


CITY COMMISSION POLICY

 <p>GRAND RAPIDS MICHIGAN</p>	NUMBER: 900-46	HISTORY
	DATE: April 19, 2005	FILE # DATE
	FILE NUMBER: 73653	
	DEPARTMENT: PLANNING	

SUBJECT: **SUBDIVISION PROCESSING AND PUBLIC HEARINGS**

PURPOSE: To establish a consistent procedure for holding public hearings on subdivision plat applications.

POLICY:

A. Two-Step Review of Preliminary Plat:

Except as noted below, the City will review and/or grant tentative and final approval of preliminary plats in two, separate steps.

Step One, Tentative Approval of Preliminary Plat: Public hearing required.

The City Planning Commission shall hold a public hearing on all proposed subdivision plat applications when considering tentative approval of a preliminary plat.

Step Two, Final Approval of Preliminary Plat: Public hearing optional.

If the lot sizes, lot orientation and/or street layout differ significantly from that of the tentative preliminary plat, the City Planning Commission shall hold a second public hearing when considering the final approval of a preliminary plat. If the lot sizes, lot orientation and/or street layout do not differ significantly, no public hearing shall be required when considering the final approval of a preliminary plat.

B. Exception, One-Step Review of Preliminary Plat:

Should the proprietor of a plat provide evidence that the following agencies have reviewed and find no objections to a proposed plat, tentative and final approval may be granted in one step:

1. Kent County Road Commission
2. State Department of Environmental Quality (DEQ)

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3. Kent County Drain Commission
4. Kent County Health Department
5. State Highway Department
6. Local public utilities serving the plat
7. State Department of Natural Resources (DNR)

The Planning Commission shall hold a public hearing on the tentative and final approval of a preliminary plat.

No public hearing before the Planning Commission shall be required for acceptance of a final plat.

Nothing in this policy shall limit the number of public hearings that the City Commission may deem necessary in its review of any plat.