be reviewed as a PUD rather than individual lots with non-PUD zoning.

C. Rypma clarified that the rezoning and Precise Plat would be tabled. The Planning Commission should also make a motion regarding the Master Plan and whether to begin the review process.

F. Wash suggested holding a Master Plan review work session with the City Commission on 12/17/14 to look at Sub-Areas #1 and #3B. He explained the ten step process for the potential Master Plan amendment.

C. Rypma clarified that if, after the review of the current Master Plan, the Planning Commission decides against the proposed amendment then the process would stop there. Wash agreed.

The Planning Commission agreed that reviewing the Master Plan is an appropriate action.

T. Allspach asked the applicant about the viability of the project given the site constraints and the testimony that the value of property for industrial uses is substantially lower than it is for retail.

Mr. Roberts replied that the property owned by Orchard Park defaulted to the lender and Rockford Construction acquired it at a discount, which likely changes the math for them vs. the prior owner was. They are comfortable that it is a viable opportunity.

T. Schweitzer MOVED TO TABLE THE REZONING REQUEST PENDING REVIEW OF THE MASTER PLAN, WITH THE RECOMMENDATION THAT THE APPLICANT AMEND THEIR REZONING REQUEST TO C-PUD and I-PUD. SUPPORTED by T. Korfhage. MOTION CARRIED UNANIMOUSLY.

T. Korfhage MOVED TO TABLE THE PRECISE PLAT AMENDMENT REQUEST PENDING REVIEW OF THE MASTER PLAN. SUPPORTED by T. Schweitzer. MOTION CARRIED UNANIMOUSLY.

Director Wash identified the boundaries of Sub Area #1 as Walker Avenue to 4 Mile Road to Bristol Avenue to I-96. The Sub Area #3B boundaries are Bristol Avenue to 4 Mile Road and Cordes to I-96. He explained how the intersection of Bristol and 4 Mile was recently realigned and there is now a traffic signal at Cordes and 4 Mile. It might be beneficial for all involved to move Northridge Drive to the south and get it away from the existing homes on Bristol Avenue.

T. Schweitzer asked about the southeast corner of Walker Avenue and 4 Mile Road. Wash related that those properties are zoned industrial; they are existing businesses. Discussion took place with the Road Commission about the possibility of improving the intersection and it doesn't appear there are realistic opportunities because of the flood plain and buildings so close to the street. Walker staff was surprised by the two road cuts that were put in by the County for Rockford Construction. There was a road connection at Baumhoff and 4 Mile Road planned in the Orchard Park development but they have been told that there is a piece of AT&T infrastructure that can't be moved, which is why the cuts were put in where they were, in exchange for county right-of-way.

T. Schweitzer noted that the southeast corner is currently Master Planned for Village Center Entertainment. He suggested that should be reviewed at that same time. Wash felt they could include those properties.

T. Schweitzer observed that the greenhouse is Master Planned VCE as well. He suggested that also be included in the review. Wash agreed.

T. Korfhage **DIRECTED STAFF TO INITIATE THE REVIEW PROCESS OF THE MASTER PLAN. SUPPORTED by J. Nyhuis. MOTION CARRIED UNANIMOUSLY.**

COMMISSIONER AND STAFF UPDATE

- The next meeting will be held on 12/17/14 to review the Master Plan as discussed this evening. The City Commission will be invited to participate.

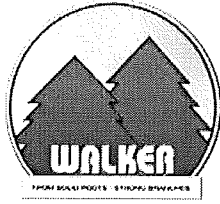
ADJOURNED: 8:25 p.m.



Administrative Approval
Frank Wash, AICP, PCP – Community Development Director

Tom Byle
Secretary – City of Walker Planning Commission

EXHIBIT A



Notice of Intent to Review Master Plan

Please be advised that the City of Walker will review and potentially amend the 1998 Master Plan and the Sub Area Plans that were approved from 2006 – 2007. This process will include adoption of the 2006 M-11 Access Management Plan and the inclusion of a new Parks and Recreation Master Plan.

This notification is in accordance with Article III of the Michigan Planning Enabling Act of 2008.

We encourage you to participate in our planning process and invite you to comment on our plan amendments and updates. We will contact you directly to conduct land use and “edge matching” exercises.

Unless you request written material, we will publish all master plan information on the City of Walker website, which is located at **www.ci.walker.mi.us**. Walker also posts information on Facebook.

Feel free to contact me if you have questions regarding this letter or our planning process. My email address is **frank.wash@ci.walker.mi.us**. My direct phone number is 616-791-6850.

Sincerely,

Frank Wash, AICP, PCP
Walker Assistant City Manager &
Community Development Director
4243 Remembrance Road NW
Walker, MI 49534

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
) ss:
COUNTY OF KENT)

The undersigned, Assistant City Manager of the City of Walker, being first duly sworn, hereby states as follows:

1. I personally prepared for mailing and mailed by first-class mail, on December 4, 2014, a Notice of Intent to Review Master Plan, a copy of which is attached hereto as Exhibit A, to parties identified in Article III of PA 33 of 2008 – the Michigan Planning Enabling Act.

2. I personally checked each envelope against the list of parties identified in Article III of PA 33 of 2008 – the Michigan Planning Enabling Act, and each envelope was properly addressed to each such party in interest.

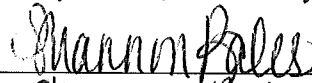
4. Each envelope contained a copy of the Notice of Intent to Review Master Plan and was securely sealed, with postage fully prepaid thereon for first-class mail delivery.

5. I personally placed the said envelopes in a United States Post Office receptacle at the City of Walker, Michigan, on said date.



Frank Wash, AICP, PCP

Subscribed and sworn to before me, a Notary Public, this 4th day of December, 2014.



Shannon Bales
Notary Public, Ottawa County, Michigan
My commission expires: 02/04/2020
Acting in Kent County

CITY OF GRAND RAPIDS WATER DEPT.
ATTN: JOELLEN THOMPSON
1900 OAK INDUSTRIAL DR NE
GRAND RAPIDS MI 49505

MDOT, GRAND RAPIDS TSC
ATTN: KEITH SKELTON
2660 LEONARD NE
GRAND RAPIDS MI 49525

ALPINE TOWNSHIP
PLANNING COMMISSION
5255 ALPINE AVE NW
COMSTOCK PARK MI 49321

CITY OF GRAND RAPIDS
PLANNING DEPT/COMMISSION
300 MONROE AVENUE NW
GRAND RAPIDS MI 49503

TALLMADGE TOWNSHIP
PLANNING COMMISSION
0-1451 LEONARD STREET
GRAND RAPIDS MI 49534

CITY OF GRANDVILLE
PLANNING COMMISSION
3195 WILSON AVENUE SW
GRANDVILLE MI 49418

CITY OF WYOMING
PLANNING COMMISSION
1155-28TH STREET SW
WYOMING MI 49509

WRIGHT TOWNSHIP
PLANNING COMMISSION
1565 JACKSON STREET
MARNE MI 49435

GEORGETOWN TOWNSHIP
PLANNING COMMISSION
1515 BALDWIN
JENSION MI 49429

PLAINFIELD TOWNSHIP
PLANNING COMMISSION
6161 BELMONT AVENUE NE
BELMONT MI 49306

KENT COUNTY
PLANNING BOARD OF
COMMISSIONERS
300 MONROE AVENUE NW
GRAND RAPIDS MI 49503

WEST MICHIGAN REGIONAL
PLANNING COMMISSION
820 MONROE AVENUE NW
GRAND RAPIDS MI 49503

CITY OF GRAND RAPIDS
ENVIRONMENTAL SERVICES
ATTN: MIK LUNN
1300 MARKET AVENUE SW
GRAND RAPIDS MI 49503

ITP/THE RAPID
ATTN: PETER VARGA
300 ELLSWORTH SW
GRAND RAPIDS MI 49503-4005

KENT COUNTY ROAD COMMISSION
ATTN: STEVE WARREN
1500 SCRIBNER AVENUE NW
GRAND RAPIDS MI 49504

COUNTY ADMINISTRATION BUILDING
COUNTY BOARD OF COMMISSIONERS
300 MONROE AVENUE NW
GRAND RAPIDS MI 49503

OTTAWA COUNTY ADMIN OFFICES
COUNTY BOARD OF COMMISSIONERS
12220 FILLMORE STREET
WEST OLIVE MI 49460

COOPERSVILLE & MARNE RAILROAD CO
ATTN: JEFF DUPILKA
311 DANFORTH STREET
COOPERSVILLE MI 49404

CSX TRANSPORTATION INC
ATTN: BRANDON WEBB
945 FREEMAN
GRAND RAPIDS MI 49503

MARQUETTE RAIL LLC
ATTN: ANTHONY HALL
239 JEBAVY DRIVE
LUDINGTON MI 49431

12.4.14
"NOTICE OF
INTENT TO PLAN"
LIST.
F. WASH

City of Walker Planning Commission – Regular Meeting
December 17, 2014

Planning Commission Members Present: Chairman Curt Rypma, Al Parent, Deb Brown,
Jason Nyhuis, T. Byle T. Allspach, T. Korfhage and T. Schweitzer.

City Commission Members Present: Sandra Holland. Al Parent present as Planning Commission representative.

Others Present: Paul Roberts and Drew Sorensen (Rockford Construction) and Justin Longstreth (Moore & Bruggink). Approximately fifteen members of the public were in attendance.

Staff Present: Assistant City Manager Frank Wash and City Engineer Scott Conners.

Chairman Rypma opened the meeting at 7:00 PM and T. Korfhage gave the invocation.

Approval of the Minutes – December 3, 2014

Motion by D. Brown, supported by A. Parent, to approve the minutes of the Planning Commission Meeting of December 3, 2014 as written. Motion carried.

General Public Comment

Kenneth Rogers, a resident on Bristol Avenue since 1971, recalled that Mr. Wash indicated that Bristol is not a truck route. The street was resurfaced approximately three years ago. It is cracking and they experience semi-truck traffic on a regular basis. When the Kent County Road Commission reworked 4 Mile Road this past summer there were double-dumpsters going down the street all day long.

