

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
MAY 16, 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, Robertson, LaMourie, Kieft, Taylor, Cousins, Gignac,  
Reenders, and 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 May 2, 2016 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Rezoning – Pellegrom – AG to RP

Kantrovich opened the public hearing at 7:32 p.m.

Fedewa provided an overview through a memorandum dated May 11<sup>th</sup>.

Applicants, Rick and Gail Pellegrom, were present and available to answer questions:

- Intend to split and sell half of land to son.
- Son intends to build a single family dwelling.
- Daughter owns, and operates, Pine Hill Farm Pet Care east of the subject property.

Kantrovich closed the public hearing at 7:36 p.m.

## B. Special Land Use – Motor Vehicle Sales – VIP Outdoor Power LLC

Kantrovich opened the public hearing at 7:37 p.m.

Fedewa provided an overview through a memorandum dated May 11<sup>th</sup>.

Applicants, Sam VanderPloeg and Curt Driesenga, were present and available to answer questions:

- Prefer to establish a border around the designated display area instead of installing a hard surface.
- Typically do not have any outdoor storage. Currently, working with property owner to lease more space inside the building to prevent outdoor storage between the two primary buildings on the property.

Kantrovich closed the public hearing at 7:49 p.m.

## VIII. OLD BUSINESS

### A. Rezoning – Pellegrom – AG to RP

The application was discussed by Commissioners and focused on:

- Have no issues with application, and are supportive of the request.

**Motion** by Wilson, supported by LaMourie, to recommend to the Township Board **approval** of the Pellegrom rezoning application of parcel 70-07-21-400-015 from Agricultural (AG) to Rural Preserve (RP) 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 unanimously.**

### B. Special Land Use – Motor Vehicle Sales – VIP Outdoor Power LLC

The application was discussed by Commissioners and focused on:

- Supportive of the business, its new location, and the desire to grow.
- Understanding that the proposed use is less intense than a typical motor vehicle sales establishment. Therefore, some regulations need to be commensurate with the use. Furthermore, the applicant is only leasing a portion of the site, and other tenants are located in the same building.
  - Attorney Bultje advised the Special Land Use requirements must be met in order for the proposed use to be considered legally valid. Confirmed the

requirements can be commensurate with the proposal, but each provision must be met to a certain degree and must meet the intent of the regulation as well.

- Questioned if the intent of the hard surface was to delineate the approved location for vehicle display, or if it was to prevent the vehicles from being parked on the grass.
  - Residential property owners are not permitted to park vehicles in the grass. Therefore, the applicant should not be permitted to park equipment in the grass. Need to maintain consistency between ordinances.
  - Suggestion of approving a delineation and simply reinspecting the site after 1 year to determine if a permanent hard surface is needed.
  - Questioned if screening is necessary because the parking lot may be considered “grandfathered” since it was in place before the application was received.
- Supportive of using pavers or concrete pads under each vehicle, or installing a hard surface over the entire approved display area.
- The road right-of-way is irregular in this location and the screening requirement may obstruct the view of the displayed equipment.
  - Landscaping requirements do not dictate the exact location where parking lot screening must be planted. Rather it must be planted somewhere between the road right-of-way and the edge of the parking lot.
  - If landscaping is going to be planted within the road right-of-way it must meet the regulations established by the Ottawa County Road Commission, and if needed, permits must be obtained.
- Discussed what constitutes a vehicle, and questioned if lawn equipment would fall into the Motor Vehicle Sales Establishment category.
  - Staff advised that a vehicle ranges from a standard passenger vehicle, to recreational vehicles, to utility trailers, to heavy equipment. Therefore, staff is confident that lawn equipment is considered a vehicle under Township Ordinances.
- Questioned if the entire site is able to provide enough parking, and will the lot be striped.
  - Staff confirmed the site can provide enough parking, and the lot will be striped by the property owner.

**Motion** by LaMourie, supported by Cousins, to **conditionally approve** the Special Land Use application to permit a Motor Vehicle Sales Establishment at 17169 Hayes Street, Suite B based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. The motion is subject to, and

incorporates, the following report. The approval is conditioned upon the following:

1. Landscape plan shall be submitted and approved by the Planning & Zoning Official.
2. Approved landscaping shall be planted before the vehicles are displayed.
3. A hard surface must be installed for the vehicle display area before equipment is placed outdoors. The hard surface can be:
  - a. An 80' x 20' hard surface (*e.g., asphalt, concrete, pavers, etc.*); or
  - b. A hard surface of the appropriate size to display each unit of lawn equipment.
4. Shall maintain continuous compliance with Sections 19.07.26.D – F that require all vehicles, equipment, parts, trash, supplies, etc. to be stored in an enclosed building, or within an approved storage area that is screened from view.

## REPORT

1. The application meets the special land use standards of Section 19.05 of the Zoning Ordinance. Specifically, the Planning Commission affirmatively finds as follows:
  - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
  - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
  - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
  - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
  - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
  - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
  - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and

intersections, and the general character and intensity of the existing and potential development of the neighborhood.

- H. The proposed use is consistent with the health, safety, and welfare of the Township.
2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
- A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
  - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
  - C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
  - D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
  - E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
  - F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
  - G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
  - H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
  - I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
  - J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
  - K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
  - L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.

- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

IX. REPORTS

A. Attorney Report – None

B. Staff Report

- OCRC does not intend to conduct additional traffic counts to ascertain the M-231 impact. Will continue with the standard 3-year cycle of collecting counts.
- MDOT intends to conduct traffic counts on US-31 and M-231 in June 2016, but will not conduct traffic counts on local roads.
- The Stonewater PUD developer is in the process of revising the phasing in hopes of eliminating the provision of a financial surety to guarantee the construction of a looped roadway. Therefore, the application is not ready to have a formal motion and report read into the record.

C. Other – None

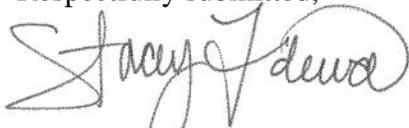
X. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY

- Gerrit Schaap – 15435 Meadowlark Drive
  - Requested the Planning Commission consider adopting a resolution asking for the Enbridge Oil Pipeline “Line 5” that carries 22 million gallons of crude oil in the Straits of Mackinac to be closed immediately.
- The resident was advised that resolutions are adopted by the Township Board, and the Planning Commission is the wrong forum for this request. Suggested the resident bring a copy of a resolution passed by other municipalities.

XI. ADJOURNMENT

**Without objection**, the meeting adjourned at 8:36 p.m.

Respectfully submitted,



**Stacey Fedewa**

Acting Recording Secretary