

**GRATTAN TOWNSHIP PLANNING COMMISSION**  
**Regular meeting of November 2, 2011**

**1. Call to Order/Roll Call**

Chairperson Alan Rumbaugh called the regular meeting of the Grattan Township Planning Commission to order at the Grattan Township Hall at 12050 Old Belding Road at 7:00 p.m. Members present: A. Berry, J. Proos, S. Miller, L. Sostecke, S. Christians and A. Rumbaugh. Members absent: D. Heffron (unexcused). Township Zoning Administrator Gregg Converse and Township Attorney Ron Redick also attended the meeting.

**2. Pledge of Allegiance**

A. Rumbaugh led the Pledge of Allegiance.

**3. Approval of Agenda**

L. Sostecke asked that item 8, discussion of special events, be moved to item 6 on the agenda. S. Christians added discussion of address ordinance as item 9.

L. Sostecke moved and A. Berry seconded to approve the amended agenda. All ayes. The motion carried.

**4. Approval of Minutes**

L. Sostecke noted minor corrections to the July 6, 2011 regular meeting minutes.

S. Christians moved and L. Sostecke seconded to approve the minutes as amended. All ayes. The motion carried.

**5. Public Comments**

There were no public comments.

**6. Special Events**

A. Rumbaugh said at the last Township Board meeting there was discussion about how special events in the township should be addressed. The Board asked the Planning Commission to discuss special event requirements at their next meeting.

Commission members discussed and agreed the Township Board should make decisions on these applications. They said the Township Board will have the option of approving the applications for special events with conditions.

**7. Preliminary Meeting - Jody Hall-Greenhouse 12745 Four Mile Road Special Land Use Amendment**

A. Rumbaugh said a special land use for a greenhouse was granted to Jody Hall in 1997. That property was recently rezoned from A1 to A2. The Hall's are splitting and selling the property. The Hall's have a potential buyer for parcel #1, the location of the greenhouse, original house and barn.

John and Brian, potential buyers and owners of Scholten Landscaping, said they would like to open a greenhouse at the site. ~~They plan to relocate one of the existing buildings farther away from the house.~~ They said the existing house is being rented and would continue to be rented. They would like to put up a 2 buildingS towards the rear of the property for storage of their landscaping equipment. The potential buyers plan to improve the property to create curb appeal and eventually have 4 greenhouses at the site. They hoped to have the first greenhouse ~~would be~~ in place by April or May of 2012.

S. Miller asked the potential buyers if they planned to keep the existing barn. They said they did. S. Miller was concerned having one drive used by customers and landscape employees accessing stored equipment. The potential buyers said employees would be picking up equipment early in the morning and returning later in the day. Commissioners asked the potential buyers to consider having a separate drive to access ~~to~~ the storage building.

Commissioners asked the potential buyers what they planned to sell at the site. They said they planned to sell perennials, pine trees, bark, dirt, rocks and seasonal vegetables. Commissioners asked if all items for sale would be grown on site. It was noted that all greenhouses purchase plants grown somewhere else and resell them. S. Christians said Commissioners should review Tom Skipper's special land use to see what restrictions were applied on that special land use. The potential buyers said the business office is currently located in Ada and will remain there. Ron Redick said the proposal could fit in the Hall's original special land use. Commissioners advised the potential buyers that they must have an architects site plan of the proposal for a public hearing. R. Redick said the site plan would only need to show pertinent ~~to~~ changes to the original special land use.

S. Christians moved and A. Berry seconded to schedule a public hearing on the matter for the December 7, 2011 meeting. All ayes. The motion carried.

**8. Noise Ordinance/Disturbing the Peace**

A. Rumbaugh said he was recently contacted by a resident about loud music from a neighboring house. The resident said he has contacted the sheriff's department,

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who have responded many times. The sheriff told the resident if the township had a noise ordinance in place, he could enforce that ordinance. A. Rumbaugh said the Township Board recently discussed this matter and said they were not in favor of creating a noise ordinance.

Planning Commission members discussed the matter. They said there has only been one complaint. Township Attorney Ron Redick said some townships have noise ordinances in place. He said a noise ordinance would not have to be extensive. Ron Redick said if an ordinance is adopted, it is typically a regulatory ordinance adopted by the Township Board; the Planning Commission is not involved. Commissioners agreed no action was needed.

#### **9. Address Ordinance**

S. Christians said the Fire and Safety Committee (FASC) was recently made aware of some areas in the township with addresses not available on the Kent County Emergency System. He said the Kent County Emergency System will be handling all 911 calls in the near future and will be unable to locate those unavailable addresses if a 911 call is received regarding those homes. He asked if the township would consider an address ordinance requiring that any structures in the township housing people be required to have an address.

Commission members discussed and agreed to continue discussion of an address ordinance at the December meeting.

#### **10. Adjournment**

There being no further business, A. Rumbaugh declared the meeting adjourned at 8:40 p.m. The next regular meeting will be held on December 7, 2011 at 7:00 p.m..

Respectfully submitted,

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John Proos, Secretary, GTPC

Diane Timmons  
Recording Secretary