

AGENDA

EAST GRAND RAPIDS PLANNING COMMISSION June 14, 2016 Community Center – Commission Chambers 5:30 PM

1. Call to Order
2. Approval of Minutes: May 10, 2016
3. Special Land Use Application – Calvin College (Action Requested: Discussion, Public Hearing, Recommendation to City Commission)
4. Report of the City Commission
5. Next Scheduled Meeting Date: July 12, 2016
6. Public Comment
7. Adjournment

PROCEEDINGS OF THE PLANNING COMMISSION
City of East Grand Rapids, Michigan

May 12, 2016
East Grand Rapids Community Center – Commission Chambers

Present: Chairman John Barbour, Commissioners John Arendshorst, Kevin Brant, David DeVelder, Tom Getz, Sara Lachman, Mary Mapes and Jeff Olsen

Absent: Commissioner Jeff Dills

Also Present: Assistant City Manager Doug La Fave, City Zoning Administrator Tom Faasse, City Attorney John Huff, City Planner Paul LeBlanc of LSL Planning and Recording Secretary Lynda Taylor

1. CALL TO ORDER

Chairman Barbour called the meeting to order at 5:30 PM.

2. APPROVAL OF MINUTES – January 12, 2016

A motion was made by Commissioner Getz and supported by Commissioner Olsen to approve the minutes as written.

Yeas: Commissioners Arendshorst, Brant, Barbour, DeVelder, Getz, Mapes and Olsen – 7

Nays: -0-

Commissioner Lachman arrived at 5:35 PM.

3. SPECIAL LAND USE APPLICATION (Calvin College)

Chairman Barbour asked Zoning Administrator Tom Faasse to review the special use application submitted by Calvin College. The application is for the portion of the Calvin campus located in East Grand Rapids. The property contains the house known as Ravenswood at 3222 Lake Drive. The college had been using the house for visiting faculty short term housing. Mr. Faasse explained that Calvin College had approached the City about zoning ramifications of using the house as a theme centered student group housing. Because the property is zoned R1, group housing is an unlisted use in the City's zoning code. In the course of analysis and discussion, it came to light that this portion of the campus had never had an approved special land use designation

Mr. Faasse explained that when an unlisted use is requested, the Director of Public Works makes a determination as to whether it is not listed in any zoning district and then makes an interpretation whether the use is similar or closely resembles another listed use. In the case of Calvin College, the determination was made that the most appropriate comparison would be "private or parochial school".

Mr. Faasse emphasized that there were no proposed building projects, overhaul of the campus or planned redevelopment of the property.

Matt Zimmerman, attorney for Calvin College, gave a brief description of what had taken place between the college and the City and said they were happy to cooperate and go through the special use process.

Sarah Visser, Vice-president for Student Life, described the plans for the program that would take place in the house. The program, John Perkins Leadership Fellows Program, is for students at Calvin who are the first in their family to attend a college or university and is intended to support and encourage them to thrive at the college. Eight students and a professional staff mentor would live in the house. The goal is not only for students to be living there, but it would be a place for students to meet as well.

Phil Beezhold, Facilities Manager for Calvin College, gave an overview of the house structure. He said the house has four bedrooms, each with its own bathroom. There is living space that was formerly a garage. The house has a living room, family room, kitchen and another living space which is where the mentor would live. The house also has a basement that can be used for group meetings.

The house parcel has a large circular driveway, a three car detached garage and a parking lot that can hold twelve cars. The property is surrounded by trees and they have been trying to plant additional trees to provide additional natural cover.

Mr. Zimmerman added that what is being proposed for the property would not be disruptive to the neighborhood and fits within the character of the surrounding area. He said that you basically have to go on the campus in order to see it because of the tree cover.

City Planner, Paul LeBlanc reported that this is not an uncommon situation. He said when a zoning ordinance is written, it can't possibly list every use that might ever be conceived, and that is why there is a provision in the use table that allows the director to classify uses that aren't mentioned. He said it is a routine situation. In the discussions, it was determined that "parochial and public schools" was probably the closest fit.

Chairman Barbour mentioned that the property had been in East Grand Rapids since 2007 because of a land trade with Grand Rapids. Mr. Faasse said that the Article 425 agreement occurred because Calvin wanted to expand the Spoelhof Center. The new building would have straddled the city line and force the college to deal with two different governments. To simplify the situation, the proposal was to move the East Grand Rapids land to Grand Rapids. East Grand Rapids, then, acquired the Ravenswood property in the trade.

Commissioner Olsen asked the applicant if the special land use process was affecting the college's schedule or plans. Mr. Zimmerman responded that if it was kept on schedule and they received a favorable response, the plans would be on schedule.

Commissioner DeVelder asked if there were any expansion improvements for the house. Mr. Beezhold said nothing had been planned except for maintenance improvements.

