

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 2, 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, Robertson, Kieft, Taylor, Gignac, Reenders, Cousins & 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 October 5, 2015 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

VII. PUBLIC HEARING

A. PUD Amendment Application – Health Pointe

Kantrovich opened the Public Hearing at 7:33 p.m.

Fedewa provided an overview through a memorandum dated October 29th.

Several representatives from Spectrum Health, Holland Hospital, and Nederveld were present:

- Dr. David Ottenbaker, MD – local physician for Spectrum Health
 - Looking forward to relocating to a new building that offers “one stop shopping” for patients.
 - The collaboration has led to many new partnerships that will benefit local health care.

- Mark Pawlak – Vice President of Ancillary Services and Quality at Holland Hospital
 - Lives in Ottawa County, and formerly lived in Grand Haven Charter Township.
 - Spectrum Health and Holland Hospital have a history of successful partnerships.
 - Goal of this project is to bring back patients who may seek medical services outside of the Grand Haven area and provide an innovative and integrated approach to health care.
 - The building is designed to evolve with the needs of the patients.

- Jack Barr – project engineer from Nederveld
 - Ottawa County Road Commission (OCRC) approved location of driveway.
 - The existing service road is crowned and allows stormwater to percolate the sandy soils. Infrastructure does not exist on 172nd Avenue to accept stormwater runoff if curb and gutter was installed on the relocated service road.
 - Retention basin for the original PUD was designed to accommodate all six outlots. Per the Ottawa County Water Resources Commissioner (OCWRC) this project is “grandfathered-in” and is not subject to current regulations.

- Sean Easter – Spectrum Health design engineer
 - Stone and glass are materials used for Holland Hospital branding.
 - Iron bricking is the material used for Spectrum Health branding.
 - Large canopy designed to accommodate up to three vehicles, which is important because it provides shelter during harsh winters as patients are entering/existing vehicles.

After the applicants presentation the Chairperson invited public comment:

- Mark Reenders – 16616 Warner, opposes this project for the following reasons:
 - The current Zoning Ordinance does not permit the requested height, and the building will be the tallest in the vicinity.
 - Prior applicants in the US-31 Overlay Zone were required to have all permits issued and plans approved by other agencies before Planning Commission would consider the application.
 - US-31 Overlay Zone design manual requires curbing for any new development, and any existing development that will be modified.
 - Parking study provided by applicant appears insufficient to justify a departure.

- Holly Lookabaugh-Deur – 16760 Lincoln Street, owner of Generation Care, opposes this project for the following reasons:
 - Patient-centered care does exist in the Township.
 - Departures from the Overlay Zone were not permitted for the Generation Care project.
 - Township required additional changes after the site plans were approved.
 - If the Planning Commission does begin allowing departures from the Overlay Zone then some form of tax abatement should be provided to the developers who were not previously given departures.

Kantrovich closed the Public Hearing at 8:07 p.m.

VIII. OLD BUSINESS

A. PUD Amendment Application – Health Pointe

The application was discussed by Commissioners and focused on:

- Attorney Bultje noted that although the Grand Haven High School is the tallest building in the Township the State of Michigan is responsible for all the permitting and approvals for school buildings. Further, Bultje provided an explanation on the differences between the Planned Unit Development Chapter and the Overlay Zone Chapter of the Zoning Ordinance.
- The Planning Commission intends to review many aspects of the Zoning Ordinance as it relates to the Resilient Master Plan that will likely be approved in early 2016, because the Township is experiencing new development trends that need to be addressed, and protect the natural assets that comprise the character of the community.
- Subsequently, each departure request was discussed separately:
 - Building Height. The Resilient Master Plan Draft encourages vertical expansions rather than horizontal in order to reduce sprawl and limit the cost of extending infrastructure. This is further supported by the Township having emergency vehicles and equipment necessary to protect structures at a greater height. The Township has approved height departures in prior PUDs. Lastly, the Township’s PUD Ordinance requires mechanical equipment to be screened, which accounts for the additional 10’10” mechanical penthouse on the top of the building.
 - Parking. Considering that outside of the Overlay Zone this development could install up to 1,200 parking spaces it is reasonable to consider

allowing the 106 additional parking spaces requested by the applicant. Strict compliance with the Ordinance would permit 484 spaces (*1 space per 200 square feet of useable floor area*). The applicant is requesting to install 590 spaces, which is 1 space per 164 square feet of useable floor area. The need for additional spaces is also supported by a parking study provided by the applicant.

- Interior landscape islands. Discussed costs or benefits associated with the collision protection received by a full length interior landscape island versus the added turning radius for entering/exiting the space if the island was two feet shorter than the parking space. Unclear if other developments in the Overlay Zone have been required to meet this provision. The Planning Commission requested staff review previous developments and report the findings before a decision is rendered.
- Curb and gutter. Despite any “grandfather” status given by the OCWRC, the applicant must comply with this provision unless the OCWRC submits a written statement that adding curb and gutter along the relocated access drive will have negative impacts on the surrounding area and how the stormwater disposition will be enhanced by not having the curb and gutter. Until such statement is received the applicant must meet this provision.
- Signage. In order to balance the original intent of the sign regulations found in the 3-9-1998 Township Board meeting minutes for the Meijer PUD and the current Zoning Ordinance the Planning Commission finds the proposed size and location of the signage is permissible, but the height shall be limited to six feet to comply with the current Ordinance.
- The Township intends to work towards achieving a goal of the Robbins Road Sub-Area Plan by realigning Whittaker Way and DeSpelder Street. The Planning Commission requests an easement be granted by Health Pointe to allow for this realignment in the future. Attorney Bultje was directed to draft the easement for review by Health Pointe, staff, the Planning Commission, and Township Board.

Motion by Robertson, supported by Gignac, to direct staff to draft a formal motion and report, which will recommend approval of the Health Pointe PUD Amendment application, with those Zoning Ordinance compliance departures which were discussed and are reflected above. This will be reviewed and considered for adoption at the next meeting. Lastly, the Planning Commission directs staff to publish the notice of public hearing for the Township Board.

Which motion carried.

IX. REPORTS

A. Attorney Report

- Bultje noted his daughter is present, recently passed the bar exam, and is now an attorney with Scholten Fant.

B. Staff Report – None

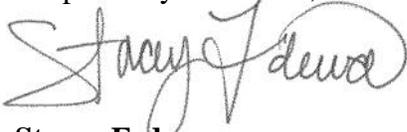
C. Other

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

XI. ADJOURNMENT

Without objection, the meeting adjourned at 9:17 p.m.

Respectfully submitted,

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

Stacey Fedewa

Acting Recording Secretary