

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 3, 2015

I. CALL TO ORDER

Robertson called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:33 p.m.

II. ROLL CALL

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

Members absent: Kantrovich, LaMourie, and Reenders

Also present: Fedewa and Attorney Bultje

Motion by Wilson, supported by Taylor to appoint Robertson as temporary Chairperson.
Which motion carried.

Without objection, Robertson instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the July 6, 2015 meeting were approved.

V. CORRESPONDENCE – Kurburski Letter

- Fedewa provided an explanation of the Ottawa County Road Commission property that is for sale.
- Wilson provided background information on real estate matters.

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Rezoning application – Grand Haven Financial Center – RR to SP

Wilson noted a conflict of interest—managing member of Grand Haven Financial Center. However, if Wilson stepped down there would not be a quorum for the public hearing, and the public is present for the hearing of this proposed rezoning. Therefore, upon the advice of Attorney Bultje, for the purposes of holding the public hearing Wilson will remain seated and allowed to participate in order to achieve quorum. This is done with the understanding that no motions will be adopted after this public hearing due to the conflict of interest.

Fedewa provided an overview through a memorandum dated July 30th.

Robertson opened the Public Hearing at 7:49 p.m.

The applicant, Steve Wilson, a managing member of Grand Haven Financial Center, was present and available to answer questions.

- Noted that Grand Haven Financial Center intends to utilize the building solely in an office capacity.

Chuck and Connie Westra – 17056 Ferris Street, Grand Haven:

- Concerned the proposed rezoning will affect the zoning of their property.
 - Fedewa explained the proposed rezoning only applies to the applicants property, and does not affect the zoning of adjacent parcels.
- Has no objection to the proposed rezoning.

The Rezoning application was discussed by Commissioners and focused on:

- Questioned other uses that may be permitted in the Service/Professional zoning district.
 - Fedewa described the various permitted uses in the SP zoning district.
- Questioned the possibility of future land divisions, which may lead to additional development in that location.
 - Fedewa indicated that land divisions may be possible, but the existing building is situated in the center of the property. Therefore, the building will likely need to be razed in order for future development to occur. Additionally, any child parcels that are created would be zoned SP and must comply with the permissible uses in that district.

Robertson closed the Public Hearing at 7:53 p.m.

VIII. OLD BUSINESS

A. Rezoning application – Grand Haven Financial Center – RR to SP

Motion by Kieft, supported by Gignac to table the application until quorum is met at a future Planning Commission meeting. **Which motion carried.**

IX. NEW BUSINESS

A. Piper Lakes PUD Extension Request

Fedewa provided an overview through a memorandum dated July 30th.

The extension request was discussed by Commissioners and focused on:

- Inquired if the developer will receive the DEQ permit.
 - Staff understands that a public hearing has been held on the matter and the developer anticipates receipt of the permit soon.

Motion by Taylor, supported by Kieft to recommend to the Township Board approval of the requested 8 month extension (*i.e., May 22, 2016*) for the Piper Lakes Apartments multi-family PUD based on the request meeting the applicable requirements of Section 17.04.7.A of the Grand Haven Charter Township Zoning Ordinance. **Which motion carried.**

B. Proposed Future Land Use Map Amendments – Southwest Quadrant

Fedewa provided an overview through a memorandum dated July 30th.

The proposed amendments were discussed by Commissioners and focused on:

- The Commissioners anticipate the need to review and discuss the Lincoln Street Corridor at length due to the increased development and M-231 Bypass.
- Noted that staff presented good information and agrees with the proposed amendments to the Southwest Quadrant. The proposals will be forwarded to LIAA for inclusion with the Resilient Master Plan Update, which must be reviewed, and approved by the Township Board.

X. REPORTS

A. Attorney Report - None

B. Staff Report

- Industrial Parking Requirements
 - Current ordinance is more restrictive than other municipalities in Ottawa County.
 - Further research is needed to identify a parking schedule that is appropriate for Grand Haven Township.
- Next Resilient Grand Haven Meeting – Wed, Aug 26th @ 7pm in GHT Board Room

C. Other

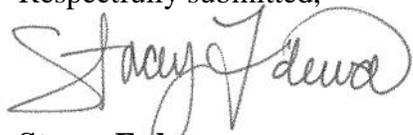
- The Township Boards recently approved the agreement to terminate the 30-year leasehold agreement on the so-called Witteveen Trust Property, which will impact the Community Engagement Subcommittee. As such, Robertson recommends the Subcommittee postpone its activity until the Board provides further direction.

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

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:16 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Stacey Fedewa". The signature is written in a cursive, flowing style with a large loop at the end.

Stacey Fedewa

Acting Recording Secretary