

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 16, 2017

I. CALL TO ORDER

Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00 p.m.

II. ROLL CALL

Members Present: Cousins, Kieft, Chalifoux, Taylor, Reenders, Wilson, and Hesselsweet

Members Absent: LaMourie and Wagenmaker

Also, Present: Community Development Director Fedewa and Attorney Bultje

**Without objection**, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

**Without objection**, the minutes of the September 5, 2017 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. OLD BUSINESS

A. Special Land Use – Indoor Exercise Facility – Wilbur

Wilson recused himself due to a conflict of interest – he is the property owner of the subject parcel.

**Motion** by Chalifoux, supported by Taylor, to remove from the table the Special Land Use Application for an Indoor Exercise Facility. **Which motion carried unanimously.**

Fedewa provided an overview through a memorandum dated October 12<sup>th</sup>.

The application was discussed by Commissioners and focused on:

- Questioned the hours of operation:
  - Monday – Friday: 5am to 10am, and 4:30pm to 6:00 or 6:30pm
  - Saturday: 8am to 9:35am

- Sunday: Closed
- Some Commissioners believe the eastern driveway needs to be closed. Others believe it functions well as-is, and with the quick time frame between exercise classes it will funnel traffic in, and out, better.
- At the request of the Commission, Fedewa read Section 19.07.17.L. This Section indicates that only one access point is permitted, but an additional driveway can be permitted by the Planning Commission if a traffic study demonstrates the additional driveway will not create negative impacts on through traffic flow.
  - No such traffic study was provided by the applicant, which ties the hands of the Commission.

The applicants' representative, property owner Wilson, requested the Commission table the application to provide him an opportunity to discuss the matter with his client.

**Motion** by Taylor, supported by Reenders, to **table** the Special Land Use application, and direct the applicant to make the following revisions:

1. *Pursuant to Section 19.07.17.L provide a traffic study to justify the second driveway entrance, or revise the site plan to show that one entrance will be closed.*

Wilson rejoined the Planning Commission.

## VIII. NEW BUSINESS

### A. Pre-Application Presentation – Motor Vehicle Repair Garage – Z Tire

Fedewa provided an overview through a memorandum dated October 12<sup>th</sup>.

Potential applicant, and owner of Z-Tire, John Helder; the property owner Dale Reenders of RRR Associates LLC; and the architect, Denny Dryer; were present and available to answer questions:

- The property owner would retain ownership of the parcel, construct the building, build to suite, and lease to Z Tire.
- Helder needs to relocate his business due to the impending redevelopment of his current location.
- Motor Vehicle Repair Garage is a Special Land Use in the industrial zoning district, which requires a 30' setback. That setback on the proposed property would preclude the construction of another building.

- Requesting the Commission consider amending the Special Land Use standards to reduce the 30' side yard setback requirement, especially considering the setback for a permitted use is only 5'.
- It is expected that at least one wall must be a 1-hour fire rated wall under the building code due to the proximity to lot lines and adjacent buildings.
- Regarding parking—customers and employees need places to park, and if a customer is leaving the car overnight waiting for parts to be delivered.
  - Knowing about the impending move, Helder has monitored his daily traffic and found that on average there are 30 vehicles visiting the property each day.
- Architect Dryer indicated the site would handle the disposal of stormwater, but still needed to discuss the project with the Ottawa County Water Resources Commissioner.
- Architect Dryer indicated the rolled curb was shown to stay consistent with the existing curb on the site.
- Architect Dryer explained the building code classifies this business in the F-1 use group, which is in the factory family of use groups. Since the building code classifies this use as factory, he requests the Township consider classifying a Motor Vehicle Repair Garage as an industrial use.

The potential application was discussed by Commissioners and focused on:

- Inquired about the ownership interest of the parties.
- Commission reviewed the setback requirements for surrounding communities.
  - Grand Haven Township has the widest side yard setback of 30'.
  - 4 other communities ranged from a 0' side yard setback to 25'.
    - The median setback being 10'.
    - The average setback being 12.5'.
  - Most of the other 4 communities stipulated a greater side yard setback if the property abutted a residential district.
- A noteworthy observation was made—if the I-1A side yard setback requirement for a permitted use is 5' and two permitted uses were built next to each other, then there would only be 10' of separation, which is not enough for Fire/Rescue. Need to review this matter with Fire/Rescue and the Zoning Ordinance Update Committee.
- Questioned the number of parking spaces, which is more than double allowed by the ordinance.
- Inquired about the disposition of stormwater.

- Inquired about the use of rolled curb, rather than standard curb that is required by the Special Land Use provisions.
- Noted it was difficult to see the main entry door on the drawings provided, so it was unclear how far a disabled person may have to travel to enter the building. Particularly when a 6' sidewalk would likely be encumbered 1'-2' by the bumper of cars parking in front of the buildings sidewalk. Requested the applicant take that into consideration.
- Regarding a possible text amendment to reduce the Special Land Use side yard setback requirement for Motor Vehicle Repair Garage—the Commission was unanimous that a 5' setback was not enough and 30' was too much. A setback of 10' seems to align well with the neighboring communities.

The Commission directed Fedewa to draft a Zoning Text Amendment Ordinance to review at the next meeting, where discussions will continue, and the Commission will determine if a public hearing should be scheduled to pursue the text amendment.

#### B. 2018 Budget Proposals

Fedewa provided an overview through a memorandum dated October 13<sup>th</sup>.

The discussion by the Commission focused on:

- Request the Board authorize an update of the Private Road and Driveway Ordinance.
- Identify grant-funding opportunities to plant trees in areas the Resilient Master Plan deemed to have vulnerable populations that would benefit from additional tree canopy when there is a high heat index.
- Consider a traffic/corridor study of Lincoln Street to understand the impact, and influence, that the M-231 Bypass is having on the Township.
- With the need to expand commercial and industrial land perhaps the Township could consider design charrettes to help the community visualize how that could impact the Township.

### IX. REPORTS

#### A. Attorney Report

- Thanked the Township, and Planning Commission, for continuing to use his legal services after his transition to the Dickinson-Wright firm.

#### B. Staff Report

- The next Zoning Ordinance Update Committee meeting is scheduled for Thursday, November 2<sup>nd</sup> @ 6pm in the Main Conference Room.
- Gave an in depth review of the issues concerning the Schultz Landscaping site.

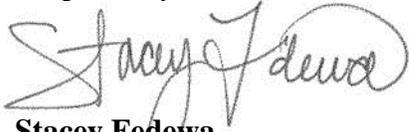
C. Other – None

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

XI. ADJOURNMENT

**Without objection**, the meeting adjourned at 8:34 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Stacey Fedewa". The signature is written in a cursive style with a large, stylized "S" and "F".

**Stacey Fedewa**

Acting Recording Secretary