Mr. Conners agreed that Bristol is not a truck route and there shouldn't be trucks using it. However, there are those that violate the regulations. He will investigate the pavement condition.

Case 14-676: Work Session – Master Plan Review

Chairman Rypma announced that the Planning Commission will conduct a work session to begin review of the Sub Area #1 and Sub Area #3B master plan reports. These sub-area plans were adopted in 2006 and 2007. Both are available for public review on the City of Walker website.

F. Wash explained that this work session will include a preliminary review of the approved master plan in light of current land use circumstances and applications. He recalled that a public hearing was held on 12-3-14 relative to the Walkerview Development project. Comments were received from the public and from the applicant

about their potential plans for property within Sub Area #1, which proposed industrial and an area of highway commercial. The contents of a master plan update and the steps necessary to formally review the project were discussed on 12-3-14.

F. Wash explained what staff has discussed in terms of the Walkerview Development project. Wash presented a PowerPoint showing a preliminary timeline to review the project. Wash noted that the timeline is subject to a great deal of information being submitted by the applicants and various public agencies. At this time, Wash suggested, the application as submitted does not contain enough information to grant a rezoning or an adjustment to the Northridge Drive East Precise Plat.

F. Wash then suggested that the question before the Planning Commission tonight is whether or not to review, and potentially amend, Sub Area #1 and Sub Area #3B of the Master Plan. That would be the first step in the Walkerview Development review process because what the applicant wishes to do with the property doesn't match the Sub Area #1 Master Plan or the existing MPUD zoning.

F. Wash then noted that he has recommended that Rockford Development Group (RDG) amend their application for rezoning. RDG and partners originally submitted a request to rezone 90-acres from MPUD to ML -Light Industrial. His recommendation is that RDG amend the application to request IPUD and CPUD zoning, consistent with the "Proposed Land Use Master Plan" document as submitted. Within that rezoning process the Northridge Drive East Precise Plat amendment can also be addressed.

F. Wash explained that an amendment to the Master Plan would take approximately 6 months per the Michigan Planning Enabling Act. If the Planning Commission wishes to pursue an amendment, the City Attorney has indicated that if a draft plan amendment is approved for distribution by the Planning Commission and City Commission, then it would be acceptable to grant the applicant a re-noticed public hearing for the IPUD and CPUD rezoning and Precise Plat amendments.

F. Wash noted the IPUD and CPUD rezoning process includes two parts; a preliminary area site plan (PASP) and then a construction plan for the first phase (FASP). If the PUD plans come together as anticipated, then the construction plan review/approval and the Master Plan amendment might take place concurrently. Staff is trying to be responsive to the applicant and keep the process moving while at the same time respecting the official city and state processes that are required. Wash related the extent of the information that will be required from the applicant. He recalled that there was a lengthy development agreement for the former Orchard Park proposal that took months to negotiate. There may not be that level of complexity with this project. There are also major issues with roads, water, sewer, and drains that will be a multi-agency review process. To date the applicant has not provided information other than basic concepts regarding these public infrastructure items.

F. Wash related that traffic impact analysis scoping began today and included RDG and partners, MDOT, Kent County Road Commission, Alpine Township, and Walker staff.

F. Wash then presented the Future Land Use Map of the subject area. He identified the boundaries of Sub Area #1. The Future Land Use Map currently identifies the Walkerview subject property as Village Commercial – Entertainment, which was designated specifically for the Orchard Park project. Wash suggested that the fact that this is a vacant piece property needs to be kept in mind; it isn't a redevelopment site like Avastar Park. There is significant topography, ravines, and major electric transmission towers on the property. While Sub Area #1 encompassed the property from Fruitridge to Bristol, the main focus of this discussion is what is being identified as Walkerview and the Walker Wedge, which is a small area of properties west of Walker and north of Northridge. Wash identified the uses currently shown on the Sub Area #1 Master Plan and the difference being proposed via Walkerview / RDG. One question for the Commission members is to determine whether the existing plan is still desired, as the Master Plan should have a basis in reality.

F. Wash next presented the Sub Area #3B - Bristol East - Future Land Use Map, which included the Northridge Drive East Precise Plat coming into the Walkerview property and extending to 4 Mile Road and Cordes where there is a new traffic signal. The land use configuration included commercial, office, and open space as well as a variety of residential. The Commission will also discuss whether those uses are desirable and whether they have a basis in reality.

F. Wash identified tools for use in the discussion such as a current zoning map, topography maps, parcel maps and the two Future Land Use Maps.

Bruce Langlois, owner of English Hills Golf Course within Sub Area #3B, stated that he is happy with the zoning and master plan in place now. F. Wash pointed out that his property is currently zoned RPUD. Mr. Langlois agreed and noted that they were previously approved for 660 residential units on the property.

F. Wash recalled that that was the "Pulte Plan" that included 660 condominium style units. The plan has since expired but the RPUD zoning remains in place. The Sub Area #3B Map shows a mixture of uses with Northridge Drive being constructed with commercial alongside and residential on the remainder of the site. Wash advised that the Master Plan is a guide for future zoning decisions as projects come in and changes are requested. Wash explained to Mr. Langlois that the reason Sub Area #3B is being discussed is that the current applicant for the property west of Bristol Avenue is proposing different uses than were identified in the current Master Plan.

B. Langlois again stated that he is comfortable with the existing designations. He has been in discussions regarding development of his property as all residential.

T. Byle feels the existing zoning of the Langlois property remains realistic.

A Parent was interested in hearing from Mr. Engman regarding his properties and the current Master Plan.

Mr. Engman recalled that high density residential was proposed east of Bristol Avenue as a transition from commercial, contingent on the Orchard Park site plan. If the decision is that the industrial is desirable then perhaps his property will be a transition between that and Mr. Langlois's residential; perhaps commercial or other like industry but not residential. He supports the current land owner and it seems appropriate to plan adjacent properties accordingly.

T. Korfhage feels that the proposed RDG plan fits for the Sub Area #1 area unless there will be a huge residential development. There is a residential development going up across I-96 to the south and people complain about the noise of the freeway even though it was present when they moved there. Putting heavy industrial against the freeway is ideal and light industrial around it is also ideal. His biggest concern about Sub Area #1 is the traffic on 4 Mile Road, Walker Avenue and especially Bristol because it isn't a truck route. T. Korfhage stated that he is comfortable with amending the Master Plan for Sub Area #1. With respect to Sub Area #3B he is uncertain because it is adjacent to residential, the freeway and Bristol, which isn't a truck route, so you don't necessarily want to put commercial in. 4 Mile Road is a truck route but then that only provides one entrance for commercial use.

S. Conners stated that if there is a significant amount of residential development on Sub Area #3B then there may also be a significant increase in traffic from that development on Bristol vs. the industrial, which shouldn't have that big of an increase because the majority of traffic will be directed to I-96.

T. Byle suggested that with the realignment of the Bristol/4 Mile intersection a traffic light could go in. S. Conners suggested that most residential occupants won't want to use Alpine Avenue and would likely use Bristol.

Mr. Engman recalled from a public hearing that he had asked about the annexation of the property to the City of Wyoming. Part of it was that there was a Brownfield on the Orchard Park / RDG property and that was part of their creative infrastructure. He asked if the current owner/developer would be responsible for remediation.

F. Wash explained that everything that was associated with Orchard Park has expired. Wash stated that the remediation/Brownfield potential is something that will have to be addressed by RDG and partners. Much will be dependent on the future land use. Orchard Park included office and residential uses. RDG will have to update the Brownfield Plan if Brownfield even remains applicable due to Michigan law changes.

Mrs. Rodgers noted how Mr. Engman suggested it wouldn't be appropriate to put homes next to factories. She asked then why factories would be allowed to go in next to homes. She stated that she did some research online and found 91 industrial facilities in Kent County that are vacant or available for sale. She suggested following the pattern of development south of the expressway and developing condos and homes.

Residents will generate property tax, sales tax and income tax revenue. She asked that this land not be used for factories as it will destroy the City as they know it.

F. Wash stated that Sub Area #3B is a longer term project and he anticipates it will likely develop as residential. However, on the site west of Bristol it is currently Master Planned Village Commercial – Entertainment. The question is whether that has a basis in reality. If it does not, there is a current request to amend the Master Plan from RDG.

T. Korfhage doesn't feel that the RDG site will develop as currently Master Planned. The property has been vacant for years. While he respects the neighbor's views, the property is not adjacent to heavy residential. Perhaps a road will create a transition barrier between zones.

J. Nyhuis feels the RDG Proposed Land Use Master Plan creates a buffer from light industrial to commercial. The Future Land Use designation for Sub Area #3B seems to be appropriate but he agrees that Sub Area #1 needs updating.

F. Wash clarified that an industrial zone designation would not be considered spot zoning on the RDG site. The southwest corner of Bristol and 4 Mile is currently zoned IPUD, as is the southeast corner of Walker and 4 Mile. Northridge Drive, west of Walker Avenue, is also zoned industrial. South of the expressway there is significant industrial development on Walkent. Bristol Ridge, a new residential development lies adjacent to that industrial area. He suggested it isn't possible to create a perfect land use plan but the goal is to try to minimize land use conflicts to the extent possible.

F. Wash noted that, when considering the Sub Area #1 Master Plan adopted in 2006, he recalled that the Orchard Park MPUD traffic study anticipated a major change in traffic that would have significantly changed the neighborhood and surrounding area. From a staff perspective he doesn't feel current Sub Area #1 designation is appropriate any longer. The question then becomes what to change it to; residential, office/residential/commercial, or the requested RDG uses? If the Commissioners decide to amend the Master Plan and work on something that is generally consistent with what is proposed, then the PUD process allows the City to limit the uses and design the site in an effort to minimize impacts on surrounding properties.

