

SPECIAL MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 30, 2015

I. CALL TO ORDER

Kantrovich called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:30 p.m.

II. ROLL CALL

Members present: Kantrovich, Kieft, Gignac, Robertson, Taylor, Reenders, and Wilson

Members absent: LaMourie

Also present: Fedewa and Attorney Bultje

Without objection, Kantrovich instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the February 16, 2015 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Special Land Use application – Outdoor Pond (Batka)

Kantrovich opened the Public Hearing at 7:32 p.m.

Fedewa provided an overview of the request through a memorandum dated March 24th.

The property owner, Stephen Batka, was present and provided a brief overview of the project for the Commissioners.

- Pond approximately 65 ft x 100 ft. Surrounded by 8-9 ft berms on all sides. No risk of overflow. Has MDEQ permit for pump to provide aeration.
- Has “iron curtain” system to separate the iron from the ground water.
- Experience with Outdoor Pond construction through previous employment.

The Special Land Use application was discussed by Commissioners and focused on:

- Construction of the Outdoor Pond, installation of the “iron curtain,” and raising of the house has solved many problems in that neighborhood.

Kantrovich closed the Public Hearing at 7:35 p.m.

VIII. OLD BUSINESS

A. Special Land Use application – Outdoor Pond (Batka)

Commissioners inquired if staff believed public safety was an issue for this Outdoor Pond. Staff does not believe safety is a concern, and therefore, does not believe the installation of a fence should be required.

Motion by Reenders, supported by Wilson to approve the Outdoor Pond Special Land Use application submitted by Stephen Batka for property located at 15467 Lake Michigan Drive, based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance.

Which motion carried.

IX. NEW BUSINESS

A. Site Plan Review application – Botello Food Truck as Accessory Use

Fedewa provided an overview of the request through a memorandum dated March 25th.

The property owner, Santiago Botello and attorney's Bruce Block and Beau Rajsic, were present and available to answer questions from the Commissioners. Attorney Rajsic provided a brief overview of the project and stated the client agrees with all conditions requested by staff.

The Site Plan Review application was discussed by Commissioners and focused on:

- Attorney Bultje questioned the use of discretion for the Food Truck's proximity to the principal building. It was determined the Food Truck is an accessory use, and therefore the accessory structure provisions are simply a guideline and not a requirement.

Motion by Robertson, supported by Taylor to approve with conditions the Site Plan Review application for Botello's Food Truck as an accessory use on the property located at 15791 Lake Michigan Drive, based on the application meeting applicable requirements set forth by the Grand Haven Charter Township Zoning Ordinance. This approval is conditioned upon the following:

1. The pavement markings for parking spaces and traffic circulation must be installed prior to operating the Food Truck

2. The numerous vehicles and items cluttering the rear yard shall be removed prior to operating the Food Truck.
3. Annually, the property owner shall submit a renewed license to sell food items, which is issued by the Ottawa County Health Department.
4. The fence and gate enclosure for the refuse container must be installed prior to operating the Food Truck.

Which motion carried.

X. REPORTS

A. Attorney Report - None

B. Staff Report

- Flagstar Bank submitted Site Plan Review application.
- Next Resilient Grand Haven Meeting – April 22nd @ 7pm in GHT Board Room.
- GHT Planning Commission & Ottawa County Planning Commission will be hosting a Community Engagement Workshop through MAP on April 16th at the Fillmore Complex from 5:30 – 9:30pm.
- Staff will be attending the Community Considerations for Raising Livestock in Populated Areas in Detroit on April 10th.

C. Other - None

XI. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 7:58 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stacey Fedewa". The signature is written in black ink and is positioned above the typed name and title.

Stacey Fedewa

Acting Recording Secretary