

## **AGENDA**

### **EAST GRAND RAPIDS PLANNING COMMISSION June 13, 2023 - 5:30 PM Community Center – Commission Chambers**

Citizens may also stream the meeting via the following link: <https://bit.ly/2xXILvn>  
Comments not accepted via the livestream.

1. Call to Order
2. Approval of the Agenda
3. Approval of Minutes: May 9, 2023 Meeting
4. Public Comment on Non-Agenda Items
5. Presentation – Housing Next
6. Report of the City Commission
7. Next Regular PC Meeting: July 11, 2023
8. Adjournment

PROCEEDINGS OF THE PLANNING COMMISSION  
CITY OF EAST GRAND RAPIDS

May 9, 2023

East Grand Rapids Community Center – Commission Chambers

Present: Chairman Mary Mapes, Commissioners Steve Achram, Matt Feyen, Karey Hamrick, Greg Metz, Peter Michell, Brian Miller and Tom Tilma.

Absent: Commissioner Chris Rosmarin

Also Present: City Manager Shea Charles, Deputy City Manager Doug LaFave, Zoning Administrator Jay Gianotti, City Attorney John Huff, and Recording Secretary Lynda Taylor

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

A motion was made by Commissioner Michell and supported by Commissioner Miller to approve the agenda as presented.

Yeas: Commissioners Achram, Feyen, Hamrick, Mapes, Metz, Michell, Miller and Tilma - 8

Nays: -0-

3. APPROVAL OF MINUTES – MARCH 14, 2023

A motion was made by Commissioner Hamrick and supported by Commissioner Achram to approve the minutes with corrections submitted by Commissioner Feyen.

Yeas: Commissioners Achram, Feyen, Hamrick, Mapes, Metz, Michell, Miller and Tilma - 8

Nays: -0-

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

No public in attendance to comment.

5. STUDY SESSION – ACCESSORY DWELLING UNITS

Chairman Mapes thanked Zoning Administrator Gianotti for his hard work putting together materials for the Commission's review and stated that the study session would be discussion of the ADUs and no determinations would be made.

Mr. Gianotti summarized the first ADU discussion at the March meeting. Basic feedback was that the Commission felt the topic was worth considering but there were questions and concerns about what impact it would have on the City, how the ADUs would look and how to regulate them.

Mr. Gianotti lead the study session which covered two topics:

- Look at how other communities handle and regulate ADUs.
- Look at how ADU development could potentially happen with the regulations that are currently in place in the City.

There was interest at the last meeting in having Housing Next come in to talk about ADUs. Staff is reaching out to them to have a representative come to a future meeting.

## 6. NEWS ARTICLE REGARDING RECENT PLANNING ACTIVITIES

East Grand Rapids was one of three local recently featured in an article in Crain's Grand Rapids Business regarding how local communities are flexing their zoning ordinances to address housing issues in the area. The other communities were Gaines Township and the City of Wyoming. Mr. Gianotti stated that the article was an example showing the fruits of the Planning Commission's labor in terms of how some of these things were put into action and how the Commission has been recognized by the public for its work on housing issues.

## 7. REPORT OF THE CITY COMMISSION

Commissioner Hamrick reported the following:

- The Commission approved an agreement with Blue Path Solar for installation of solar panels on all city-owned operational facilities at no direct cost to the City for a 25-year period. Solar panels on the Community Center will be replaced. Public Works facility will have new solar panels installed which will make that building at net zero for gas and electric utilities.
- Viridis Design Group was approved to consult and design Manhattan Park improvements for \$156,640 which includes the playground, the shelter, the splash pad, additional restroom/changing facility, landscaping and pickleball court.
- Bike trail bids have been received and are working with Michigan Mountain Bike Alliance. This will probably be on the City Commission agenda the first meeting in June. Depending on construction scheduling, it may be started this year.
- Construction is underway at the elementary school playgrounds and should be completed by fall.

## 8. NEXT REGULAR SCHEDULED PLANNING COMMISSION MEETING: JUNE 13, 2023

## 9. ADJOURNMENT

A motion was made by Commissioner Hamrick and supported by Commissioner Metz to adjourn the meeting at 7:00 PM.

Yeas: Commissioners Achram, Feyen, Hamrick, Mapes, Metz, Michell, Miller and Tilma - 8

Nays: -0-

Respectfully submitted,

Lynda Taylor  
Recording Secretary



CITY OF  
EAST GRAND RAPIDS

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JAY GIANOTTI, AICP  
ZONING ADMINISTRATOR

**MEMORANDUM**

TO: East Grand Rapids Planning Commission  
FROM: Jay Gianotti, Zoning Administrator  
DATE: June 2, 2023

RE: **Presentation – Housing Next**

**Action Requested:**

N/A

**Background:**

As part of the Planning Commission's recent study sessions regarding accessory dwelling units, there was interest to hear from Housing Next, a local agency that works to remove barriers to housing and identify opportunities for new housing. Tonight, the team from Housing Next will be presenting some of their research and knowledge on this topic. This presentation will also include other data regarding housing in West Michigan and how that may impact the city.