Commissioner DeVelder questioned the large amount of parking space available near the house. Ms. Visser said that very few of the students living in the house had cars. She stated that there would probably be four cars. The parking lot would be used for overflow parking when needed.

Commissioner DeVelder asked if the special land use would affect just the house or the entire piece of property in East Grand Rapids. Mr. Faasse responded that it would affect the entire area.

Commissioner Lachman asked if there was a protection to prevent the house from becoming a fraternity house in the future. Mr. LeBlanc responded that Calvin College had specifically stated the intent and the number of residents located at the house. He added that as part of the Commission's recommendation, they could place a limit on the number of students being housed. Any change to that number would require them to come back and amend the special land use approval.

Commissioner Mapes questioned the number of students per bedroom and if there was a limit. Mr. Beezhold answered that the rooms were big enough for two students per bedroom and that would be the maximum they would allow.

Commissioner Getz asked if the original ordinance would have to be revised. Mr. Faasse stated that staff is obligated to propose to the City Commission an amendment to the ordinance to add the uses.

Chairman Barbour commented that he was pleased with the Commissioners' sensitivity to the timeline for the applicant as well as sensitivity to understanding the whole process.

4. SET PUBLIC HEARING FOR SPECIAL LAND USE APPLICATION (Calvin College)

A motion was made by Commissioner Olsen and supported by Commissioner Arendshorst to schedule a public hearing for June 14, 2016.

Yeas: Commissioners Arendshorst, Barbour, Brant, DeVelder, Getz, Lachman, Mapes and Olsen – 8

Nays: -0-

5. REPORT OF THE CITY COMMISSION

Assistant City Manager Doug La Fave reported the following:

- The annual Reeds Lake Run is scheduled for June 4.
- A lot of work was done this winter on cured-in-place pipe lining of sanitary sewers to try to rehabilitate those before we have to do open cut repairs.
- This year's LED lighting retrofit project has been completed. Gaslight Village gooseneck lights have been done. The Edgemere neighborhood, San Lucia, San Lu Rae and the Municipal Complex were also completed.
- Lake Drive water main replacement will start May 16. The project limits will be Conlon to Bagley. New mast arm traffic signals will be installed at the Lake/Breton/Lakeside intersection.
- Street work coming up this summer includes the lowest passer rated streets which include some long stretches of Conlon from Berwyck to Oakwood and Rosewood from Sherman to Robinson. Grind and resurface will be done on Manhattan Road from Reeds Lake Blvd. to cascade Road. Numerous Cape Seal projects will also be done.

- Sidewalk replacement has been taking place in areas where grinding and cutting was done last summer and fall. Then, we will continue to go back to areas of the City that were last addressed in 2002.
- A new fuel management system is in place. We have partnered with the schools to save them some money as well. Besides saving money it will eliminate vehicles traveling to gas stations outside the City.
- The City is in the midst of wrapping up a tree inventory of all trees in the public right of way – 7,113 trees. Condition assessments have been done on all the trees and we are looking to manage our tree canopy like we do with our utilities by implementing those into GIS format. This includes tree species, initial health ratings, age, etc.

Chairman Barbour asked if we still have a program for homeowners to purchase trees. Mr. La Fave responded that the program is still in place. The City splits the cost 50/50 with residents to plant trees in the right of way.

Commissioner Lachman asked if anything interesting was found when doing the tree inventory. Mr. La Fave said that out of the 7,113 trees only 8 needed to be removed or trimmed because of imminent danger. This tells us that we're being very effective in making sure we have good communication between residents and staff when something is happening that needs to be addressed.

6. NEXT SCHEDULED MEETING DATE – June 14, 2016

7. PUBLIC COMMENT

No public comment was received.

8. ADJOURNMENT

Chairman Barbour adjourned the meeting at 6:10 PM.

Respectfully submitted,

Lynda Taylor
Recording Secretary



MEMORANDUM

TO: East Grand Rapids Planning Commission
FROM: Thomas A. Faasse, Zoning Administrator
DATE: May 3, 2016
RE: **Special Land Use Application**
Calvin College Campus in East Grand Rapids

Action Requested: The Planning Commission is requested to review and comment upon the attached application at the May meeting, and then set a public hearing as required for the next meeting of the Planning Commission on June 14, 2016.*

Background: The purpose of the current process is not to approve a new development or even a major change in an existing development, but simply to recognize the existing situation at the portion of the Calvin College Campus that is situated in the City of East Grand Rapids and bring it into alignment with the zoning ordinance. All of the campus area in East Grand Rapids is zoned R-1 Single Family, but the current and planned uses of the property are not currently allowed in that zone or any other zone, either as permitted uses or as special land uses.