T. Allspach suggested that the RDG site frontage on 4 Mile Road, with its grade, is more amiable toward industrial when considering the size and square footage the applicant is suggesting. It is the flattest part of the land and he sees that initial phase working well. Not creating access to Bristol in the initial phase would keep the resulting traffic off of Bristol Avenue. If it were to develop commercial he feels there would be much more traffic at different times of day vs. the typical work day. With the intense commercial present on Alpine Avenue he doesn't feel commercial development of this area is feasible. Therefore, he feels industrial would work fairly well here. His only concern would be the south half of the site where there are wetlands and steeper grades.

A Parent agreed that industrial is likely the most logical use on the RDG site. At the same time he is sensitive about Bristol Avenue with respect to home owners and traffic.

C. Rypma asked staff to identify where industrial uses are present. He recalled areas on Walkent and Waldorf.

S. Conners identified the North Wilson industrial park noting that most of the traffic generated from that development utilizes tl-96, which would likely be the case with the RDG site. From a transportation standpoint, it would be possible to have more control over Bristol Avenue with industrial land uses.

C. Rypma asked if a breakdown of land uses present in Walker is available; percent of residential, commercial, etc.

F. Wash indicated that a land use analysis could be done as part of the Master Plan update. This is an "edge area" and edge developments are always challenging, as any change from the current vacant / open space will be significant.

C. Rypma stated that he isn't necessarily opposed to what is being proposed by RDG but it seems that there is a lot of industrial in the City. The location is good for industrial, being that it is right off of the highway, but it also seems to make sense for commercial when considering what could have gone in. There isn't a lot of commercial zoning left along the highway. He is curious about what the neighbors would prefer. Commercial would obviously generate a lot more traffic and industrial would have more truck traffic.

A Parent suggested that with commercial you would get both truck traffic and passenger vehicles.

K. Rogers stated that they currently hear the reverse signals of the trucks at the greenhouses. He understands the RDG land has been vacant for a long time and it does need to be developed. They just want their interests protected.

C. Rypma countered however that those same noises are generated on commercial sites. He asked how they would like to see this land develop.

Mr. Rogers replied that no matter how it develops it won't be possible to dispense with the traffic that will be present during peak hours. Mrs. Rogers stated that she would prefer commercial over industrial. She anticipates the noise level would be less than with industrial and there likely wouldn't be second and third shifts. Her preference would be office buildings/ doctor offices.

Mr. Engman stated that from purely a monetary standpoint commercial would hold the highest value for him. However, he is somewhat ambivalent. With respect to the location adjacent to the highway he feels commercial or industrial makes more sense than residential. His family sold the property to Visser Brothers for the residential development south of the freeway and that brought sewer north of 3 Mile Road. He is

not opposed to change and he feels the City lost a great opportunity when the previously proposed commercial development didn't come to fruition. Mr. Engman feels that the location is well suited to commercial, industrial or residential.

Mr. Rogers suggested that if it were to develop residentially it would generate more traffic problems on Alpine Avenue with residents heading there after returning to their homes from work. When observing traffic in the 3 Mile Road area it doesn't seem as busy because the employees from the industrial operations leave the area and return to their homes.

B. Langlois stated that the people that live in the Alpine Avenue area have learned how to handle it, when to go on Alpine, how to utilize the service roads along the west side of Alpine, and when to use 3 Mile Road and 4 Mile Road.

S. Conners recalled that the Pulte development proposed 600 homes. 600 homes generating ten trips per day puts a lot of additional traffic on the roads. That is important to consider when considering the land use here and how this site straddles Bristol and how it relates to Alpine Avenue because this would eventually be connected.

Mr. Langlois suggested that if someone came in with an interest for developing all single family on his property that would make it easier.

Mr. Engman related that he works in the North Wilson industrial park and he has property adjacent to the industrial development on Walkent. There is a lot of traffic when one factory lets out and you wait a long time because both only have one ingress and egress from 3 Mile Road. He suggested that if this property develops industrial or commercial there should be multiple exits so there isn't one location where everything backs up.

S. Conners agreed. Northridge Drive also has that situation until the eventual connection is made.

T. Allspach pointed out that the plan RDG has recently provided shows commercial and office at the corridor on Walker Avenue. It provides a good buffer and provides restaurant and shopping opportunities for employees in the area. That would also be true on the east side of Bristol as that transitions from residential. The industrial seems to make sense as the truck traffic would utilize Northridge Drive and head to Walker Avenue or 4 Mile Road.

T. Schweitzer agrees that the scale of the Village Commercial – Entertainment far exceeds what is realistic at this location moving forward. The RDG industrial use seems to be reasonable on some portions of the property. There is concern as far as what happens as it transitions closer to Bristol Avenue. Perhaps that transition takes place west of Bristol, rather than at Bristol, using that as a buffer. He doesn't see a compelling need to change Sub Area #3B at this time. He feels there is potential for the residential portion of that to reignite. His only misgiving is that on one hand he sees the

benefit of the Northridge Drive East Precise Plat going further east but wishes it didn't have to terminate at 4 Mile and Cordes. He anticipates more people wanting to go west to get on the interstate at Walker than people that will want to go east to get onto Alpine Avenue. There is an aversion to using Alpine Avenue even if you have to and if this gives you an opportunity to go west to gain interstate access he anticipates that will be the preferred route.

T. Byle agreed that they would go west to Walker to gain interstate access but if they want to go north they won't go to Alpine they will utilize Cordes and traffic will definitely increase on Cordes.

T. Schweitzer pointed out however that that won't be an option for industrial truck traffic.

J. Nyhuis agreed with T. Schweitzer suggesting perhaps commercial on the northwest corner of Bristol and Northridge as a transition to commercial on the east side of Bristol with industrial along the highway. That small commercial pocket could provide some buffer to the homes that are present.

F. Wash suggested he summarize and offer comments from a staff perspective. He doesn't wish to presuppose any future land use or zoning changes. He wears multiple staff hats. The Assistant City Manager hat says finance is most important. Industrial is great for the city because it generates income tax. Single family residential is also beneficial because of income tax. Commercial is not as good because property tax is a small percentage of the city budget and many retail employees are part time...not generating much income tax. The City Planner hat wants to be sure that what develops has a market so there is a basis in reality and that the pieces fit together to a reasonable extent to protect the neighborhood. Anything that happens on the RDG property will be a major change for that part of the city and will generate friction with the existing land uses.

F. Wash noted there seems to be some consensus that there is no rush to change what is shown for Sub Area #3B and that makes it easier to consider what happens with the 240 acres to the west owned by the RDG group / Walkerview. What he has heard this evening is that industrial on part may work but when you get close to Bristol Avenue there needs to be some kind of change in the road alignment, still keeping connectivity but maybe not a major thoroughfare.

F. Wash noted perhaps a gap in the southeastern corner of the RDG site is needed because of the ravine and road alignment that that could turn into some kind of residential. Based on what is happening on the other side of the expressway he doesn't feel that residential is an unreasonable future land use.

F. Wash stated that the city responds to the application that has been submitted by RDG regarding the rezoning as well as the master plan. Therefore, he asks the developer to supply their pro-forma / gap analysis / financing plan, what do they want to see, what else could be blended into the site; industrial, office, medical, residential? F.

Wash offered to do an existing land use analysis and also offer two or three potential future land use plans based on the feedback from this evening. That would be consistent with what the city conducted previously when creating Sub Area #1.

T. Byle MOVED TO OPEN THE SUB AREA #1 MASTER PLAN FOR DISCUSSION AND REVIEW, as the 2006 future land use map no longer has a basis in reality, and THAT SUB AREA #3B MASTER PLAN NOT BE OPENED FOR REVIEW AND DISCUSSION AT THIS TIME as it remains current and applicable. SUPPORTED by T. Korfhage. MOTION CARRIED UNANIMOUSLY.

T. Allspach asked RDG for their reaction to what they've heard this evening. Paul Roberts from RDG related that they have explored a number of the possibilities already. They are under the impression that they have some good direction to focus on the industrial but unfortunately they just turned away a group that they have been under a letter of intent for residential with their understanding that they wanted to go industrial with this piece. They will have to determine whether they can pull that back together if that is something that the community wants to explore. They have a prospective sale tenant that is very interested in the property and it seems that the market is speaking to them that industrial is strong right now. They appreciate the comments from the audience about vacant buildings in the market. They are thoughtful about that and it is their perspective that a lot of those are not the more modern buildings and there are perhaps economic reasons that they aren't full. Rick Chapla spoke to the Planning Commission regarding significant interest in the Grand Rapids area and specifically Walker for industrial uses. Mr. Roberts stated that they are happy to explore the different options suggested. Their sensitivity is moving through with some level of speed and certainty so that they can continue to try to take advantage of the opportunities that are presented to them. They will continue to work with staff to do that the best they can.

T. Byle suggested that one of the reasons the residential developed on the south side of the freeway, adjacent to industrial, is that the terrain wasn't conducive to industrial development. Conners added that Bristol wasn't a truck route either.

COMMISSIONER AND STAFF UPDATE

Wash indicated that another master plan work session will take place January 21st, 2015. There will be no meeting on January 7th.

Various project updates were provided.

ADJOURNED: 8:15 PM



Administrative Approval
Frank Wash, AICP, PCP – Assistant City Manager

Tom Byle
Secretary – City of Walker Planning Commission

City of Walker Planning Commission – Regular Meeting
January 21, 2015

Planning Commission Members Present: Chairman Curt Rypma, Al Parent, Deb Brown, Jason Nyhuis, T. Byle T. Allspach, T. Korfhage, Steven Gilbert, and T. Schweitzer.

Staff Present: Assistant City Manager Frank Wash and City Engineer Scott Conners

Chairman Rypma opened the meeting at 7:00 PM and T. Korfhage gave the invocation.

Approval of the Minutes – December 17, 2014

Motion by A. Parent, supported by J. Nyhuis, to approve the minutes of the Planning Commission Meeting of December 17, 2014 as written. Motion carried.

General Public Comment – There were no comments offered.

Case 14-676: Work Session – Master Plan Review

Chairman Rypma introduced the work session and noted that this meeting would act as a follow-up to the session held on 12-17-14. Chairman Rypma noted that a public hearing was held on 12-3-14 for the Walkerview Development project, which included a request to update the 2007 Sub Area #1 Master Plan.

