

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
APRIL 18, 2016

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, LaMourie, Robertson, Kieft, Taylor, Cousins, Gignac,
Reenders & Wilson

Members absent: None

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 March 7, 2016 meeting were approved.

V. CORRESPONDENCE

- Pellegrom Trust – 11261 168th Avenue – Request to Amend Future Land Use Map
- Shirley Woodruff, Reenders Inc., and RW Properties I LLC (Woodruff etal) – 18215 Spindle Drive – Request to Amend Future Land Use Map
- Laird Schaefer – 12543 Wilderness Trail – Request to Amend Chapter 4, Built Systems
- Jeff & Kelly Kurburksi – 13816 Cottage Drive – Supporting Woodruff etal Request
- Marie Mar – 13818 Lake Sedge Drive – Opposing Woodruff etal Request
- Ben Robbins – 13830 Lake Sedge Drive – Opposing Woodruff etal Request
- Bryan and Jenanne Voss – 16575 Lake Michigan Drive – Request to Amend Future Land Use Map
- Steve Wilson – 12743 Sanctuary Place – Request to Amend Future Land Use Map

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Resilient Grand Haven Master Plan

Kantrovich opened the public hearing at 7:35 p.m.

Fedewa provided an overview through a memorandum dated April 14th.

- Rick Pellegrom Sr. – 11261 168th Avenue, requesting an amendment to the Future Land Use Map:
 - Requesting to master-plan a 25 acre parcel as Rural Residential instead of Agricultural Preserve.
 - Desire to rezone to Rural Preserve and allow his son to build a home.
 - Property is low ground, wooded, and not suitable for agriculture.
 - Property has access to municipal water and natural gas.

- Rick Pellegrom Jr. – 15293 Steeplechase Court, supporting the Pellegrom Sr. request to amend the Future Land Use Map:
 - Supports his father’s request to amend the Future Land Use Map.
 - Desires to purchase 10 acres and build a large single family home that is setback several hundred feet from the road.

- Melissa Satterfield – 15694 Kitchel Lane, requesting an amendment to the Future Land Use Map on behalf of Shirley Woodruff, Reenders Inc., and RW Properties I LLC:
 - Have a purchase agreement in place with the Ottawa County Road Commission to purchase their 27 acres of land.
 - Requesting to master-plan the 27 acres as High Density Residential instead of Medium Density Residential.
 - Local developer desires to develop a senior living community that includes affordable, and market rate units.
 - Proposing 116 senior apartments and 110 assisted living units.
 - Existing Village at the Pines has 89 senior apartments, and Grand Pines has 110 assisted living units.
 - Anticipate construction beginning in 2017, but is dependent on financing.
 - Did make contact with 1 Cottage Hills resident that is supportive of the request, and the project.

- Craig Kendall – 13805 Lake Sedge Drive, opposing the Woodruff etal request to amend the Future Land Use Map:

- Disappointed the developer only met with 1 Cottage Hills resident.
- High Density Residential is concerning when compared to Medium Density Residential due to potential noise and traffic issues. Did not anticipate an HDR development next door when purchasing their home.
- Believes there is a similar assisted living development being proposed on 172nd Avenue.
- Gail Harrison – 11711 144th Avenue, offered general comments:
 - Wishes the Township would have provided more notification to residents that the Master Plan was being revised, specifically in the Township Newsletter.
 - Has been a resident for 30+ years and has concerns about drinking water.
 - Questioned if there is access to municipal water on 144th Avenue, whether through the Township or Robinson Township.
 - Questioned why new developments receive access to municipal water. Believes it should be offered to existing residents before new residents.
 - Concerned the nearby agricultural operations are contaminating her drinking water.
 - Concerned the agricultural operations are draining the aquifer and will ultimately lose the ability to obtain potable water through a private water well.
- Todd DuBridge – 13809 Cottage Drive, opposing the Woodruff et al request to amend the Future Land Use Map:
 - Questioned the developer’s timing of contacting Cottage Hills residents and requesting an amendment to the Future Land Use Map.
 - Questioned what type of notice the residents should have received for the request to amend the Map, and what type of notice should be received for a rezoning application.
- Shirley Woodruff – 18215 Spindle Drive, requesting an amendment to the Future Land Use Map on behalf of Reenders Inc. and RW Properties I LLC:
 - Apologized to the Cottage Hills residents for not making contact earlier. The time has been consumed by engineering work for the proposed senior housing project.
 - Believes Service Professional is a much higher use than the proposed senior housing campus. Therefore, the senior housing campus would be a “better fit” for the Cottage Hills neighborhood.