The area now occupied by the ponds and ball fields at the north end of the campus has been in East Grand Rapids since Calvin acquired the Knollcrest Campus in the 1950s. A smaller portion containing the house known as Ravenswood at 3222 Lake Drive came to East Grand Rapids by way of an “Act 425 Agreement” between the college and the cities of Grand Rapids and East Grand Rapids in 2007. In order to avoid straddling the city boundary with Calvin’s planned expansion of their fieldhouse, the cities traded parcels as permitted by state law.

In early 2016, the college inquired about the zoning regulations that would apply to changing the use of the Ravenswood house to theme-centered student group housing for up to eight students and a mentor. Calvin had been using the house as short term housing for visiting faculty, a “guest house” type of use that does not fit the definition of “family” in the city zoning ordinance. The proposed use is also not a permitted use in this zone.

Paul LeBlanc of LSL Planning, Inc., the city’s planning consultant, has analyzed the situation and has recommended that the best option is the “similar use” procedure described in our zoning ordinance (Chapter 50, Section 5.75A). Briefly, if the proposed use is not listed as allowed in any zoning district, this procedure allows the Director of Public Works to use his authority of interpretation of the zoning ordinance. If he finds that the proposed use closely resembles another use that *is* allowed as a permitted use or as a special land use, then certain steps may be taken in order to “legitimize” the proposed use.

* The Planning Commission’s role is to make a recommendation to the City Commission. Final approval of a Special Land Use Application is up to the City Commission following a required public hearing before that body.

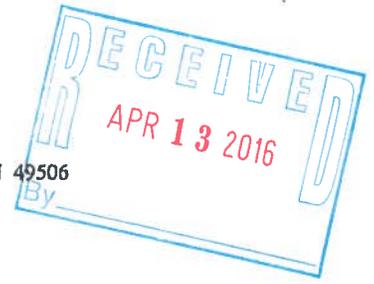
There is also the related issue that the other parts of the campus that are in East are occupied primarily by outdoor athletic facilities. This use is also not an allowed use in the R-1 District, except under public ownership. The housing uses, the ball fields, and other potential college uses can all be classified as typical ancillary uses under the general heading of “Institutional Uses”, and the subcategory of “College Residential Campus”. Staff has determined that this proposed use most closely resembles the “Private and Parochial School” subcategory that is allowed in R-1 as a Special Land Use. The ordinance’s “similar use” procedures then require that “...*the proposed use shall comply with any specific standards or other ordinance requirements that apply to the named use. If the named use is a special land use, the similar use may only be approved according to the requirements of Section 5.94 ...*,” that is, by meeting the standards necessary for approval of a Special Land Use. In addition, the zoning ordinance contains other specific standards for Private or Parochial Schools in a Residential District, found in Article 8, Section 5.73C. When you review the college’s application for Special Land Use you will see that they have provided a thorough analysis of the situation and a complete review of all of the aforementioned standards. City staff agrees with the applicants’ conclusion that all of the standards are either met or are by their nature not applicable. Similarly, the additional zoning requirements and standards provided for “private and parochial schools” are either met, or were meant to apply only to a day school campus, and did not envision a residential post-secondary campus.

Please note that the Site Plan Review which is required in all Special Land Use applications is included here, but it is cursory. This requirement is not really applicable when, as in this case, there is no proposal to overhaul the existing development, which by all reports has been functioning well in the surrounding community for many years.

The “similar use” procedures further require that the Director of Public Works shall initiate an amendment to the zoning ordinance to list the similar use in the schedule of uses for the zoning district. Staff plans to do so following the conclusion of the college’s application for Special Land Use.



CITY OF EAST GRAND RAPIDS
750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506



Zoning Review Application

Project Name Calvin College - Ravenswood
 Property Address 3222 Lake Drive and 3120 Lake Drive, East Grand Rapids, Michigan
 Project Description Please see attachment

Type of Request (check)	Fee
<input type="checkbox"/> Site Plan Review (Administrative)	\$200*
<input type="checkbox"/> Site Plan Review (Intermediate)	\$300*
<input type="checkbox"/> Site Plan Review (Complete)	\$500*
<input type="checkbox"/> Rezoning Application	\$800
<input checked="" type="checkbox"/> Special Use Permit	\$500
<input type="checkbox"/> Planned Unit Development	\$1,000*

(attach separate sheet if necessary)

*Escrow fees may also be required.

Permanent Parcel Number 41-18-02-115-003 (Ravenswood 3.6 acres)
41-18-03-276-016 (24 acres)
 Zoning District R.1
 Current Property Use Institutional/Private School

Contact Information (Please provide email addresses.)

	Company	Address	Contact Person	Daytime Phone
Applicant	Varnum, LLP	Bridgewater Place, P.O. Box 352, (mdzimmerman@varnumlaw.com)	Matthew D. Zimmerman	338-6536
Owner	Calvin College	3201 Burton, S.E. Grand Rapids, MI 49546-4388	Sally VanderPloeg (svploeg@calvin.edu)	526-7112
Developer				
Designer				

See the back of this form for items that must be attached to this application at the time of submission.

