

MEETING MINUTES
JOINT PLANNING COMMISSION MEETING WITH
GRAND HAVEN CHARTER TOWNSHIP AND
CITY OF GRAND HAVEN
FEBRUARY 13, 2018

I. CALL TO ORDER

Von Tom called the meeting of the Joint Planning Commission to order at 6:00 p.m.

II. ROLL CALL

City Members present: Von Tom, Dieters, Dora, Ellingboe, Cummins, and Skodack

City Members absent: Cramer, Crum, and Runschke

Twp Members present: Cousins, Taylor, LaMourie, Wagenmaker, and Chalifoux

Twp Members absent: Kieft, Wilson, Reenders, and Hesselsweet

Also present: City Community Development Manager Howland, Township Community Development Director Fedewa, and Township Assistant Zoning Administrator Hoisington

Without objection, Von Tom instructed Fedewa to record the minutes.

III. PUBLIC COMMENTS – None

IV. NEW BUSINESS

A. Presentation & Discussion – Robbins Centre Pointe – Commercial PUD

Engineer Justin Longstreth, Architect Jim Ramey, and Developers Bill Bowling and Bill Mast, were present and available to answer questions.

Discussion points between all parties included:

- Engineer Longsteth provided an overview of the proposed development.
- Goal of beginning earthwork and construction in April, with completion of first building by year-end.
 - All underground infrastructure and asphalt will be completed this year.
 - Multi-tenant retail building is likely to house 12 tenants, but possible that some may acquire second suite for double occupancy, so the number may change.
 - Building will have rear entrances with landscaping.
 - Drive-thru along rear wall is for marketing purposes, and may, or may not be constructed.
 - All site lighting will be downcast and sharp cutoff.
 - Remaining buildings will be developed based on market demands, but are actively pursuing tenants.
- Anticipated review and approval process is as follows:

- 2/19/18 – public hearing with Township Planning Commission
- 3/12/18 – public hearing with Township Board + first reading of rezoning
- 3/26/18 – formal approval with Township Board + second reading of rezoning
- The traffic study has conclusions identified for the project site and for the adjacent roads.
 - Project site – dedicated right-turn/deceleration lane for main entrance on Robbins Road. Along with a full access three-lane entrance.
 - Adjacent roads – signal timing adjustments, and additional right turn lane onto NB US-31.
 - Prelim and final traffic study have differentiation on this turning lane. Prelim says a through-lane and two right-turn lanes are needed. The final says a through/right-turn lane plus one dedicated right-turn lane would suffice.
 - MDOT has indicated they will not revise signal timing or begin conversations about adjusting lanes until the area is fully built out and actual traffic count data warrants the improvements. Further, it appears they will no longer permit combined through/right-turn lanes.
- Proposing 4 curb cuts, rather than the current conditions of one continuous curb cut.
- Will revise truck circulation plan to include ingress/egress movements.
 - Robbins Road and 172nd Avenue are both dedicated truck routes and can support the weight of heavy truck traffic.
- Driveway alignment with Walgreens to the north has raised concerns. The developer offers the following comments:
 - Alignment would result in a non-viable building site where a restaurant is currently proposed. It would be a “dead area.”
 - Must balance construction with maintaining access to Pizza Hut until they move into the new suite, and also have the main entrance built and ready for use at the same time.
 - Alignment with Walgreens would cause the main entrance to be mere feet from the Pizza Hut entrance, which is problematic for a myriad of reasons.
 - According to the traffic study the majority of traffic will be traveling eastbound and making a right-in turn movement.
 - Current location of the main entrance provide good sight lines to each business giving them all visibility from the main roads, which is a key marketing tool.
 - It is difficult to align driveways to the north side of the road because there are nonconforming curb cuts in existence.
 - The City Planning Commission offered the suggestion of providing a right-in/right-out entrance on Robbins Road to prevent left-in/turn conflicts.

- A Township Planning Commissioner expressed concern over the placement. Wants to protect the recommendation in the corridor plan for alignment. Understands the struggles for the developer but believes the site is a clean-slate and alignment should be provided and this is the opportunity to enforce that recommendation.
- The City Planner indicated the site plan needs to be revised to show the new entrance design, which will enable them to review the proposal and find a compromise.
- Numerous attempts were made to realign Whittaker Way with DeSpelder Street, which is a main goal of the Robbins Road Corridor Plan.
 - Developer made numerous offers to the adjacent property owner, but could not find common ground.
 - Township and City staff met with the adjacent property owner as well and attempted to find common ground, but were also unsuccessful.
- A brief review of the proposed 425 Agreement was provided.
- An easement/cross-connection needs to be provided to the adjacent property to the west.
- Snow management during winter will be provided in the green space areas that would be used for stormwater disposition and landscaping during the other seasons.
- Sidewalk with street trees that meet City requirements are being provided.
- City requests that bike racks be added, and it was suggested that dog tie-ups be included too.

B. Presentation & Discussion – Apartments at Robbins Road – Mixed Use PUD

Engineer John Walsh, and Developers Ben Robbins and Terry Nash were present and available to answer questions.

Discussion points between all parties included:

- Engineer Walsh provided an overview of the proposed development.
- Estimated rental prices are \$800 - \$1,100 per month.
- Only one entrance is identified, which could be problematic for a number of reasons including accidents, emergencies, and convenience.
- Additional entrances were recommended including a connection to the western retail property.
- It was noted the two commercial lots (*noted as A-1 and A-2 on the site plan*) are not part of the PUD application and would be developed independently.
 - The curb cut shown for these lots is currently existing, and is intended to be used for the future development of these lots.

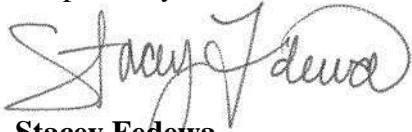
- Request that sidewalks be provided to the apartment complex to the south, and along Robbins Road with a connection to the nearby school.
 - Sidewalk extension in that area is a goal of the Township as well, and are currently working towards implementation.
- It was noted a 425 Agreement is not desirable for this project. That would cause the project to be taxed at the City's millage rate, and that additional cost would likely be passed along to the tenants via increased rental rates. If the intention is for this site to provide affordable rental rates, then a 425 Agreement is not recommended.
- May be issues with driveway placement as they relate to the traffic study and City access management standards.

V. EXTENDED PUBLIC COMMENTS – None

VI. ADJOURNMENT

Without objection, the meeting adjourned at 6:58 pm.

Respectfully submitted,

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

Stacey Fedewa
Acting Recording Secretary