- Indicated that approximately $\frac{3}{4}$ of the senior apartments would have a personal vehicle, but the assisted living units typically do not have a vehicle.

Kantrovich closed the public hearing at 8:29 p.m.

VIII. OLD BUSINESS

A. Resilient Grand Haven Master Plan

The Master Plan and amendment requests were discussed by Commissioners and focused on:

- Pellegrom request to amend Future Land Use Map from Agricultural Preserve to Rural Residential.
 - Owned property for many decades.
 - Property is not suitable for agriculture.
 - Anticipation of rezoning to Rural Preserve is compatible with surrounding land uses.
 - Commission is agreeable to this request.
- Fedewa noted a second resident, Mary Lou Bender (a neighbor to the Pellgrom's) located at 11355 168th Avenue had verbally discussed with staff the desire to rezone the 10 acre parcel that is adjacent to her home in order to allow her son to build a home. Staff requested the Planning Commission consider this request.
 - Bender was present in the audience and agreed with staff's request.
 - Similar to the Pellegrom request, Bender is requesting the property be master-planned for Rural Residential instead of Agricultural Preserve.
 - Owned property for many decades.
 - Anticipation of rezoning to Rural Preserve is compatible with surrounding land uses.
 - Commission is agreeable to this request.
- Woodruff etal request to amend Future Land Use Map from Medium Density Residential to High Density Residential.
 - Residents of the Cottage Hills neighborhood were aware the Ottawa County Road Commission (OCRC) property was zoned Service Professional (SP) at the time of purchase. Current zoning allows more intense land uses than what is being requested by Woodruff etal.
 - The stub street in Cottage Hills supports the anticipation of future development.

- Cottage Hills is the only residential development adjacent to this land. Other surrounding uses are a sand mining operation, schools, church, the OCRC, and industrial. These more intense land uses lend themselves to a higher residential use on the 27 acres.
- Uncomfortable with master-planning the land for High Density Residential. Rather, the Commission believes the creation of a new Future Land Use category known as Medium-High Density Residential is more suitable. This category would specify the corresponding zoning district is Residential PUD and the description of this category will lend itself to uses that generate less traffic than a traditional multiple family development. For example, senior housing, adult day care, assisted living facilities, etc. are the anticipated land uses that would be suitable for this location.
- At which time several members of the audience requested to speak on the Woodruff et al request. Chairperson Kantrovich made an exception and permitted the audience members to speak outside of the public hearing and designated comment periods:
 - Steve Davis – 13786 Lake Sedge Drive:
 - Requested assurances that public notices will be sent to Cottage Hills residents if a development and/or rezoning occurs on the 27 acre OCRC property.
 - Toni Richardson – 13783 Cottage Drive:
 - Believes the Planning Commission would deny the request if more residents were present at the meeting expressing their opposition.
- Chairperson Kantrovich invited Voss to present information on the request to amend the Future Land Use Map from Agricultural Preserve to Rural Residential.
 - Voss – 16575 Lake Michigan Drive:
 - Request is consistent with the existing land uses that surround the property.
 - Recently purchased the property and is currently building a single family dwelling.
 - Desire to apply for a land division in the future in order to allow his father build a dwelling next door.
 - The Planning Commission indicated this situation is different than Pellegrom and Bender because the property was purchased under the current zoning ordinance and Future Land Use Map. Furthermore, the parent parcel is not large enough to divide and rezone to Rural Preserve. Rather, Rural Residential would

be the only option and the minimum lot size is too small for the Southwest Quadrant and may encourage additional development.