Asst. Manager F. Wash explained that the goal for this meeting is to determine the preferred Master Plan map for Sub Area #1. He recalled that the Planning Commission on 12-17-14 affirmed that the Sub Area #3B plan and map remains current.

Wash indicated he will provide PowerPoint presentations tonight that contain “decision support” maps. Following that, three options for the Future Land Use Plan / Master Plan map will be presented and discussed. He explained that there will be future opportunities for public hearings/public comment. If the Planning Commission chooses a Master Plan map this evening then a draft plan will be prepared and a subsequent public hearing will be held per the process listed in the Michigan Planning Enabling Act.

Wash recalled that the Planning Commission makes recommendations to the City Commission regarding master plan amendments. The City Commission decides whether to release plan amendments to neighboring communities for advisory comments. When the time period for comments expires, the draft plans return to the Planning Commission, where there is additional opportunity for public comment and review via a public hearing.

Wash announced that the PowerPoint presentations are available on the City’s website under the Planning tab. Generally speaking, the boundaries of Sub Area #1 are Fruitridge Avenue, Bristol Avenue, 4 Mile Road and 3 Mile Road. Within that area the focus is on what was previously identified as the Orchard Park development and the area to the immediate west, which was labeled the “Walker Wedge” in 2007.

The PowerPoint presentations consisted of multiple “decision support” maps and tables that displayed the following:

- Topography
- Surface water and wetlands
- Existing zoning
- Existing master plan
- 2003 land use / land cover
- 2014 tax classification land uses
- 2012 and 2014 aerial photos
- 2014 parcel lines
- 2104 public and private streets
- Planned streets.

After discussion of the decision support maps by the Planning Commission, Wash then presented three potential Future Land Use / Master Plan map options, as follows:

1. **Option A** would have the majority of the former Orchard Park site change from Village Commercial Entertainment to Industrial with a Light Industrial-Office area near Grand Rapids Ophthalmology and Highway Commercial-Office at Walker Ave and Northridge. The Walker Wedge is shown as transitioning from Mixed Residential on the north to Light Industrial-Office. Existing homes west of Bristol and south of Mast Greenhouses would be planned for Mixed Residential uses to match with Sub Area #3B.
2. **Option B** suggests the same general arrangement of future land uses except that the southeast quadrant of the former Orchard Park / current Walkerview site would be Mixed Residential with a maximum density matching what is planned for Sub Area #3B.
3. **Option C** suggests that the Walker Wedge be planned for Light Industrial-Office. Otherwise, Option C suggests the same general arrangement of future land uses as Option A except that the southeast quadrant of the former Orchard Park / current Walkerview site would be Master Planned Commercial matching what is planned for Sub Area #3B.

Wash advised that if the Planning Commission selects a preferred Master Plan map option then staff will develop the plan text around the map. The Planning Commission may also wish to amend one of the options.

Based on questions from Planning Commissioners, Wash explained that from a managerial perspective he favors Option A. From a finance standpoint, the City functions from income tax revenues and industrial tends to be lower cost, from a service position, compared to commercial or residential. From a community planning standpoint, based on what presently exists and what was affirmed for Sub Area #3B, he would also recommend Option A. His concern is that commercial has to have a limit based on rooftops and service area size. There have been two major commercial developments proposed for the majority of Sub Area #1 in the last 15 years and both have failed. As such, he would not recommend another 100 acres planned for commercial. Residential may not be a bad idea but if asked to choose between Option B, with residential in the southeast quadrant, or Option A, he would recommend Option A using the PUD zoning tools to minimize off-site impacts.

A. Parent referred to Option A and suggested the possibility of the Mixed Residential shown along Bristol Avenue extending south of future Northridge Drive to I-96.

T. Schweitzer recalled the Walkerview developer testifying about being approached for residential on a portion of the property. There may be some feasibility to Mixed Residential.

J. Nyhuis related that he would prefer to see that area as commercial to create a buffer between the residential and industrial. The commercial would have to be regulated to a higher standard. Option A seems to work. He doesn't care for Option B because of all the residential. He views the site as being more attractive to industrial uses. The light industrial south of Northridge Drive seems to fit or the master planned commercial could come across Bristol Avenue to create a pocket on each side of Northridge as the entry. J. Nyhuis suggested the heavy industrial could expand further toward the Light Industrial-Office because of the barriers of the creek and ravine. The Light Industrial-Office also seems to fit where shown. He also feels the area north of Northridge as Light Industrial fits, the same as the Highway Commercial-Office along Walker Avenue. He is curious about the Light Industrial designation of the Walker Wedge. He asked what the current use is in that area.

Wash explained that the existing land use includes homes, a city cemetery and vacant property in the Walker Wedge area. There isn't a lot of developable property in that area due to steep slopes and the Indian Mill Creek floodplain / wetlands.

J. Nyhuis indicated that he could see that developing commercially or perhaps light industrial. He asked why change it though if it is currently being used residentially; leave it that way and consider it if a plan were to be submitted in the future.

Wash agreed that that is another option. The Mixed Residential shown to the north along 4 Mile Road could be carried south to Northridge Drive. Over the years, the city has fielded inquiries about parking lots or a small industrial shop on the properties but nothing has ever materialized, which may be a result of cost and environmental limitations on the site.

J. Nyhuis stated that the Walker Wedge could develop a number of different ways but it may not do anything for a while so he would suggest not changing it now.

C. Rypma asked for clarification on his suggestion for the residential along Bristol Avenue. J. Nyhuis doesn't feel residential would be attractive along Bristol Avenue because of the planned industrial. Since there are existing houses he feels buffering those residents with commercial seems like a better fit. The Planning Commission would have the opportunity to put in some controls to aid in the buffering.

T. Allspach asked how flexible the colored planning areas can be as things develop. The Light Industrial-Office that is shown on Option A is in the heaviest wetland / steep grade area. He could envision that better used as regional stormwater detention for the entire property. He would also like to hear the opinion of the developer as to how the proposed Options relate to their long term plans.

Wash responded regarding the flexibility. The reason for doing planning is to establish a preferred future, subject to refinement by future projects. If something comes in that is generally consistent with the Plan then the Planning Commission works on the details of the site plan. In

this case (Walkerview) PUDs are being encouraged to best-fit the different categories. If Option A is selected and then a project comes in that includes regional commercial that would be too far of a stretch. Wash clarified that the planning lines can be adjusted somewhat. He explained that the lines on these three Option maps were established based on topography and where Northridge Drive seems to best fit.

T. Allspach stated that of the three Options he prefers A. There may be some merit to Option C with some master planned commercial along Bristol or even the Highway Commercial expanding further to the east.

A. Parent indicated that he also prefers Option A. In his opinion any commercial on Bristol Avenue could generate more traffic on Bristol than desired. He suggested they need to be sensitive to the homeowners that are on Bristol. He suggested more mixed residential along Bristol, as the traffic generated wouldn't be as great as that generated by a commercial strip center with stores and restaurants.

T. Korfhage indicated that he would never support more residential along Bristol Avenue backing up to industrial. He too prefers Option A. He wouldn't put any more residential in and he would like to work with the developer through the PUD process to create a buffer along Bristol Avenue for the existing residents. He also wouldn't recommend commercial along Bristol because Bristol already has enough traffic. With Option A the truck traffic can be restricted from using Bristol Avenue. T. Korfhage suggested that along I-96 could be all heavy industrial in his opinion and he suggested the Light Industrial-Office could be all light industrial. T. Byle agreed with the comments offered by T. Korfhage.

D. Brown indicated that she favors Option A also. She likes A. Parent's suggestion of the residential on Bristol but then she would be concerned about potential truck traffic exiting Northridge onto Bristol and negatively impacting the residents.

T. Korfhage stated that in any of these plans, truck traffic shouldn't be permitted on Bristol Avenue. Others agreed; Bristol wasn't designed for truck traffic.

D. Brown suggested that a buffer for the residential could be the Light Industrial-Office.

Discussion took place about the developer's amended application for PUDs, which is the desired tool for such a development.

T. Schweitzer related that he generally prefers Option A. He agrees with the suggestion of J. Nyhuis for mixed-residential rather than light industrial for the Walker Wedge. As you get closer to Bristol the light industrial may be a good fit using the PUD zoning tool. In that area there is a desire to be sensitive to the transition as you go to the east side of Bristol so light industrial with office might be a way to accomplish that.

T. Schweitzer then referred to the southeast corner of Walker Avenue and 4 Mile Road, which is currently Master Planned for Village Commercial. It is currently zoned industrial. He feels that would be an appropriate location to consider Light Industrial – Office. Even if you assemble all of the properties there it won't be a large area so it may be ancillary to the larger development that will take place to the east of it. Light Industrial – Office there would provide a bit more flexibility, given the site and intersection.

C. Rypma asked Wash his opinion of Highway Commercial on both sides of Walker Avenue. Wash replied that Office uses to the southwest of the Northridge and Walker intersection is well entrenched with Charter Communications, the Scouts and other office buildings. He doesn't feel there is enough property at the northwest quadrant of Northridge and Walker for Highway Commercial. Commercial uses are not always the best neighbors to residential. Complaints are frequent from residential next to commercial; deliveries at all hours, trucks running at all hours, dumpsters being emptied in the middle of the night. It is difficult to restrict those things. If the Planning Commission isn't inclined to consider Light Industrial – Office for the Walker Wedge south, then he would agree that the Mixed Residential should be pulled down to Northridge Drive.

C. Rypma stated that he prefers Option A. He doesn't feel that more residential along Bristol Avenue makes much sense. He would like to see Office and likes where it is shown. He also likes it in the Walker Wedge. He doesn't feel that any of the subject areas are conducive to future residential. He would like to see more commercial but he doesn't know that this is a good location for it. Right off the highway makes sense but he agrees that the offices present aren't likely to change.

C. Rypma gleaned from further Planning Commission discussion that Option A, perhaps with some minor modifications, seems to be the consensus.

