

**GREENVILLE PLANNING COMMISSION  
REGULAR MEETING MINUTES  
6:30 PM  
June 22, 2017**

The Commission members met in the Council Chambers in the City Hall Complex at 6:30 PM.

MEMBERS PRESENT: Reyburn, Ralph, Corner, VanderMark, Cunliffe, and Frye.

MEMBERS ABSENT: None

OTHERS PRESENT: George Bosanic, City Manager  
Jan Johnson, City Planner

The meeting was called to order by Chairperson Ralph at 6:30 P.M.

**Commissioner Corner made a motion** to approve the minutes of the May 11, 2017 meeting as presented. Commissioner Vandermark supported. Unanimously approved.

**Commissioner Cunliffe made a motion** to approve the minutes of the April 08, 2017 meeting as presented. Commissioner Reyburn supported. Unanimously approved.

Citizen Comments: Mark Wilkin commented on the parking of trucks on parking lots at the Michigan Pain Consultants property.

Unfinished Business: None.

New Business:

Ryan Johnson presented changes to the site plan for the special land use request from Spectrum Health United, as recommended by the Planning Commission at its last meeting.

Jan Johnson from Main Street Planning presented her report on the land use request from Spectrum Health United.

**GREENVILLE PLANNING COMMISSION MINUTES**  
**June 22, 2017**

Chairperson Ralph opened a public hearing to receive comment on a special land use request from Spectrum Health United to create a new parking lot within the current Marvel Drive right-of-way, between West Oak and West Judd, to create 46 new parking spaces.

Chairperson Ralph closed the public hearing after receiving no public comments.

**Commissioner Corner made a motion** WHEREAS, the Planning Commission adopts the following findings of fact which demonstrate conformance with the requirements of Article VI, Section 46.184 General Standards for Special Land Use applications; and Article VII, Section 46.258 Off-Street Parking and Loading; and Article VII, Section 46.257 Landscaping and Screening; and Article II, Section 46.41 Site Plan Review, all from the City of Greenville Zoning Ordinance; and

WHEREAS, on June 22, 2017, Commissioner Frye moved and Commissioner Vandermark seconded the motion to approve the request by Spectrum Health United, represented by the applicant Mr. Paul Scripsema, Project Manager, for a Special Use Permit to construct a parking area on property located at the following addresses: 615, 608, 619, 700, 703, 708, and 715 S. Marvel Drive; and at 908 W. Judd Street; and at 905 Oak Street; with the following permanent parcel numbers: 059-052-125-001-00; \*002-00; \*003-00; \*004-00; \*005-00; \*006-00; \*007-00; \*008-00; \*010-00; and \*011-00. Based on an accurate drawing submitted June 16, 2017, the Commission finds compliance with the Special Land Use General Standards as follows:

- a. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed;
- b. Be served adequately by essential public facilities and services such as, but not limited to, highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities;
- c. Not create excessive additional requirements at public cost for public facilities and services;
- d. Not involve uses, 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, lighting, noise, smoke, fumes, glare, or odors; and
- e. Be consistent with the intent and purposes of the master plan.

**GREENVILLE PLANNING COMMISSION MINUTES**  
**June 22, 2017**

WHEREAS, the Commission finds compliance with the General Special Land Use Standards of Article VI, Section 46.184;

The following conditions are attached to this approval:

1. The site plan shall be revised to include those items as stated in the Staff Report prepared by MainStreet Planning Company dated June 20, 2017; and shall be revised to include items included in the conditions included in this findings of fact; and the following: a note on the site plan stating that light fixtures will not exceed 20 feet in height, and will be provided with cut-off fixtures that direct light downward; labeling of the 16 feet of width of the driveway at Oak Street; illustration of the existing accessory building located on the southern portion of parcel 052-125-005-00, and a note stating that the building will be removed; proposed grading of the site; and landscaping as described in the following conditions.
2. Landscaping and screening shall be modified according to the requirements of Section 46.257 (c) (8), and the existing trees along Marvel Drive shall be preserved, while interior landscaped parking islands shall not be required; the dead tree on the west side of Marvel Drive shall be replaced with a deciduous canopy tree of at least 2 ½ inch caliper. Landscaping is required at both the north and south front yards of the parking area, according to the requirements of Section 46.257 (d) (4) a. 2. and shall consist of a strip of land at least 10 feet in width (depth) consisting only of grass or other low-growing vegetation that will not block the view of vehicles or pedestrians entering or exiting the parking area, and will specifically not include trees. The front yard landscaping shall be provided on both the east and west sides of the parking area that front on the public streets, excluding that portion where sidewalks will be provided. Landscaping of front yards shall be provided on property outside the public street right-of-way.
3. The northern-most two parking spaces shall be removed and the front yard landscaping extended into this area.
4. Signs shall comply with the City of Greenville regulations of Article VII, Section 46.259 as amended; a note on the site plan shall state that signs for the parking area shall not exceed six feet square in size and four feet in height, and that signs shall be located at least five feet from any lot line, and that signs may only be permitted in the street right-of-way with permission from the City of Greenville.
5. A note on the site plan shall state that within two years from the June 22, 2017 date of approval of the parking area, a future sidewalk shall be provided from the Marvel Drive parking area to that sidewalk system nearest the hospital structure; the Zoning Administrator shall confer with the applicant at that time, and shall grant approval of the location of the sidewalk after consultation with the applicant. An amended site plan shall be provided

**GREENVILLE PLANNING COMMISSION MINUTES**  
**June 22, 2017**

at the time of approval of the sidewalk, and shall be subject to Zoning Administrator approval.

6. The driveway proposed for access from Judd Street to the existing hospital property shall be subject to review and approval of the City of Greenville Engineer and the Public Safety Department.

7. The approval of the parking area is conditioned upon the City of Greenville vacating the current Marvel Drive right-of-way, and the acquisition of the Marvel Drive right-of-way property by Spectrum Hospital United in accordance with all requirements of the Greenville City Council.

8. The approval of the parking area as an expansion of a hospital as a special land use in the R-1 Single-Family Residential District shall be approved as stated in the motion for approval and the conditions of approval as contained herein, and in the event that future land assembly results in the parking area being located on a parcel separate from the parcel on which the hospital is located, the parking area shall be approved as a parking area for a non-residential use located within 300 feet of the closest building entrance to the nearest portion of the parking lot, as permitted by Article VII, Section 46.258 (d) (1), and shall be subject to all conditions of approval contained herein.

Commissioner VanderMark seconded. Unanimously approved.

Commissioner Cunliffe resolved to adjourn the meeting at 7:30 p.m.  
Commissioner Corner supported. Unanimously approved.

Respectfully submitted,  
George Bosanic