Sally VanderPloeg
 Property Owner Signature
 Vice President for Administration & Finance, CFO
4/11/16 Calvin College
 Date

Matthew D. Zimmerman
 Applicant Signature (if different)
4/11/16 Varnum LLP
 Date

Attachments Required For Preliminary Review

	Site Plan Review			Rezoning Application	Special Use Permit	Planned Unit Development
	Administrative	Intermediate	Complete			
A narrative describing the overall objective of the proposed project	X	X	X	X	X	X
Site Plan Drawings showing:						
A. Name of Applicant	X	X	X	X	X	X
B. North arrow	X	X	X	X	X	X
C. Legend	X	X	X	X	X	X
D. Scale of drawing	X	X	X	X	X	X
E. A location map w/exact location of project and surrounding area	X	X	X	X	X	X
F. Location, size, appearance of any existing or proposed signs	X	X	X	X	X	X
G. Location and type of exterior lighting	X	X	X	X	X	X
H. Screening and buffering with reference to dimensions and character	X	X	X	X	X	X
I. Dimensions of setbacks, locations, heights and size of buildings and structures	X	X	X	X	X	X
J. Proposed parking areas with lines showing individual spaces – include all barrier-free parking.	X	X	X	X	X	X
K. Highlights of changes made from existing building(s), parking or site plans.	X					
L. Locations of fire hydrants, curbs, gutters, utility lines, easements.	X	X	X	X	X	X
M. Topography of site			X	X	X	X
N. Proposed grading			X	X	X	X
O. Drainage, storm and sanitary sewers			X	X	X	X
Environmental Impact			X		*	*
Fiscal Impact Analysis			X		*	*
Traffic Impact Analysis			X		*	*

* Depending on the scope of the development, these items may be required.

This list is provided as a summary of ordinance requirements, and additional information may be required in some cases. Please see the appropriate section of the City's zoning ordinance for complete details of all the above.

**ATTACHMENT TO ZONING REVIEW APPLICATION
FOR CALVIN COLLEGE**

Project Description: The northeast portion of Calvin College's ("Calvin's") main campus is located in the City of East Rapids (see Attachment A). It contains the following improvements: a baseball field; two practice fields used for soccer, lacrosse and field hockey; and a house. The house is named "Ravenswood" and is located on the west side of the north access entrance to the campus off of Lake Drive. Ravenswood historically housed the school president and in more recent times was used for out of town visitors having business with Calvin. It has approximately 3,095 sq. ft., with five bedrooms and five and one-half bathrooms on one and a half stories. There is a full kitchen, a dining room, a living room and a completed basement. Calvin plans to renovate the interior of the structure (no external modifications) to configure the bedrooms to allow housing for a total of eight students and one adult mentor. The remainder of the house will be communal space for all students. Ravenswood has a three-stall detached garage and sufficient parking areas to accommodate additional vehicles. There also is a small accessory structure between the house and garage used for storage. After the renovation, Calvin plans to allow eight students to live in the house along with one adult mentor. The number of vehicles will be limited to four. The students would be in their junior or senior years and would be specially selected by the College.

Compliance with Zoning Ordinance Standards.

Calvin's current and proposed uses of its property (student on-campus group housing, outdoor sports facilities and accessory storage building) in East Grand Rapids would best be described as institutional or college/residential campus uses. These uses are not specifically listed in the East Grand Rapids zoning ordinance. Article 8, Section 5.75A allows "similar uses" as determined by the Director of Public Works. It is Calvin's understanding that the Director of Public Works has determined Calvin's current and proposed uses of its property in East Grand Rapids to most closely resemble "Public and Institutional Uses," and more specifically "Private or Parochial School" uses. These uses are permitted in the R-1 District only as Special Uses.

While the proposed change in the use of Ravenswood is what prompted Calvin to pursue this special use, following discussions with the City's Zoning Administrator, Calvin agreed to include all of its property in East Grand Rapids within this application. The other current uses (athletic activities on the three existing fields-see Attachments A and C) would continue as has been the case for the past many years. Those fields are quite isolated from the surrounding area in East Grand Rapids. The closest field is approximately 250 feet from Lake Drive and approximately 100 feet from the nearest homes on the east side of Woodcliff Avenue. These fields are screened by heavy tree cover and are substantially lower in grade than the elevation at Lake Drive and at Woodcliff Avenue. The continuation of these activities meets the standards discussed below for much the same reason as the proposed use of Ravenswood.

Attachments A and B will serve as the required site plan. Please let us know if additional detail is required.

