

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
DECEMBER 3, 2018

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Cousins, Wilson, Taylor, Chalifoux, Wagenmaker, Kieft, Hesselsweet, and Reenders

Members absent: LaMourie

Also present: Community Development Director Fedewa and Attorney Bultje

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

- A moment of silence was held to honor the passing of President George H.W. Bush.

IV. APPROVAL OF MINUTES

Without objection, the minutes of the November 19, 2018 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Zoning Text Amendment – Prohibition of Recreational Marihuana Facilities

Cousins opened the public hearing at 7:03 pm.

Fedewa provided an overview through a memorandum dated November 28th.

- Fedewa briefly explained the differences between business establishments vs. recreational use of marihuana.
- A correlation was drawn between banning the sale of alcohol (i.e., a “dry” community) vs. consuming alcohol within the same community.

There being no public comments, Cousins closed the public hearing at 7:06 pm.

VIII. OLD BUSINESS

A. Zoning Text Amendment – Prohibition of Recreational Marihuana Facilities

Motion by Chalifoux, supported by Hesselsweet, to recommend the Township Board **approve** the proposed Zoning Text Amendment Ordinance (*draft date*

11/28/18) to add the Prohibition of Recreational Marihuana Establishments to the General Provisions Chapter. **Which motion carried unanimously.**

IX. NEW BUSINESS

A. Discussion – Stan Boelkins – Potential of Future Land Development Options

Boelkins offered the following comments:

- When purchased in 2005, the intent was to develop the land as a high-end RV park.
- A Rural Residential zoning classification is desired to develop large home sites.
- Does not intend to extend municipal water or sanitary sewer.
- Provided a site plan that was previously created identifying potential home sites.
- The smaller parcel currently has driveway access to US-31.
- The “trail” on Buchanan would be the approximate location of a private road, which happens to be the same location as a natural gas easement.
- About 10 years ago, approximately 30-acres was divided and sold to a local family.

The Commissioners had the following comments to offer:

- The permissible Agricultural uses were reviewed, and provides over 15 potential land uses.
- Land was purchased while it was zoned Ag, and has been since at least 1994. Land has been master-planned as Ag, since at least 1990.
- More Rural Residential lots would be a better fit than an RV park.
- More diversity in lot sizes is desired.
- The topography and soils prohibit the land from being tilled and used for crops.
- The land has been designated as Ag for at least 25 years and no one has requested a change until now, so the ability of the land to support crops cannot be the primary argument because 15+ other uses are possible.
- More sprawl is created every time the future land use map is amended to allow more residential in an area master-planned for agriculture.
- Possible concerns with changing the master-plan for this area because it may make it difficult to justify changes, or no changes, other properties.
- Fedewa reviewed an email supplied by LaMourie indicating that commercial development would not be appropriate for that location. Previous planning efforts have intentionally prohibited commercial nodes from being created at US-31 intersections. However, is likely to be supportive of a low density residential use.

B. Resolution 18-12-01 – Support of Parks & Recreation Plan Amendment

Motion by Taylor, supported by Chalifoux, to **approve and adopt** Resolution 18-12-01, which is to Support the Parks and Recreation Plan Amendment. **Which motion carried unanimously**, as indicated by the following roll call vote:

Ayes: Reenders, Taylor, Kieft, Wilson, Cousins, Wagenmaker, Chalifoux, Hesselsweet
Nays: None
Absent: LaMourie

C. Housekeeping

i. Election of Officers

Motion by Chalifoux, supported by Taylor, to reappoint current officers. **Which motion carried unanimously.**

- Chairperson Cousins
- Vice Chairperson Wilson
- Secretary Wagenmaker

ii. 2019 Meeting Dates

Motion by Kieft, supported by Wagenmaker, to **approve** the 2019 Meeting Date Schedule. **Which motion carried unanimously.**

D. Training – Resilient Michigan Video Series

Commissioners watched the 8-video mini-series. This training exercise was a refresher course for members who participated in the master-planning process; and provided insight and background information for new members.

X. REPORTS

- A. Attorney Report – None
- B. Staff Report
 - No second meeting in December.
- C. Other – None

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:16 pm.

Respectfully submitted,



Stacey Fedewa, AICP
Acting Recording Secretary