

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

I. CALL TO ORDER

Kantrovich called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:35 p.m.

II. ROLL CALL

Members present: Kantrovich, Robertson, Kieft, Taylor, Cousins, Reenders, and Gignac

Members absent: LaMourie and Wilson

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 June 6, 2016 meeting were approved.

V. CORRESPONDENCE

- Port Sheldon Township – Notice of Master Plan Update

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. OLD BUSINESS

A. Integrated Assessment Update from UM and LIAA

The project team, consisting of Richard Norton, Zachary Rable, and Katie Sieb gave a presentation on the project and offered several coastal issues that can be pursued.

1. Dunes/Fire Hazards

- Dwellings within the Critical Dune Area (CDA) provides a strong tax revenue, but the structures are in potentially dangerous locations.
- Regulatory takings are a real concern in the CDA, particularly with local preemption from the State of Michigan.
 - Township in a “double bind” because unable to regulate within the CDA but have a duty to protect structures that are difficult for emergency crews to access.

2. Coastal Wetlands

- Wetlands can fluctuate with lake levels. When the water level is high, the wetlands can be larger, but when levels are low the wetlands can be smaller.
 - Should focus be given to protecting wetlands under 5 acres in size?
 - Should focus be given to wetlands that drain into the watershed or other body of water?
 - If regulations were enacted that restricted development, should a commensurate real property tax reduction be provided?
3. Water Quality
- Environmental Protection Agency (EPA) increasing requirements for stormwater disposition. No longer only regulating point-source-pollution.
 - Reviewed the Ottawa County Water Resources Commissioner proposed MS4 draft ordinance that would increase the requirements for stormwater disposition.
 - Important the Township incorporate Best Management Practices into a new ordinance.
4. Viewsheds
- The Township has a high aesthetic value due to the unique environmental features, and may want to consider incorporating viewshed requirements into the zoning ordinance.
 - Boulder, CO and Village of Holly, MI were cited as examples.
5. Public Access
- Township may consider working towards developing new points of public access to the waterfront, or improve existing access points.
 - Rosy Mound, Kirk Park, Buchanan Street road-end, and Brucker Street road-end are sufficient public access points. The majority of residents utilize the beach within the City of Grand Haven.
 - Perhaps the Township could update the “Beach Access Rules and Regulations” to reflect the 2005 Michigan Supreme Court case findings in Glass v. Goeckel, which determined the public has a right to walk along the shores of the Great Lakes, even on privately-owned land. Lakefront property owners may own the land down to the water’s edge, but the public trust doctrine nevertheless allows the public to walk on the land between the water’s edge and the ordinary high water mark, the place on the shore up to which the presence and action of the water is so continuous as to leave a distinct mark.
6. Other

- May recommend the creation of new zoning district(s) to better accommodate waterfront and coastal area properties.
- Will work towards establishing development review coordination process/checklist with the myriad of other agencies involved with development projects.
- Township is interested to learn more about regulating hard structures, such as seawalls, along the shoreline because it can cause significant erosion to adjacent property owners.

VIII. NEW BUSINESS

A. PUD Minor Amendment Report

Fedewa provided an overview of the PUD Minor Amendments through a memorandum dated July 13th. There was no discussion.

IX. REPORTS

A. Attorney Report

- Brief review of the July 11th Health Pointe Claim of Appeal Hearing.

B. Staff Report – None

C. Other

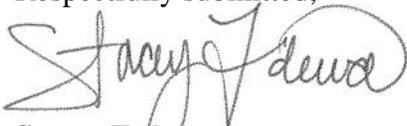
- Commissioners requested staff consider drafting a Drone Ordinance.
- Commissioners requested staff incorporate short-term rental regulations when the Zoning Ordinance is updated.
- Informed staff that Bignell Ridge appears to be experiencing issues with standing water.
 - Fedewa explained staff is aware that one, or more, catch basins was covered during the construction of a dwelling. The developer is required to clear the catch basins and pipes prior to receiving an occupancy certificate.

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

XI. ADJOURNMENT

Without objection, the meeting adjourned at 9:22 p.m.

Respectfully submitted,



Stacey Fedewa
Acting Recording Secretary