I. **Article 11 Special Land Use, Section 5.94, Review Standards**

A. **The proposed use will comply with the general objectives and land use policies of the City of East Grand Rapids Master Plan.**

Both the proposed renovation of Ravenswood and the continued use of the athletic fields on the Calvin property located in East Grand Rapids comply with the general objectives and land use policies of the City's Master Plan. This property is designated in the future land use map as public/quasi-public use. These college activities are quasi-public. The proposed uses are open to the members of the public who applied for and were granted admission to the College.

B. **The proposed use will be designed, constructed, operated, and maintained so it is appropriate and harmonious with the intended character and appearance of the surrounding area; will be compatible with the intent of the zone district; and will not change the essential character of the surrounding area.**

Ravenswood is harmonious with the character of adjacent property in the surrounding area. It is of the same type and size of the closest houses in East Grand Rapids. The closest house located in East Grand Rapids is on the north side of Lake Drive and is approximately 325 feet away (approximately 250 feet to the lot line) (see Attachment C).¹ The entire area in between is comprised of thick tree cover and a portion of a pond. The closest house on the south side of Lake Drive within the City of East Grand Rapids is approximately 575 feet away, and the area in between is also thick tree cover and a pond (see Attachments A and C). Ravenswood is screened from Lake Drive by this heavy tree cover as well. It has never had an adverse effect on the character of the property in East Grand Rapids and after its renovation it will continue to be harmonious with adjacent property in East Grand Rapids. Neither the current athletic uses, nor the proposed renovations to Ravenswood will change the essential character of the surrounding area within East Grand Rapids.

C. **The establishment, maintenance, location or operation of the use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in that zone district.**

All of the surrounding property adjacent to Calvin's property in East Grand Rapids is already developed. If Calvin ever proposes additional development within the City, it will seek to modify the proposed special use approval.

D. **The establishment, maintenance, location, or operation of the proposed use will not be detrimental to or endanger the health, safety, or general welfare of any persons; will not be injurious to or conflict with the use or enjoyment of neighboring property for the purposes permitted; and will not result in any significant adverse impact on the natural environment.**

¹ The houses directly across Lake Drive from Ravenswood are located in the City of Grand Rapids.

The existing athletic uses and the proposed student residential use of Ravenswood will not be detrimental to the health, safety or general welfare of any current uses of property in East Grand Rapids. On the contrary, the expansive open green space is a benefit to surrounding properties. It enhances the natural environment with its tree cover and other landscaping. The ponds and pervious surfaces provide the best natural storm water management system possible. The facilities have all been developed. They are well maintained and are screened from adjacent properties in East Grand Rapids.

E. The proposed use will not involve activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

There would be no hazardous substance use in Ravenswood, nor would the residential activity there create hazardous or potentially hazardous situations. Neither the existing athletic uses nor the proposed use in the revised Ravenswood either currently involve or will involve the excessive production of traffic, noise, smoke, fumes, glare, or odors. The athletic facilities may currently create some low level of noise, but that it screened by the surrounding wooded area. In addition, these activities only take place during daylight hours.

Any traffic generated by the athletic fields currently exists. While the number of vehicles using Ravenswood might be slightly in excess of the residential properties in the surrounding area of East Grand Rapids, the number of trips generated would probably not be any different, or even less. The students living at Ravenswood would walk to classes and other campus activities. Moreover, even if Ravenswood generated the same number of external trips as a typical residential structure in East Grand Rapids, and even if all of those trips utilized the north access drive from campus (and not the other four campus exit drives²), it would add an insignificant number of trips compared to the current use of that access road and Lake Drive. There is ample on-campus parking on Calvin property located within the City of Grand Rapids. The four access roads from the campus are on major roads (E. Beltline, Burton and Lake).

F. Adequate utilities, highways, streets, access, drainage structures, police and fire protection, refuse disposal, schools, and other necessary services or facilities have been or will be provided to serve the proposed use; the proposed use will not place undue demands on public services or facilities that result in exceeding their capacity.

The use of Ravenswood for student housing will not increase demands on public services provided by East Grand Rapids. Campus security would handle most of the police functions there. The increased use of public water and sewer would not impact the City

² There are two exits to southbound E. Beltline, one exit to northbound E. Beltline, and one exit to Burton Street. In addition, there is an exit to E. Paris, but a gate on that route is usually closed unless athletic events are taking place.

in any way. The students would not utilize the public school system in East Grand Rapids.

The current athletic activities and proposed residential use for the renovated Ravenswood generally do not involve the utilization of highways, fire protection, refuse disposal, or other necessary services. The athletic fields are nearly 100% pervious surfaces and thus will handle any stormwater through infiltration. In addition, the property has a large pond system that will handle stormwater from the Ravenswood area.

G. The proposed use will, in all other respects, conform to the applicable regulations of the zone district in which it is located, specific requirements of Article 8, all conditions of approval, and all other applicable provisions of law, ordinance, or statute.