Wash agreed with T. Schweitzer's suggestion of Light Industrial – Office at the southeast corner of Walker Avenue and 4 Mile Road. The reason staff suggested Light Industrial – Office areas was to provide more options for a future user, especially where there are site limitations. It may be that future offices, with walk-outs, would be better in some cases looking over the terrain that is present, as opposed to significant investment in fill and substantial retaining walls for light industrial. Heavy Industrial was shown because staff has heard that there may be some interest for some heavy industry on the site.

Wash noted that he feels the Planning Commission has had a healthy, analytical conversation about the Options as presented. His concern is that Bristol Avenue is a limited road. It is limited for two reasons; 1) it is an under-pass at I-96 and that isn't going to be widened, and 2) it isn't likely that there will be a signal at 4 Mile Road and Bristol Avenue due to signal spacing. Therefore, the question to consider is how you best control the traffic. As raised by the Planning Commission, industrial trucks can be routed to either 4 Mile Road or Walker Avenue. It is likely most industrial traffic will utilize Walker Avenue, which is appropriate for that type of traffic. Residential disburses, it is come and go, and there are a lot of trips. However, the industrial traffic and trip generation can be controlled to go west or north and not onto Bristol Avenue. That finding can help to support the choice of Option A if that is the decision of the Planning Commission.

Wash stated that staff's understanding at this point is that the Planning Commission prefers the Option A master plan map, with minor adjustments; to change the area adjacent to the existing residential on Bristol Avenue to Light Industrial – Office in an effort to be sensitive to the existing residents. He recalled hearing several different suggestions for the Walker Wedge.

Additional Planning Commission discussion took place regarding the two opinions offered on the Walker Wedge. Whether residential is realistic on Walker Avenue was one consideration. The parcels are currently zoned AA – Agricultural. The range of uses in future Mixed

Residential would include a maximum density of 5 units per acre and it could include single-family, duplex, or small four-plex. Several Planning Commissioners voiced their opinion against a residential designation of the Walker Wedge, being in favor of the Light Industrial – Office designation.

S. Gilbert agreed with the consensus that Option A is the most logical choice. It is difficult to envision any residential in this part of Sub Area #1 because of the desire to locate industrial.

Motion by T. Byle, supported by T. Korfhage, directing staff to build a draft master plan document around the Option A master plan map, with minor adjustments as noted during discussion. Motion carried unanimously.

Wash related that he will have the draft master plan document prepared by 2/18/15. The Walkerview project will also be on the agenda on 2/18/15 for a revised public hearing. It makes sense to look at the two plans, current and future, together.

Commissioner and Staff Update

- The 2/4/2015 agenda will include additions to Cummings Elementary School and a residential development, Winding Creek, on 55-acres south of 4 Mile Road and west of Irwin Seating.
- The 2/18/2015 agenda will include the draft Sub Area#1 Master Plan amendments and a public hearing for the revised Walkerview CPUD/IPUD project, which is proposed on the site of the former Orchard Park/Cabela's proposed development.

ADJOURNED: 8:15 p.m.



Administrative Approval
Frank Wash, AICP, PCP – Assistant City Manager

Tom Byle
Secretary – City of Walker Planning Commission

CITY OF WALKER
KENT COUNTY, MICHIGAN

RESOLUTION 15-334

Final Approval of Master Plan Amendments

At a regular meeting of the City Commission of the City of Walker, Michigan, held in the City Commission Chambers in said City, 4243 Remembrance Road, NW, on Monday, the 26th day of January, 2015, at 7:00 p.m., there were:

PRESENT: Mayor Mark Huizenga, Commissioners: Al Parent, Cyndy Stek and Sandra Howland

ABSENT: Commissioners: Dan Kent, Charles Deschaine and Gary Carey

WHEREAS, Act 33 of the Public Acts of Michigan of 2008, as amended, the Michigan Planning Enabling Act (the "Act") provides for a city planning commission to prepare potential amendments to a master plan or a subplan for a geographic area less than the entire planning jurisdiction; and

WHEREAS, The Act notes that the legislative body, in this case the Walker City Commission, can by resolution assert the right to approve or reject amendments to a master plan or a subplan for a geographic area less than the entire planning jurisdiction; and

WHEREAS, the Walker Planning Commission continues to work towards several potential amendments to the city master plan and subplans for geographic areas less than the entire planning jurisdiction, following the direction noted in the Act.

NOW, THEREFORE, BE IT RESOLVED, that the Walker City Commission does hereby assert the right to approve or reject amendments to the city master plan or subplans for geographic areas less than the entire planning jurisdiction.

Motion by Commissioner Parent, seconded by Commissioner Stek, that the above resolution be adopted.

YEAS: 4
NAYS: 0

Motion passed and resolution 15-334 declared adopted.

Sarah Bydalek
Sarah Bydalek, City Clerk

CERTIFICATION

The undersigned, being the duly qualified and acting Clerk of the City of Walker, Kent County, Michigan, does hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Walker at a regular meeting held this 26th day of January, 2015, at which meeting a quorum was present and remained throughout, and that the resolution has not been amended or rescinded and that the original of the resolution is on file in the records of the City.

IN WITNESS WHEREOF, the official signature of the Clerk and the seal of the City of Walker are hereunto affixed this 28th day of January, 2015, 2015.

Sarah Bydalek
Sarah Bydalek, City Clerk

City of Walker Planning Commission – Regular Meeting
February 18, 2015

Planning Commission Members Present: Chairman Curt Rypma, A. Parent, T. Allspach, J. Nyhuis, T. Byle, T. Korfhage, S. Gilbert and T. Schweitzer.

Members Absent: D. Brown.

Staff Present: Assistant City Manager Frank Wash and City Engineer Scott Conners.

Chairman Rypma opened the meeting at 7:00 PM and T. Korfhage gave the invocation.

Approval of the Minutes – February 4, 2015

The minutes of the February 4, 2015 meeting were approved as written.

General Public Comment – There were no comments offered.

Case 15-681: Site Plan Review – Millennium Park Meadow

Chairman Rypma introduced the case, noting that representatives from the Kent County Parks Department will present plans for Millennium Park improvements including a picnic pavilion, restrooms, public water service, natural areas, paved parking lots, elevated boardwalks, trails, landscaping and lighting. The subject lots are 1270 Maynard S.W., 1360 Maynard S.W., 1390 Maynard S.W., 1400 Maynard S.W., 2983 Veteran's Memorial Drive S.W. and 3131 Veteran's Memorial Drive S.W.

Community Development Director/Assistant City Manager Frank Wash analyzed the project. He identified the general project area and related that the subject lots are zoned AA – Agricultural and P-SP Public/Semi-Public. The City encourages Kent County to rezone all of the Millennium Park lots to P/SP, which is something that can take place in the future. Kent County has acquired additional land since the P/SP zoning district was created and it will likely be an ongoing evolution of the park property. Wash explained that the Planning Commission will review the proposed site plan for a permitted use by right in the AA and P/SP zoning districts.

City Engineer Scott Conners related that Kent County and their site plan designer addressed a list of issues following the staff site plan review. One remaining item deals with the proposed gravel trails. Walker staff interprets the Ordinance that traditional "gravel" is not permitted. It erodes and requires maintenance. Staff has allowed a 21AA modified gravel, which is more stone than fine material. It doesn't move around as much and water can go right through it. It is considered to be non-erosive. Other options are crushed concrete or millings. Conners explained that the other items listed in his staff memo of 2/12/15 are housekeeping matters; health department sign-off and obtaining necessary State permits. Additionally, the development will be required to obtain Walker stormwater and soil erosion permits.

Conners responded to C. Rypma indicating that they have permitted the 21AA modified gravel in the past for parking pads. It is viewed as a crushed stone. In other instances people have been advised not to use regular gravel but they install regular gravel and then seek a variance from the ZBA. One instance resulted in court proceedings.

Roger Sabine, Director of Kent County Parks, was present to discuss the project. He explained that the purpose of the proposed gazebo/shelter is for larger group use and special events such as 5K runs. The shelter is approximately 7,000 sq. ft. and the restroom is sized larger to handle larger groups. The gravel pathway was suggested with a 22A gravel, which he believes is acceptable material. S. Conners replied that it is not acceptable material.

Trevor Bosworth of Viridis Design Group, the project landscape architect, stated that 22A was listed on the specs because that has been approved and used in the past for all of the nature trails currently present at Millennium Park.

S. Conners clarified that crushed concrete graded to a 21AA specification would be acceptable. If 22A is present on existing trails that will not set a precedent to permit it on future trail development.

J. Nyhuis commented on the difference between 22A and 21AA. 21AA is typically considered a road type product and it holds up better. T. Byle agreed that 21AA is a better product. 21AA will let the water go through rather than collect and run off. He related that 21AA crushed asphalt was used for the Fred Meijer Pioneer Trail near the headquarters and it has held up well.

J. Nyhuis asked if there is a gate or fence planned. As someone who lives close to the park he observes people parking during the winter. He asked if this area will be open during winter months.

Mr. Sabine replied that the entry drive to this area will be aligned to be across from the existing drive. The location where people park currently, when the gates are closed, is there for that purpose so that when the gates are closed they don't park in the road. There will be a vehicle gate to block off the rear section of the park.

J. Nyhuis clarified that the small area to the southwest side will be open but beyond that will be gated. Mr. Sabine agreed.

C. Rypma asked how they determined the size of the shelter and additions that were needed. Mr. Sabine replied that it is a balance of what they have been experiencing from user groups. The existing pavilions aren't large enough to hold the largest groups. From the proposed structure there is overflow ability into lawn areas. It won't be set up just for a big picnic but also for groups of 1,000 that might be doing a 5K run. They're there at 9 a.m. and gone by 1 p.m.

C. Rypma asked when they anticipate construction being completed. Mr. Sabine replied that it will begin in the spring and be complete in the fall of 2015.

S. Conners related that concurrent to this project Walker will be building public water main along Maynard Avenue from Veteran's Memorial Drive to the north, just beyond the pedestrian bridge. It is a joint project that has been negotiated with the Parks Department, Kent County and the City of Grand Rapids to install public water main. The existing park has a temporary water line that has been present about ten years. It is time for a public water main to move forward, eventually reaching O'Brien Road. It might change the planning complexion of the south part of the City in that area.

