

MEETING MINUTES
JOINT MEETING WITH
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION AND
ZONING BOARD OF APPEALS
JANUARY 22, 2019

I. CALL TO ORDER

LaMourie called the joint meeting of the Grand Haven Charter Township Planning Commission and Zoning Board of Appeals to order at 7:03 pm.

II. ROLL CALL

PC Members present: LaMourie, Wilson, Chalifoux, Wagenmaker, Kieft, Hesselsweet, and Reenders. Taylor arrived at 7:18.

PC Members absent: Cousins and Chalifoux

ZBA Members present: Voss, Slater, Loftis, and Hesselsweet

ZBA Members absent: Rycenga (alternate) and Behm

Also present: Community Development Director Fedewa, Assistant Zoning Administrator Hoisington, and Consultant Khorey

Without objection, LaMourie instructed Hoisington to record the minutes.

III. APPROVAL OF MINUTES

Without objection, the minutes of the January 7, 2019 Planning Commission meeting were approved.

IV. CORRESPONDENCE – None

V. PUBLIC COMMENTS – None

VI. NEW BUSINESS

A. Discussion - Overview of New Zoning Ordinance

Khorey provided an overview of policy questions from a memorandum dated January 17th.

These questions were discussed by the Commissioners and ZBA members and focused on the following:

- Allowing livestock on undeveloped lots zoned Commercial or Industrial.
 - Would allow the property owner to keep livestock on undeveloped property, number of animals would be limited by lot size, and would need Special Land Use approval by the Planning Commission.
 - Discussed possible negative impact on neighboring properties.
 - Recommended additional guidelines to be added to the Special Land Use.

- The requirement for the Township Board to hold a public meeting with a 15-day notice period for PUDs.
 - The public meeting is not required by the Michigan Zoning Enabling Act, and the Board would still have to approve the PUD.
 - Removing this requirement would expedite the approval process for developers and reduce confusion caused by multiple notices sent to property owners.
 - Discussed the potential to exempt certain uses from this standard such as small residential PUDs.
 - Concern about the effects of removing the notice and how it could affect the public's opinion of the Township.
 - Focused on keeping actions transparent with the public.
- Requiring damaged buildings to be built to the standards of the US-31 Overlay Zone when repairs exceed 50% of value.
 - Discussed the financial impact on a property owner to update buildings to the Overlay standard.
 - It was suggested to hold commercial buildings to the Overlay standards, but not industrial buildings.
- New density bonuses to encourage the creation of affordable housing.
 - Fedewa explained how density bonuses work to allow the developer flexibility by meeting certain standards.
 - Discussed how affordable housing would continue to remain affordable over time.
 - Three different measurements of affordability were discussed, the consensus was to use the ALICE (Asset Limited, Income Constrained, Employed) Income Level as defined by the Ottawa County United Way.

Khorey provided an overview of major policy changes to the Zoning Ordinance from a memorandum dated January 17th.

These changes were discussed by the Commissioners and ZBA members and focused on the following:

- New regulations on waterfront properties.
 - New ordinances introduced to prohibit seawalls along Lake Michigan, protect vegetation, and establish new setback guidelines for all structures.
- Sustainability and equity bonuses for PUDs.

- Allows for new density bonus options.
- Revisions to the US-31 Overlay Zone.
 - Simplified the chapter with new standards and informational graphics.
 - It was determined the standards to remove trees need to be further clarified.
- Introduction of the Missing Middle Housing Overlay Zone.
 - Covers the northeast quadrant of the Township, divided into four sub-zones with different opportunities and requirements.
 - Would allow property owners to create mixed-use or multi-family dwellings. Accessory dwellings units would be allowed in certain areas.
 - Allows the property owner a new revenue stream and provides affordable housing.
 - Commissioners and ZBA members were supportive of the idea.
- Changes in setbacks for porches and decks.
 - New setback encroachments allow for porches and decks to extend farther into the required front and rear yards.
- Allowing chickens in platted subdivisions and on lots < 1 acre.
 - Clarified this provision is specific to chickens and does not include other fowl or poultry. Those animals would be regulated by the livestock requirements, similar to horses.
 - Landlords and homeowner's associations reserve the right to still prohibit chickens.

VII. REPORTS

- A. Staff Report – None
- B. Other

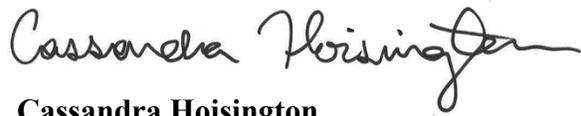
- Wilson shared a request from a property owner adjacent to the Lakeshore Garden Apartments who believes the developer should install a fence along their property border.
 - Fedewa explained the PC cannot require the developer to take such action, but indicated the property owner is able to install the desired fence at their own cost.

VIII. EXTENDED PUBLIC COMMENTS – None

IX. ADJOURNMENT

Without objection, the meeting adjourned at 8:55 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Cassandra Hoisington". The signature is written in a cursive style with a large, prominent initial 'C'.

Cassandra Hoisington
Acting Recording Secretary