The existing athletic facilities and the proposed residential use of a revised Ravenswood meet the requirements of Article 8. (See Section II. below.)

II. **Article 8 Additional Use Requirements, Section 5.73 Public and Institutional Uses, Private or Parochial School.**

1. The minimum lot area shall be one acre.

The area between Lake Drive, the northern access road to the campus, Knollcrest Circle and the pond is well in excess of one acre (3.6 acres-see Attachment B). The Calvin property within East Grand Rapids totals approximately 27.6 acres.

2. The minimum lot width shall be 150 feet.

The portion of the Calvin property that Ravenswood occupies (bounded by Lake Drive to the north, the northern access road to the campus to the west, Knollcrest Circle to the south and the East Grand Rapids boundary north of Lake Drive extended south into the pond to the west-see Attachment B) is over 200 feet wide. The entire parcel in East Grand Rapids is approximately 775 feet wide on the north side and approximately 350 feet wide on the south side.

3. At least one property line shall abut and have direct access to an arterial or collector street.

The property abuts Lake Drive on its north boundary. Ravenswood fronts on the College's north access drive which connects to Lake Drive.

4. All buildings, parking areas and outdoor activity areas (ball fields, playgrounds, bleachers, etc.) shall be set back a minimum of 40 feet from any side or rear property line abutting a residential district.

The area of campus within East Grand Rapids occupied by Ravenswood has a setback of approximately 150 feet from Lake Drive to the north. The other three directions are campus property and have even greater setbacks from closest

properties in East Grand Rapids. The athletic fields are approximately 100 feet from the closest houses on Woodcliff Avenue, and are screened with heavy tree cover.

5. A six-foot high fence shall be constructed along any side or rear property line abutting a residential district.

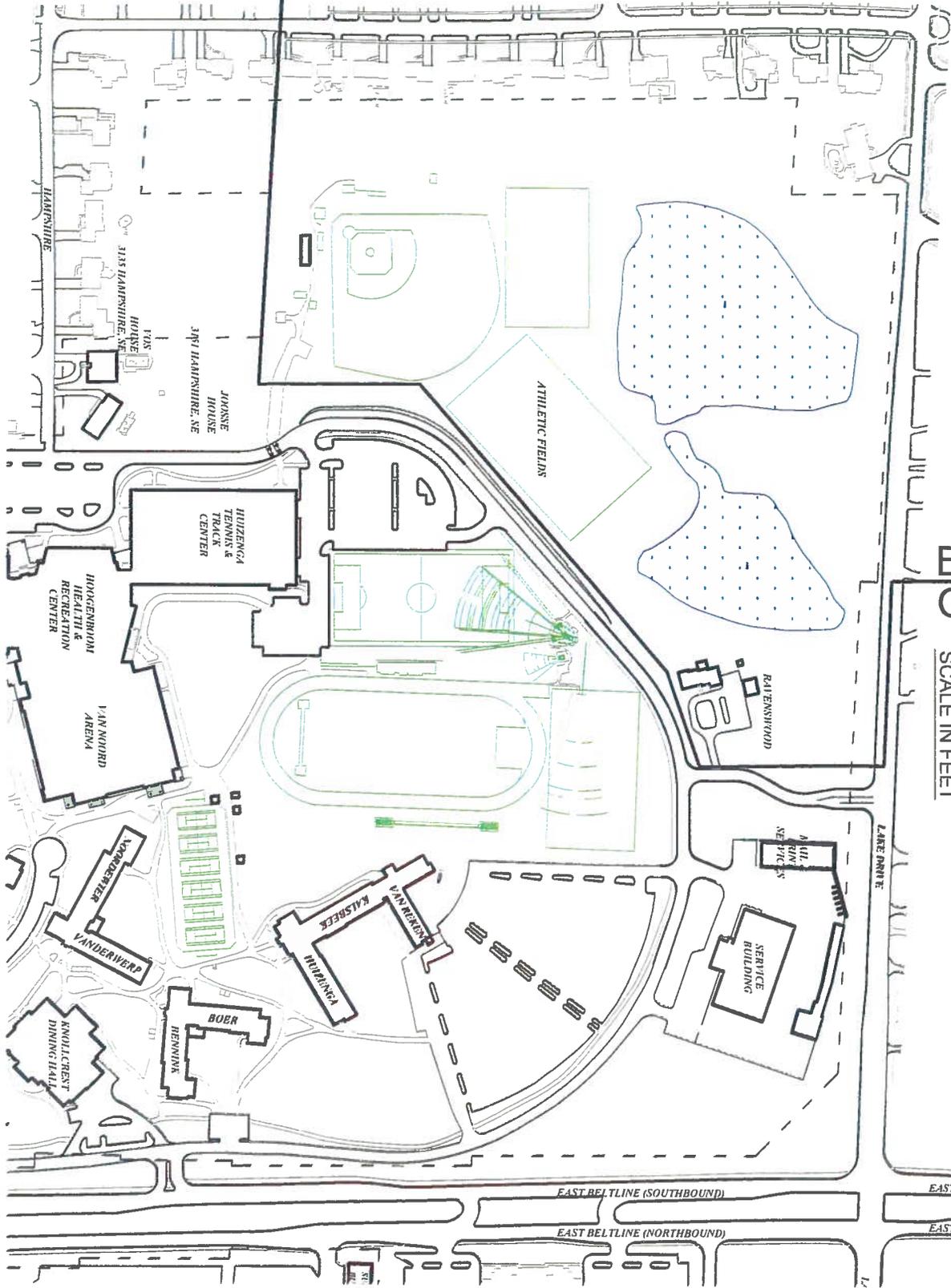
Calvin owns two of the seven houses located on Hampshire Blvd. adjacent to the south boundary of the athletic fields (these are in the City of Grand Rapids). The houses are more than 200 feet away from the baseball field, and are separated by heavy tree cover. The houses on Woodcliff Avenue are approximately 100 feet from the athletic fields. They are separated by heavy tree cover. The grade of the athletic fields is substantially lower than the grade of the houses on both streets. Thus the fencing requirement is unnecessary.