T. Schweitzer stated that Millennium Park is a great facility to begin with and to add this feature is great for the overall community. He applauded the efforts.

C. Rypma agreed that it is great to see development continue there. The park is well-used and appreciated.

T. Allspach related that he bikes through the park. He asked if they have much issue with the geese that are proliferating the trail system. Mr. Sabine replied that they do a round up every spring. They get a permit, hire it done and the geese are sent off to Allegan County.

T. Korfhage **MOVED TO APPROVE the site plan set dated 2/6/2015 for the Millennium Park Meadow project, as it does meet the standards set forth in the City of Walker Zoning Ordinance, with the following condition:**

1. **The applicant agrees to all conditions noted in the City Engineer's letter dated 2/12/2015.**

SUPPORTED by J. Nyhuis. MOTION CARRIED UNANIMOUSLY.

Case 14-675: Walkerview Development – Public Hearing

Chairman Rypma noted that applicants RDG Walker LLC, Moore & Bruggink, Dreamstage LLC, Dreamstage II LLC and Medical Properties Investment Company have revised their original rezoning request to now include the entire subject site, which contains +/- 267 acres of land. Commercial Planned Unit Development zoning is proposed for the westerly +/- 40 acres of the site. Industrial Planned Unit Development zoning is proposed for the remaining +/- 227 acres of the site. Also requested is Preliminary Area Site Plan (PASP) review for the entire subject site. Ongoing requests include the following:

- **A Master Plan amendment** for +/- 267 acres of land generally located north of I-96, east of Walker Avenue, south of 4 Mile Road and west of Bristol Avenue. The Master Plan amendment would change the future land use designation for the 24 existing project lots from VCE – Village Center Entertainment to Highway Commercial – Office, Light Industry and Heavy Industry.
- **Amendment** of the North Ridge Drive East **Precise Plat**, which was adopted as Ordinance No. 09-574.

Community Development Director/Assistant City Manager Frank Wash noted that a public hearing was previously held and closed for this project on 12/3/14. A second public hearing is being held tonight because there have been modifications to the application. Wash identified the location of the project noting that multiple properties continue to be involved with the application.

Wash recalled that, at the 12/3/14 public hearing, the Planning Commission initiated the Master Plan review process for this area. Northridge Drive is shown on the PASP through the site, from Walker to Bristol, but differs somewhat from what was precisely platted in 2009. The proposed road location appears to be better than what was platted in 2009 as it will provide more buffering to the homes on Bristol Avenue.

Wash suggested that additional work on the alignment of the future Northridge Drive east of Bristol Avenue is necessary and staff recommends delaying the precise plat amendment until that is worked out.

Wash explained that the applicant has amended their rezoning request to include the entire project area. Originally the applicants were requesting rezoning of only 90 acres to ML - Light Industrial. The Planning Commission recommended that the applicants revise their proposal to include the entire property as a Planned Unit Development. The application has been amended and lots outlined in blue are proposed to be zoned Industrial Planned Unit Development. The lots outlined in pink are proposed to be Commercial Planned Unit Development. In addition to the rezoning request, the applicant is requesting Preliminary Area Site Plan (PASP) review.

Wash described that the Master Plan amendment is in process and is the next item on the agenda. The Precise Plat amendment needs to be refined and can be addressed in the future. The PASP and rezoning reviews fit together. The PASP sets the stage for phased Final Area Site Plans. Proposed Phase 1 is included on the PASP with placeholders for a potential user.

Wash referred to his staff report dated 2-10-15, relating that he has provided several recommended conditions of PASP approval, which have also been included in the draft model motion. The Planning Commission will be making a report to the City Commission, which includes rationale for their decision and why certain uses may be excluded from the development. The excluded uses listed in the staff report and motion are based on feedback received to date from staff, officials and members of the public. The Planning Commission will also make a recommendation on the rezoning to the City Commission. At the City Commission level the applicants will discuss a potential infrastructure financing plan for the project. Those discussions have been initiated with the City Manager and the City's bond attorney.

Wash clarified that his staff report includes a recommendation that the rezoning to CPUD and IPUD be favorably recommended to the City Commission. It is also his opinion that the PASP, subject to the conditions included in his staff report, is also ready to be approved. It is difficult to pull all of the details together in an early plan. A traffic study will be necessary and the scope of that study has been completed as a regional effort. It is very likely that a traffic signal will be necessary at the Northridge and Walker intersection. It is difficult to perform a traffic study not knowing who the users will be. Wash related that his staff report also includes comments related to sidewalks and other details but those can be handled via Final Area Site Plans.

C. Rypma asked that Wash speak to the uses recommended for exclusion from the project.

Wash explained that he is recommending that certain land uses be excluded based on comments he has received since the project began and also based on his experience. He referred to the model motion and identified the uses he recommends be excluded. He clarified that regulated uses are adult uses. After considering the project the Planning Commission may agree that these types of uses would not be compatible with nearby uses of land and that the uses tend to be disruptive to how a site lays out, particularly a CPUD. The land uses recommended for exclusion from the IPUD area, which are subject to modification by the Planning Commission, would be uses where the primary purpose of a business is the manufacturing of non-medical gases, compounds or chemicals such as industrial solvents, chlorine, ammonia, herbicides, pesticides and similar products. The rationale for excluding these uses is that they would not be compatible with nearby uses of land, particularly

residential, could have negative environmental impacts and endanger the public in the event of an unregulated release into the air, water or soil. Wash related that those heavy industrial uses are permitted in other areas of the city. There are areas on the subject site plan proposed for heavy industrial uses and that is where those exclusions would come into play. The recommended exclusions are based on experience, discussions with City Commissioners and Planning Commissioners, and listening to concerns of the public. This is an "edge site" adjacent to rural and residential. There are also neighboring industrial uses but not those types of heavy industrial uses.

Wash clarified for the Commission that the PASP covers the entire assembly of lots. Individual sites will come back to the Planning Commission in phases for Final Area Site Plan reviews. Wash stated that he considers the lot layout of the PASP to be conceptual as some of the lot divisions aren't allowed by the Michigan Land Division Act. He didn't find it necessary to get into that level of detail yet but asked that the developers provide a feel for the maximum yield of the site; how much industrial use and commercial use could be anticipated. The proposed lots will have to be defined further based on limitations of the property such as wetlands, floodplains, steep slopes and the Consumers Energy towers and easements. The applicants have met the intent of the Preliminary Area Site Plan requirements in the Walker PUD ordinance.

City Engineer Scott Conners referred to his staff report dated 2-12-15. He explained that the list of issues is a combination of general items and construction specifics. He related that the traffic study is ongoing and staff is confident that the applicants are making progress. A development agreement will be necessary and general discussions have occurred. The wetland information should be current as that is the basis for how the site is laid out.

T. Schweitzer asked if staff has received any feedback on the most current status of the wetlands. Conners replied no. The applicant may wish to address that. Wetlands can change over time on a site such as this so they want to be sure it's current.

Conners continued his report relating that addresses and owner names for adjacent properties should be included on the plan. The precise plat amendment will involve some work and the developer has asked that staff arrange the meetings with the adjacent property owners to the east. With regard to the Preliminary Area Site Plan, Conners stated that he is confident in the water main layout but some other things, such as storm sewer and sanitary sewer, are very preliminary. At some point in the future those things will have to be confirmed so that a future user doesn't get put into a difficult situation or the City get into a situation of accepting a sewer that doesn't meet standards because of a lot in a difficult spot.

Conners noted that in the southeast area of the site the plan shows a ring road for some of the smaller lots. As this is the framework for the development it is good to offer the developer comments at this point. Conners stated that construction staging has been a topic of discussion and there is a lot of pressure for the large lot, I-3, to be developed right away. As they work through the overall development it is important to ensure that any construction that is approved for Phase 1 / lot I-3 doesn't impact the public construction that has to take place with the road and all of the public utilities. The applicants have been advised that they will need a different construction access, perhaps via 4 Mile Road. As Northridge Drive and the utilities are being built it wouldn't be desirable for an interior lot to develop at the same time because they would be traveling over an active construction site with their construction equipment.

Conners explained that Northridge Drive and the public utilities should be built, approved and accepted before heavy loads are allowed on the new road. Conners commented on proposed lot I-15 stating that it is important to consider how the contours fit together. There are a few lots on the PASP that may not be feasible. It's important to begin talking about cross access easements so that as lots are sold off and developed it doesn't limit the ability of a future owner to acquire those easements. Conners related that an overall site grading plan will also be necessary. This is unique because it is such a large site but it is important as they work on the road alignment.

A. Parent asked if the proposed water tower will have to be in place before the first building is occupied. Conners replied that Grand Rapids Water Department has done modeling and they believe an initial industrial project phase can operate short-term with the water main that is present plus the Bristol Avenue booster pump system. An updated water tank study will be presented to the City Commission at their next meeting to begin that work right away. It will take 18 to 24 months before a new elevated water tank is ready to use. The water main extension can come together quicker than that and some adjustments can be made to the booster pump on Bristol to allow a potential first phase to continue to work but that is a short term solution.

T. Korfhage asked for clarification of Point # 7 in Conners' staff report; recommending no access to Bristol Avenue. Conners clarified that the recommendation is to avoid having truck access to Bristol Avenue. The Planning Commission may impose different restrictions such as allowing vehicle access to Bristol Avenue but not trucks. He suggested that vehicular traffic from the lots with frontage on Bristol could access Bristol via Northridge Drive and the internal network rather than allowing new and direct access from the lots onto Bristol Avenue.

T. Korfhage recalled from their previous discussions that the Planning Commission didn't favor any access to Bristol Avenue other than via Northridge Drive.

Conners noted that with very limited frontage, such as is shown with lot I-14, it is tempting to say they don't need the internal frontage because they could go right out to Bristol Avenue with a driveway.

A. Parent agreed with T. Korfhage stating that he would be opposed to any other drives onto Bristol other than a new Bristol Avenue / Northridge Drive intersection.