- Chairperson Kantrovich invited Wilson to present information on the request to amend the Future Land Use Map from Agricultural Preservation to Commercial.
 - Wilson recused himself in order to make this presentation.
 - Steve Wilson – 12743 Sanctuary Place:
 - Property was purchased in 2006. It is zoned Agricultural.
 - The 1996 – 2005 Future Land Use Maps master-planned a portion of the parcel for Commercial with the remainder being Medium Density Residential. It was only in 2009 when it was converted to Agricultural Preservation.
 - The Planning Commission indicated that historically the Township has master-planned a portion of the property to be Commercial, which is an appropriate use for that location because it abuts a major intersection of US-31 and Lincoln Street.
 - It was also reiterated that an important goal is to complete a Traffic Impact Study on the Lincoln Street Corridor in order to determine the impact of M-231 and make informed land use decisions for that area.
 - The Planning Commission agrees that a small portion of the property should be master-planned for Commercial and the remainder will continue to be master-planned as Agricultural Preservation.
- It was requested that staff and the Attorney provide information on the different ways municipal water is provided to residents:
 - Most commonly the developer, at their expense, extends municipal water into a new development site; residents can petition the Township to establish a Special Assessment District to extend municipal water; the Township could request residents to vote on a debt millage to extend municipal water; and as a result of a developer extending municipal water into a new development an adjacent property owner can elect to connect to the main and abandon the private water well.
 - It was noted the vast majority of private wells in the Township use surface water, and are not drawing water from the aquifer.
 - The Planning Commission directed staff to draft a memo to the Board to determine what action the Township would take in the event private wells become dry and residents are in need of potable water.

Motion by Wilson, supported by Gignac, to **conditionally approve** the 2016 Resilient Grand Haven Master Plan pursuant to the Michigan Planning Enabling Act of 2008, as amended. Approval shall be conditioned upon the following revisions that must be completed prior to sending the Plan to the Township Board for final approval:

1. Amend the Executive Summary and Chapter 9 to include the new future land use category known as Medium-High Density Residential.
2. Amend Future Land Use Map #9.1 to master-plan approximately 25 acres of the southern part of parcel 70-07-04-100-028, parcel 70-07-04-400-028, and parcel 70-07-04-200-025 as Medium-High Density Residential instead of Medium Density Residential.
3. Amend Future Land Use Map #9.1 to master-plan parcel 70-07-21-400-015 as Rural Residential instead of Agricultural Preservation.
4. Amend Future Land Use Map #9.1 to master-plan parcel 70-07-21-400-026 as Rural Residential instead of Agricultural Preservation.
5. Amend Future Land Use Map #9.1 to master-plan approximately 6.5 acres of the western part of parcel 70-07-15-100-011 as Commercial instead of Agricultural Preservation.
6. Amend Chapter 4, Built Systems, to acknowledge the West Michigan Shoreline Regional Development Commission and Metropolitan Planning Organization.

Which motion carried unanimously, as indicated by the following roll call vote:

Ayes: Wilson, Robertson, Taylor, Kieft, Cousins, LaMourie, Reenders, Gignac,
Kantrovich

Nays: None

IX. NEW BUSINESS

A. Piper Lakes PUD Extension

Fedewa provided an overview through a memorandum dated April 14th.

Motion by Gignac, supported by Kieft, to recommend to the Township Board **approval** of the requested 1 year extension (*i.e., April 18, 2017*) for the Piper Lakes Apartments 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 unanimously.**

B. Potential Zoning Ordinance Text Amendments

Motion by Kieft, supported by Taylor, to **table** the Potential Zoning Ordinance Text Amendments discussion until the next regularly scheduled meeting. **Which motion carried unanimously.**

X. REPORTS

A. Attorney Report – None

B. Staff Report – None

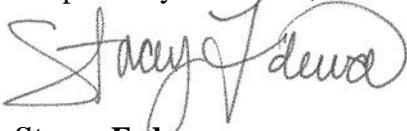
C. Other – None

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

XII. ADJOURNMENT

Without objection, the meeting adjourned at 10:10 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 printed name.

Stacey Fedewa

Acting Recording Secretary