6. Lighting for night time activity areas shall be directed and shielded so the light sources is not visible from any residential use within 150 feet of the light fixture. All lighting, including building and security lighting, shall be located to prevent glare on adjacent properties and streets.

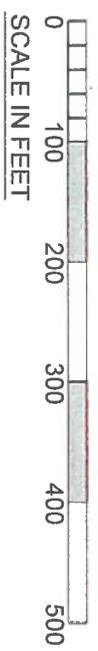
The athletic facilities do not utilize lighting for night time activity. Ravenswood is more than 150 feet from any residential use within East Grand Rapids. Any lighting there is adequately shielded by thick tree cover.

ATTACHMENT A

EGR
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EGR
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EAST BELTLINE (SOUTHBOUND)

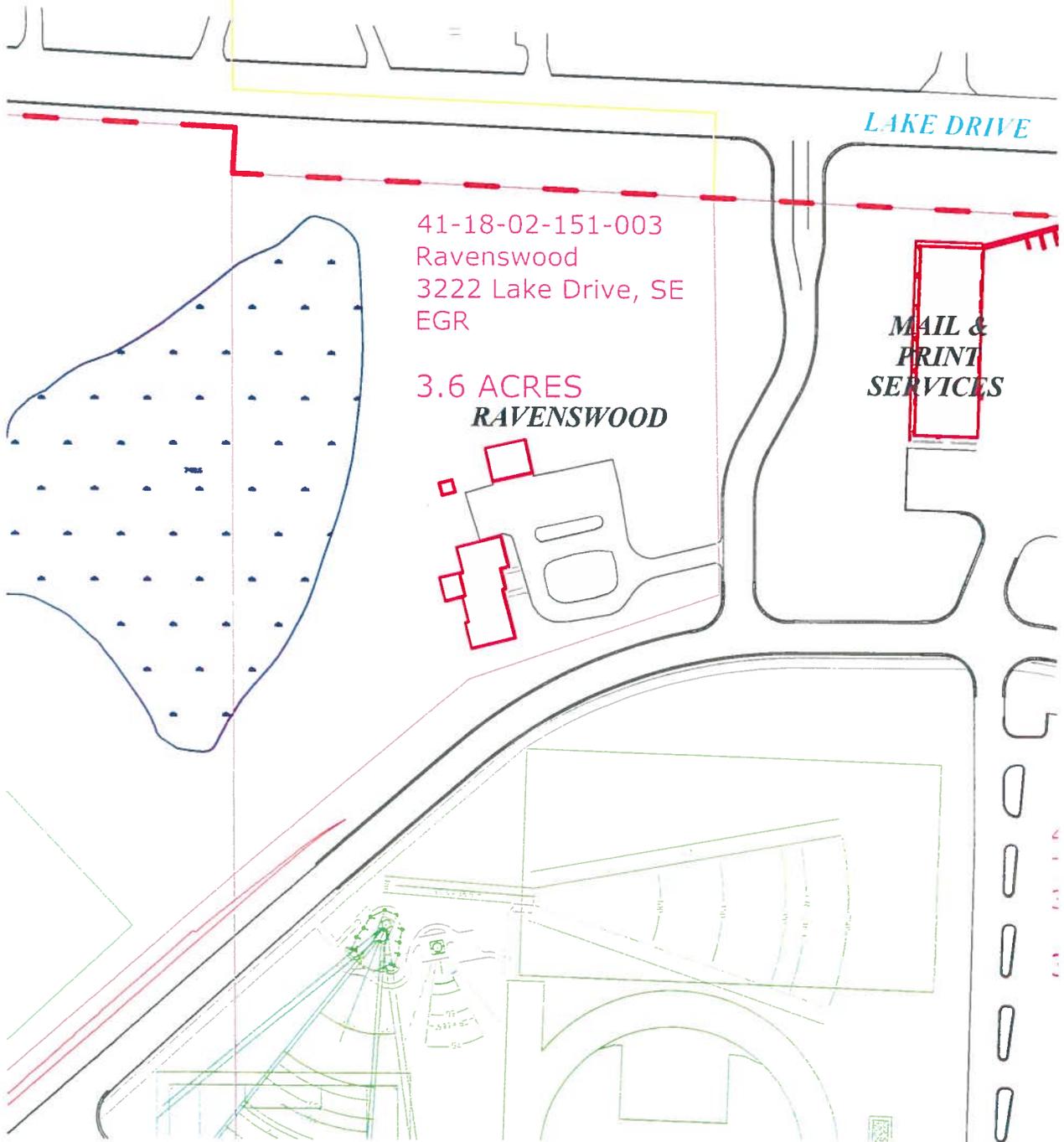
EAST BELTLINE (NORTHBOUND)