T. Schweitzer agreed. He suggested looking at 4 Mile Road and Walker Avenue in that respect as well. Perhaps the internal street connections could provide all of the access to the sites and they wouldn't need direct access from 4 Mile Road or from Walker Avenue. He suggested that part of that may come out with the traffic study, even the alignment of Northridge Drive. If Northridge Drive has direct alignment across Bristol Avenue to the east or if there is an offset then that can impact traffic patterns.

Conners indicated that as part of the Precise Plat update they want to make sure there isn't an offset and to make sure that the alignment works for both sides of the road and to Cordes Avenue and 4 Mile Road through the Langlois property to the new traffic signal.

J. Nyhuis asked if the traffic study will include potential impacts to Bristol Avenue.

Conners replied that there will be projections and until a specific use is identified those impacts can't be determined.

C. Rypma asked about the two new curb / street cuts on 4 Mile Road that were built with the roadwork this past summer.

Wash explained that his understanding is that those curb cuts were negotiated in exchange for right-of-way when 4 Mile Road was reconstructed. Walker staff wasn't even aware they were there until after the upgrades to 4 Mile Road were done. The drives appear to be built to commercial/industrial drive standards.

C. Rypma asked staff's opinion of whether those entrances should be there or not. Conners stated that they would prefer to see driveways align with Baumhoff Avenue but when the County looked at the elevations, visibility and potentially some underground utilities at Baumhoff it was apparently prohibitive. T. Byle added that there is an AT & T structure is present on the south side of 4 Mile Road at Baumhoff Avenue and it would be very expensive to move that facility.

S. Gilbert asked if the easterly entrance to the site from 4 Mile Road is going to create another situation similar to the former offset at Bristol Avenue and 4 Mile Road. T. Byle explained that the County looked at it from a future traffic signal perspective and it will work the way they are laid out. Conners added that the easterly drive on the site probably won't have the volume of traffic that Bristol does so it won't be as bad as Bristol was at rush hour when so many people were trying to go north and south at that misaligned Bristol / 4 Mile Road intersection. There will be some traffic and staff would still prefer that it line up but it doesn't seem feasible. Just because those drives are placed it doesn't mean they both have to go in there. They could be adjusted one way or the other and placed in another location if necessary; that just happens to be where they are now.

T. Byle clarified that based on the size of the curb cuts he believes they are intended to be public street approaches.

T. Schweitzer asked staff if the lots within the development are intended to be platted. Wash replied that his understanding is that there is enough acreage to make metes-and-bounds splits. That may be something to clarify with the applicant. If they want to plat or site condo the property then that involves another layer of review. His understanding is that if you look at the parent properties there is enough acreage there, under the Land Division Act, to make this number of splits. That doesn't necessarily mean that all of the splits will occur or that from a City standpoint all of those lots could be approved. The PUD can provide flexibility for things such as frontage and area requirements. The one sticking point he recognizes however is the State Land Division Act law for maximum 4:1 lot depth to width ratio. Some changes will have to be made to the way the lots are laid out.

Chairman Rypma asked Justin Longstreth, Moore & Bruggink, the project engineer, to further discuss the project. Longstreth stated that they've prepared the Preliminary Area Site Plan and amended the rezoning application based on staff and Planning Commission comments. Mr. Longstreth offered comments on the discussion that has taken place. With respect to the water main they knew that would follow the Northridge Drive alignment. In terms of sanitary sewer, they did a conceptual check with grades and what the proposed road elevations will be vs. existing ground to understand if they would come out of the ground somewhere in the middle of

the site and not be able to serve all of the parcels. What is shown on the plan is very conceptual but they have checked elevations so they know that all of the lots as shown can be served with sanitary sewer. Storm sewer is also conceptual. They looked at low points and where the catch basins need to be.

Mr. Longstreth related that they had King & MacGregor Environmental on the site in fall of 2014 to delineate the wetlands so what is shown on the plans is within one season. Everything cross hatched on the plan are wetlands they found in 2014. Mr. Longstreth indicated that they fully intend to provide a mass grading plan as suggested by Mr. Conners. They haven't gotten to that level of detail at this point. With respect to site access for each lot, they intend to provide access from the interior roads to be constructed rather than the exterior roads. The only exception may be for some of the commercial lots on Walker Avenue identified as C-1, C-2 and C-3. He doesn't believe that they intend to have three drives but rather shared drives. They aren't looking for any direct drive cuts to 4 Mile Road or to Bristol Avenue with this plan.

Longstreth noted the applicants haven't met with the property owner(s) to the east yet regarding the Northridge Drive East Precise Plat alignment. What is shown on the plan is the first blush and they will need the cooperation of the neighbor to ensure there isn't a jog and that it is continual east of Bristol Avenue through to Cordes Avenue and 4 Mile Road.

Mr. Longstreth related that they are working with Wade Trim on the traffic impact study. They met approximately a month ago with the regional traffic working group that includes representatives from the City of Walker, Kent County Road Commission, Kenowa Hills Public Schools, and MDOT to scope the traffic study. Wade Trim is preparing the data and it will be provided for the review of City staff but it will also be going to this larger working group for review. His understanding is that Wade Trim has completed their traffic counts and they are working on land use and trip generation based on the current PASP. Wade Trim will be conservative in their trip generation numbers because of the uncertainty of the future phases of the Walkerview project. They want to project higher counts in the initial stages of the study so they aren't surprised later on.

Mr. Longstreth stated that their intention for the majority of the lots is metes-and-bounds parcel splits with the exception of the CPUD where they will propose a site condo. He again stated that this is all conceptual and they don't know definitely how many lots they will have so they are keeping their options open.

T. Korfhage observed from the PASP notes that outdoor sales are not anticipated but will be evaluated during Final Area Site Plan review. F. Wash recommends that outdoor storage or sales not be permitted in the CPUD area. Mr. Longstreth asked if that exclusion relates to autos or all outdoor sales. Wash clarified that it is specific to vehicles. The intent is that the outdoor display and sales of vehicles would not be allowed.

A. Parent used the example of Home Depot having items on display outside during summer months. He suggested display and seasonal sales such as that would be permissible.

T. Schweitzer asked if heavy machinery sales are permitted in the industrial zone. It is recommended that that not be permitted in the CPUD.

Wash provided an example of a site on 3 Mile Road that sold and rented construction equipment. That use was granted a variance by the ZBA. The site has since converted to a machine shop but for years it was an equipment dealer.

T. Schweitzer asked if that is what they had in mind with that note on the plan.

Mr. Longstreth replied that he doesn't believe they were referring to vehicle sales but more the seasonal type of sales associated with a retail user. He deferred to the property owner to answer the question regarding equipment sales. They tried to leave it as open as they could. If equipment sales aren't desired they can discuss that.

T. Schweitzer stated that he isn't certain that type of use is what they are looking for in this particular area. Wash indicated that the Planning Commission can add that restriction to the IPUD area if desired.

C. Rypma asked if the applicant has any objection to the restrictions that have been recommended by staff. Drew Sorenson, Rockford Construction, replied that they have no objections.

A. Parent feels the proposed landscape buffer along Bristol Avenue is a great idea. He wondered if that could be extended to the north side of lot I-19 to provide some buffer to the homes that are north of the project. J. Nyhuis agreed. C. Rypma noted that those details would also come up at the time of Final Area Site Plan review. Wash agreed. Before they receive Final Area Site Plan approval all of those details would be included. A buffer that isn't present on the PASP can be refined and added later. This is a general layout, shows a maximum yield, and zoning area and type. There is significant refinement that needs to happen before they apply for Final Area Site Plan review.

T. Schweitzer asked if the traffic analysis will include two scenarios for Northridge Drive; being directly aligned to the east and/or being misaligned. Mr. Longstreth replied that the traffic study will assume that they are aligned. Wash agreed. They don't want to create an offset in Northridge Drive at Bristol Drive; the sections need to align. Moving Northridge to the south will allow more two-sided development on the east side of Bristol Avenue. There are some homes there that are owned by the Engman Trust. The alignment will be coordinated because the entire Precise Plat will need to be amended. There is a large ravine east of Bristol Avenue and it appears that the alignment proposed on the west side could be accommodated on the east side. The other benefit is that moving Northridge Drive to the south gets it away from the existing homes on Bristol Avenue. The way it is platted now it literally butts up against the north property line. It may have made sense for Orchard Park but it is better located further south.

T. Allspach asked for clarification of the vehicles noted under the proposed site parking for Phase 1. Mr. Longstreth replied that he believes vehicles relate to cars and vans. The traffic study will include whether those vehicles are coming and going or there for an eight hour period.

Connors explained that he asked the applicants to include as much detail in the traffic study as they had, which included the Phase 1 development.

Motion by T. Byle, supported by J. Nyhuis, to open the public hearing. Motion carried unanimously.

C. Rypma invited public comment; there was none.

Motion by T. Byle, supported by J. Nyhuis, to close the public hearing. Motion carried unanimously.

T. Korfhage expressed that this is a good first step and a step in the right direction. He feels it is a bit dense in terms of the layout and that there may be a few too many lots but he understands that can change drastically by the time it gets to Final Area Site Plan reviews. He is comfortable with the project.

C. Rypma indicated that he likes the PUD aspect of the development. He likes the commercial where it is shown. He is very pleased with the plan.

J. Nyhuis feels they need to watch closely what happens with lots I-19 and I-16. He recalled that he had suggested some commercial there, which didn't get much support. At some stage they need to recognize that the traffic on Bristol Avenue will increase and what will happen with supporting services for the industrial employees. The traffic study will likely indicate what could be anticipated for things such as lunches and bank trips. J. Nyhuis asked if Phase 1 information is on the plan because staff requested it. He wishes to understand what level of approval they are looking at with that site at this point.

Wash stated that in a perfect world that level of detail would be provided on multiple lots but the applicants are not prepared to offer that. They were asked to provide the most detail they had available at this point according to the PASP punch list in the PUD zoning ordinance. They have some feel for what might be proposed for Phase 1. It is more of a placeholder than a specific plan but they were asked to show detail. They have not indicated who will locate there.

