

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 21, 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, LaMourie, Robertson, Taylor, Reenders, Gignac & Wilson

Members absent: Cousins

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 August 17, 2015 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

Mark Reenders – 16616 Warner Street

- Questions regarding if the services offered within the medical facility would change its type of land use.
- Proposed building height is greater than what is currently permitted under the Zoning Ordinance.
- Questions if the proposed building materials meet the US-31 Area Overlay Zone requirements, and if they are cohesive with surrounding land uses.

VII. NEW BUSINESS

A. PUD Pre-application presentation – Health Pointe

Fedewa provided an overview through a memorandum dated September 17th.

Jack Barr, the project engineer from Nederveld; Kyle Prochaska, a Spectrum Health representative; Jeff Meyers, a Spectrum Health representative; and Sean Easter, a Spectrum Health staff engineer were present. Their presentation and discussion points included:

- Gross Floor Area (GFA) vs Useable Floor Area (UFA) parking requirements compared to the typical formula utilized by Spectrum Health.
- Nonexclusive Driveway Agreement with Meijer expressly prohibits shared parking arrangements.
- Agrees that realigning Whittaker Way with DeSpelder Street pursuant to the Robbins Road Sub Area Plan would be beneficial to their site, and are willing to discuss easement options in order to accomplish this goal.
- The Traffic Impact Study included with the pre-application submission documents does not conclude that additional traffic volumes warrant an intersection improvement at Robbins Road and 172nd Avenue/Ferry Street. Therefore, are not in favor of assisting with those improvements noted by the Ottawa County Road Commission's (OCRC) preliminary review.
- Proposed building has similar architecture to the facility located in Holland.
- The proposed canopy is designed to accommodate 2-3 vehicles, and has a substantial weight. The proposed building materials are durable, and reliable. Furthermore, the desire is to utilize natural lighting under the canopy rather than artificial.
- Believe the buildings proximity to US-31 and other large bulk buildings such as Meijer, Walmart, and buildings within the City of Grand Haven, will reduce the visual impact of the proposed medical facility.

The project was discussed by Commissioners and focused on:

- Concerns over the building height, cohesion with surrounding land uses, and visual impact. Comparison to other PUD projects that requested an increased building height. Discussed the origin of building heights and their direct correlation to an emergency vehicles ability to reach the top of a building. Emphasized the need to maintain consistency with zoning and aesthetic requirements.
- Discussion on implementing the proposed goals of the Resilient Master Plan, and determining how that may impact the Zoning Ordinance, which may include density and height amendments to focus growth in certain areas.
- Realignment of Whittaker Way and DeSpelder Street would provide more safety to motorists, and benefit residents, surrounding businesses, both jurisdictions, and achieve a goal established in the Joint Robbins Road Corridor Sub Area Plans adopted by Grand Haven Charter Township and the City of Grand Haven, respectively.
- Emphasized the Township desires to preserve as many existing trees as possible even if it means additional measures must be taken to ensure the tree's health during construction. Requested the potential applicant review the plans and determine if there is potential to save any pockets of trees within the site.
- Inquired why landscaping is not proposed along the north boundary line of the site.

- Noted the preliminary findings of the OCRC.
- Requested the potential applicant review back-loading in the parking lot in order to reduce cross circulation patterns.

B. PUD Pre-application presentation – Stonewater

Fedewa provided an overview through a memorandum dated September 17th.

The developers, Dale Kraker and Jeff Klaasen; and project engineer Rick Pulaski were present. Their presentation and discussion points included:

- Historical review of the property and the former PUD application.
- Indicated the development will meet the designated open space requirements.
- Private roads requested for the proposed attached single family condominiums in order to provide each unit with a driveway—a parking lot has equivalent safety issue.
- Willing to install a construction road as a placeholder for the second entrance on Lincoln Street in order to keep the proposed phasing. Not in favor of establishing a letter of credit or escrow to guarantee its construction.
- Requesting reduced setbacks, and referenced Hunters Woods, Lincoln Pines, and Forest Park East as examples.

The project was discussed by Commissioners and focused on:

- If open space is not accessible by each property owner then it cannot be included as designated open space. Additionally, any portion of the ponds used for storm water must be removed from the open space calculations. Questioned if the proposed open spaces significantly contribute to the purpose and objectives of the PUD Ordinance
- Several suggestions were given to alleviate the potential problem of the second entrance not being constructed.
- Due to the high traffic volume on Lincoln Street at least one outbound left turn lane should be provided, so residents making a right turn are not delayed. Need to address deceleration lanes and tapers with the OCRC at each entrance.
- Sidewalks need to be included in the attached single family condominium area as well.
- Likely to be conservative if reduced setbacks are requested.
- Property to the west of this site is protected by a conservation easement, so it may be unnecessary to have a temporary cul-de-sac in place for a future connection.

VIII. OLD BUSINESS

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

The adopted motion, during the August 3rd meeting, stated the matter would be tabled until a quorum is met at a future meeting. Such a quorum is present. Wilson recused himself due to a conflict of interest. Staff gave a brief overview of the application. Remaining Commissioners briefly reviewed the case.

Motion by Gignac, supported by Robertson, to recommend the Township Board approve the Grand Haven Financial Center rezoning application of Parcel No. 70-07-09-400-005 from Rural Residential (RR) to Service/Professional (SP) based on the application meeting applicable rezoning requirements and standards of the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map. **Which motion carried.**

IX. REPORTS

A. Attorney Report – None

B. Staff Report

- Resilient Master Plan Community Open House is Tentatively Scheduled for Oct 20th from 5pm – 8pm @ the Loutit District Library.

C. Other

- Planning Commission requested an update on the Speedway project.
 - As staff understands, Speedway has received preliminary design approval from the OCRC, but is dependent upon MDOT. Currently working with MDOT to determine if widening Hayes Street is permissible.

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

XI. ADJOURNMENT

Without objection, the meeting adjourned at 9:30 p.m.

Respectfully submitted,



Stacey Fedewa
Acting Recording Secretary