EAST BELTLINE (S)

EAST BELTLINE (N)

ATTACHMENT B

EGR
GR



41-18-02-151-003
Ravenswood
3222 Lake Drive, SE
EGR

3.6 ACRES
RAVENSWOOD

LAKE DRIVE

**MAIL &
PRINT
SERVICES**

41-18-02-151-003

ATTACHMENT C



**CITY OF EAST GRAND RAPIDS
ZONING ORDINANCE**

**SUMMARY OF PROCESS
TO ADD AN UNLISTED LAND USE TO THE ORDINANCE**

- Applicant requests a certain land use
- Director determines that the use is not listed in the zoning ordinance for any zoning district, either as a permitted use or as a special land use
- Director interprets that the use is similar to a listed use, but that the proposed similar use is a special land use, not a use permitted by right
 - Options:
 - Apply to amend zoning ordinance – lengthy process and special land use application required after that
 - Apply for a Use Variance – not legally likely to succeed and not flexible in the future
 - Use “similar use” procedure in zoning ordinance, Section 5.75A
- Applicant applies for Special Land Use, which includes Site Plan Review
- Planning Commission holds a public hearing
- City Commission holds a public hearing
- If Special Use approved by Planning Commission and then by City Commission, staff initiates zoning ordinance amendment to include new land use



City of East Grand Rapids, Michigan

CITY OF EAST GRAND RAPIDS PLANNING COMMISSION NOTICE OF PUBLIC HEARING

A public hearing will be held during the regularly scheduled meeting of the East Grand Rapids Planning Commission, listed below, on the application of Calvin College for a special land use designation for the area of the campus that is in the City of East Grand Rapids. No new development is proposed at this time, but the college is proposing to use the existing "Ravenswood" house at 3222 Lake Drive SE for theme-centered student group housing for eight students and a live-in mentor. This use and the other existing campus uses, including athletic fields, are technically nonconforming with the existing R-1 Single Family zoning designation, and they are uses that are not specifically listed in the zoning ordinance. A special land use designation will better align the existing situation with the zoning ordinance and will provide a process for any future requests. As is permitted in the zoning ordinance, the Director of Public Works has determined that the existing uses are in the "Public and Institutional Uses" category and that they are similar to the "Private and Parochial Schools" subcategory, uses which may be permitted in all residential zones as special land uses. Following the hearing, the Planning Commission shall make a recommendation to the City Commission to approve, approve with conditions, or deny the special land use designation. This hearing is held pursuant to the requirements of Article 11 of the East Grand Rapids Zoning Ordinance.

The application and plans may be viewed in the Public Works Administration office at the Community Center, or by linking from this notice at www.eastgr.org/notices.

The Planning Commission welcomes your views in this matter. You may comment at the scheduled meeting or write to the Planning Commission, 750 Lakeside Drive, SE, East Grand Rapids, Michigan 49506, or send an email to the recording secretary, Lynda Taylor, at ltaylor@eastgr.org. To be included in the hearing, written communications must contain the sender's name and address. Questions regarding this application may be directed to the Zoning Administrator at (616)940-4817, or by email to tfaasse@eastgr.org.

DATE: Tuesday, June 14, 2016
TIME: 5:30 p.m.
PLACE: East Grand Rapids Community Center Commission Chambers
750 Lakeside Drive, SE, East Grand Rapids, Michigan

Thomas A. Faasse
Zoning Administrator

PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

750 Lakeside Drive, SE • East Grand Rapids, Michigan 49506
Telephone (616) 940-4817 Fax (616) 831-6121 www.eastgr.org

Partners with





CITY OF EAST GRAND RAPIDS PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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