T. Schweitzer suggested they include no access to Bristol Avenue as a condition of approval at the PASP level. They testified that they aren't planning direct access onto 4 Mile Road also. With the size of those lots he isn't certain they should place that condition there.

T. Byle stated that if the Road Commission was reviewing this development on Kent County roads all access would have to be from interior roads.

Connors noted that 4 Mile Road is a truck route, an all season road, and is fully improved. He suggested the Commission not impose that condition for 4 Mile Road at this time. With regard to access to the commercial sites from Walker Avenue, the desire would be to have redundant cross access through the sites.

Wash felt it was logical to impose a condition of no new driveway access onto Bristol Avenue from this development. If Northridge Drive eventually connects east, up to 4 Mile Road at Cordes at the signal, then that will help alleviate traffic on Bristol Avenue. He recalled from the 2006 Sub Area #1 Land Use Plan that a traffic signal was shown at 4 Mile and Cordes and that is now built. The realignment of Bristol and 4 Mile was also desired and that has been done. The things that were planned are being built.

Wash agreed with Connors on the 4 Mile Road driveway limitations. He would be hesitant to say no additional driveways at this point. Walker Avenue, in the area of the C-1, C-2, and C-3

sites is a two-lane country road. One of the things discussed with the traffic group is not only will a signal likely be necessary at Northridge and Walker but Walker Avenue itself will have to be improved. It will be necessary to locate the commercial driveways carefully to avoid having multiple drives and access management failures.

T. Korfhage **MOVED TO RECOMMEND APPROVAL** to the Walker City Commission for the requested rezonings for the legal descriptions as provided by the Walkerview Development applicants. Based on the information provided by the applicants, a +/- 40-acre legal description would be rezoned from Mixed Use Planned Unit Development to Commercial Planned Unit Development and a +/- 227-acre legal description would be rezoned from Mixed Use Planned Unit Development to Industrial Planned Unit Development. A graphic layout of these two legal descriptions is shown on the applicant's "Preliminary Area Site Plan" on Sheet 1 of 1, which is dated 2/9/2015. **SUPPORTED** by A. Parent. **MOTION CARRIED UNANIMOUSLY.**

T. Korfhage **MOVED TO APPROVE** the Preliminary Area Site Plan for the Walkerview Development project, which is dated 2/9/2015, subject to the following conditions and based on the findings of fact noted below.

Conditions of Preliminary Area Site Plan Approval

1. The applicant agrees to all conditions noted in the City Planning Director's letter dated 2/10/2015.
2. The applicant agrees to all conditions noted in the City Engineer's letter dated 2/12/2015.
3. Based on and in addition to the Planning Commission's authority pursuant to Section 94-213(3), Subsection (h), the following land uses shall be prohibited in the Walkerview Development project based on findings of fact as noted below per the following zoning classifications:
 - Land Uses Prohibited in the Walkerview Commercial Planned Unit Development District:
 - Liquor stores/party stores/convenience stores
 - Regulated uses
 - Sales, outdoor storage or display of mobile homes, recreational vehicles, autos, trucks, motorcycles, boats, personal watercraft, farm machinery and similar vehicles.
 - Findings: These uses would not be compatible with nearby uses of land and would impede the design intent of the Walkerview Development, which is planned for coordinated and deliberate growth and development.
 - Land Uses Prohibited in the Walkerview Industrial Planned Unit Development District:
 - Uses where the primary purpose of a business is the manufacturing of non-medical gases, compounds or chemicals such as industrial

solvents, chlorine, ammonia, herbicides, pesticides and similar products.

- Outdoor equipment sales and display.
 - Findings: These uses would not be compatible with nearby uses of land, particularly residential units, would be detrimental to or endanger the public, and would result in adverse impacts on the natural environment in the event of an unregulated release into the air, water or soil.

4. There will be no new driveway access from the easternmost lots directly to Bristol Avenue except for the intersection of Bristol Avenue and Northridge Drive.

Findings of Fact per Section 94-213 (3)(g) – Stated in the affirmative and based on the content of the Walkerview PASP dated 2/9/2015...

The Walkerview Development PASP as conditionally approved...

1. Conforms to the Walker Master Plan and the Sub Area #1 Land Use Plan, as amended and current.
2. Conforms to the intent and to all applicable regulations and standards of the Walker Code of Ordinances.
3. Will be adequately served by public facilities and services such as streets, police and fire protection, drainage courses, water lines and sanitary sewer facilities.
4. Regulated natural areas will be protected.
5. Subject to the details of Final Area Site Plans...The location of the proposed uses, layout of the site, and its relation to streets giving reasonable access to it are such that traffic to, from, and within the site and assembly of persons in connection therewith will not be hazardous or inconvenient to the project or the surrounding area. Walkerview project Final Area Site Plan applications will include detailed traffic impact studies and traffic control/truck routing/street improvement details.
6. Subject to the details of Final Area Site Plans...Noise, odor, light or other external effects from the Walkerview project will not adversely affect adjacent and neighboring lands or uses.
7. The Walkerview project will have adequate access to new and existing public streets. The plans provide for logical extensions of public streets via connections to adjacent parcels.
8. Pedestrian circulation will be provided via sidewalks on both sides of all new public streets and along the frontage of existing public streets.
9. Subject to the details of Final Area Site Plans...Each project phase is capable of standing on its own in terms of the presence of services, facilities and open space.

SUPPORTED by T. Byle.

T. Byle asked if Michigan CAT or Wolverine Tractor occupied the site if they would be prohibited from displaying equipment outdoors for retail sales. Wash affirmed.

T. Allspach asked what the difference is between a UPS lot full of UPS trucks and someone who sells trucks or works on them having their parking lot full of trucks.

T. Byle related that he would not object to Michigan CAT or Wolverine Tractor displaying their brand new equipment like they do along US-131.

T. Korfhage related that the intent of his condition would not relate to Michigan CAT or similar. He would be more concerned about an industrial operation storing pieces of equipment outside.

Wash recalled from discussion that the Commission was interested in prohibiting the equivalent of outdoor sales and display of vehicles in the industrial district. If heavy equipment display, which tends to creep over the right-of-way line, is desired then the condition should be changed. Someone parking their contractor equipment or vehicles for a shipping operation on a site is different; it is a permitted use in any district where commercial or industrial operations are permitted. Wash requested clarification of the condition regarding outdoor sales and display of industrial equipment.

T. Korfhage related that he would like to prohibit a user from putting their used equipment outside on display for sale.

Wash indicated that that could be considered the prohibition of sales and display of surplus material and equipment from an otherwise permitted use.

T. Korfhage indicated that that was his intent. If a CAT dealership wanted to locate a commercial sale operation that would be different.

T. Byle related that heavy equipment means construction equipment to him and he wouldn't be opposed to a dealership selling that equipment.

After further discussion the Planning Commission decided to eliminate the condition, as outdoor sales and display of items for sale are not allowed in the IPUD district per the ML and MH ordinances.

T. Korfhage **AMENDED THE MOTION eliminating the outdoor equipment sales and display as a prohibited use in the IPUD. SUPPORTED** by T. Byle.

The question was called. **MOTION CARRIED UNANIMOUSLY.**

Wash related that the next step in the process will be City Commission review of the CPUD and IPUD rezoning. Inherent in that process will be significant discussion regarding financing and construction of new public road and new public utilities within the public right-of-way.

Case 14-676: Work Session – Draft Master Plan Review

Chairman Rypma noted that the Planning Commission has been working on, and will now review a draft version of amendments to the 2006 Sub Area #1 Land Use Plan based on content created during recent work sessions and public meetings.

F. Wash explained that Master Plan review and approval is a ten step process under Michigan law and this is the equivalent of Step Four. The Planning Commission will determine this

evening whether they are comfortable enough with this rough draft plan to move it forward to City Commission, subject to text refinements, for distribution to neighboring entities for advisory comments. The comment period is 65 days.

Wash explained that the draft plan is built around the land use plan options previously discussed, which is also consistent with the Walkerview Development PASP. He also noted that a table is included in the packet that relates the land use designations to the Walker zoning districts per Michigan law. General implementation and action items are included as well. He again stated that this is a rough draft that will be cleaned up before being presented to the City Commission. Following the comment period the draft plan would return to the Planning Commission for a public hearing and final review and amendments.

C. Rypma recalled that at the last work session there were several suggestions for the Walker Wedge. Wash agreed that the Planning Commission considered different future land use options. He took the comments he received and settled on mixed-residential north of the cemetery and the remainder as light industrial/office, which would match the southeast corner of 4 Mile Road and Walker Avenue. Wash explained that there won't be a high build-out capacity on the Walker Wedge properties due to the floodplain impact. He recalled that the direction given was not to show existing, occupied homes as anything other than future residential. Wash identified the land uses/locations proposed for the remainder of Sub Area #1. He also explained that areas south of the expressway are being cleaned up to represent existing uses.

T. Schweitzer asked if the plan suggests that the Edison House might be relocated. Wash replied that the draft plan includes the Edison House property, which is currently zoned P/SP and master planned for O – Office uses. The City Commission will make a decision about what to do on that site. A. Parent related that the City Commission discussed moving the house some time ago but that is off the table now. Wash added that once you move a structure it loses the ability to have it designated on the Federal Register of Historic Places. The building has also been altered. Wash stated that the site is included to provide options for the future.

T. Byle MOVED TO FORWARD THE PLAN TO THE CITY COMMISSION AS A DRAFT AMENDMENT OF THE SUB AREA #1 LAND USE PLAN OF 2006 FOR CONSIDERATION OF DISTRIBUTION ACCORDING TO THE MICHIGAN PLANNING ENABLING ACT. SUPPORTED by T. Schweitzer. MOTION CARRIED UNANIMOUSLY.

Commissioner and Staff Update

- Next meeting will be on 3/18/2015
- An M-11 Roundabout open house will be held on 3/18/2015 prior to the Planning Commission meeting.

Adjournment: 8:55 p.m.



Administrative Approval
Frank Wash, AICP, PCP – Assistant City Manager

Tom Byle
Secretary – City of Walker Planning Commission