

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 20, 2019

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, Chalifoux, Kieft, Reenders, LaMourie, Wagenmaker and Hesselsweet

Members absent: Wilson, Taylor

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 April 15, 2019 meeting were approved.

Without objection, the minutes of the April 18, 2019 joint meeting were approved.

V. CORRESPONDENCE

- Autism Support of West Shore – The Shoreline Center
- Grand Haven Area Public Schools – The Shoreline Center
- Stephanie Harvey – The Shoreline Center
- Nick & Maggie Mosley – The Shoreline Center
- Mark Reenders – The Shoreline Center
- Carolyn Taylor – The Shoreline Center
- Tim & Tracie Whalen – Future Land Use Map Discussion

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Special Land Use – VanderSchoor – Single Family Dwelling in AG

Hesselsweet recused himself due to a conflict of interest – architect that designed the house.

Cousins opened the public hearing at 7:04 pm.

Fedewa provided an overview through a memorandum dated May 16th.

The applicants, Kelly and Marife VanderSchoor, were present and offered the following:

- Submitted building permit application for a new single family home.
- Crops currently planted, and likely to include chickens and apiary in the future.

There being no public comments, Cousins closed the public hearing at 7:07 pm.

VIII. OLD BUSINESS

A. Special Land Use – VanderSchoor – Single Family Dwelling in AG

The Commissioners had the following comments to offer:

- Inquired how a parcel of that size would be zoned AG.
- Questioned if the parcel could be rezoned to RR now.
 - Not supported by Future Land Use Map. Could require rezoning as a condition of approval.
 - Consensus – not necessary to attach condition of rezoning.

Motion by Reenders, supported by Wagenmaker, to **approve** the Special Land Use application to allow a Single Family Dwelling in the AG District for property located at 15477 Winans Street, based on the application meeting standards set forth by the Grand Haven Charter Township Zoning Ordinance. The motion is subject to, and incorporates, the following report. **Which motion carried unanimously.**

REPORT – VANDERSCHUUR – SPECIAL LAND USE

1. This approval is based on the affirmative findings that each of the following standards has been fulfilled:
 - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
 - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
 - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
 - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
 - H. The proposed use is consistent with the health, safety, and welfare of the Township.

2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
 - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
 - C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
 - D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
 - E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 - F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
 - G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
 - H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
 - I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
 - J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
 - K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
 - L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
 - M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
 - N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
 - O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

Hesselsweet rejoined the Commission.

IX. NEW BUSINESS

A. Pre-Application – The Shoreline Center

Fedewa provided an overview through a memorandum dated May 16th.

The business owner, Dan Radley, was present and offered the following:

- Reviewed the narrative supplied in the meeting packet.
- Warner Street lot is perfect location.
- Patrons are appointment-based, and not in attendance for several hours similar to a school.
- Typical business hours are Monday – Thursday, 8am – 7pm; Friday, 8am – 5pm.
- Considered other sites, but does not believe they fit The Shoreline Centers needs, and does not have as great of a location.
- Has performed percolation tests with Ottawa County Environmental Health Department and determined appropriate locations for well and septic. Intends to use propane as the heating source.

The Commissioners had the following comments to offer:

- New construction in the US-31 Overlay Zone will require a varied roofline and additional architectural features. Parking in the front yard is permitted, but number of proposed spaces would need to be reduced based on the Overlay’s parking schedule.
- Raised concerns over the number of vehicles that would travel on the first double chip and seal paved roadway. Suggested the business consider building a standard paved roadway from US-31 to the driveway.
- Lack of public utilities for water and sewer are concerning. Especially, if the building changes ownership in the future. Although The Shoreline Center may not be an intense use, a future business could be, which does not achieve the spirit and intent for commercial development within the Overlay Zone.
 - Master Plan also indicates the Township does not desire to have commercial nodes along US-31.
- Consensus—very supportive of the business, but not the proposed location.

B. Resolution 19-05-01 – Support the 2019-2022 Strategic Plan

Fedewa provided an overview through a memorandum dated May 16th.

Motion by Chalifoux, supported by Hesselsweet, to **approve and adopt** Resolution 19-05-01 that Supports the Strategic Plan 2019 – 2022, which recommends the Board approve the Plan. **Which motion carried unanimously.**

C. Review and Discuss Future Land Use Map

Fedewa provided an overview through a memorandum dated May 16th.

The Commissioners had the following comments to offer:

- Fedewa was requested to provide an explanation of the legal process to amend the Future Land Use Map and how it will coincide with updating the new zoning ordinance.
- The properties requesting a change to Rural Residential (RR) are not ripe for consideration yet because the Planning Commission has not settled on whether a 5-acre district should be created.
 - Suggested the minimum lot size for Rural Preserve (RP) could be decreased from 10-acres to 5-acres; instead of RR being increased. Suggestion was well received, and likely a viable option to consider.
- Commissioners invited Tim Whalen to provide an overview of the correspondence:
 - Hopes to have a roadside stand in the future.
 - Supports the suggestion of modifying RP minimum lot size.
 - Property is very sandy, includes dune areas, and is not suitable for a commercial farming operation.
- Commissioners invited Mark Reenders to provide an explanation of how the North Ottawa Community Hospital Systems obtained the land and their interest in master-planning for industrial:
 - Original owner was proposing a water park, which did not come to fruition.
 - NOCHS purchased to build a nursing home, which did not come to fruition.
 - NOCHS is now interested in master-planning the land for industrial.
- Inquired how much industrial land is needed?
- Believe the 225 acre property is too far west, especially along Winans Street. If master-plan designation is changed perhaps the far western area should be excluded.
- Any industrial uses should be scaled by intensity to protect the surrounding residential uses.

X. REPORTS

A. Attorney Report – None

B. Staff Report – None

C. Other – None

XI. EXTENDED PUBLIC COMMENTS

- Stan Boelkins – the land owned on Buchanan Street east of US-31 has not been farmed in decades. Requesting a change in master-plan designation to enable him to create 7 lots. Two would have access to US-31 and the rest on Buchanan. Land is currently assessed and taxed as unimproved residential, and believes zoning should follow.

XII. PLANNING COMMISSION OPEN DISCUSSION FORUM

Without objection, the discussion is postponed until the next meeting.

XIII. ADJOURNMENT

Without objection, the meeting adjourned at 8:38 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Stacey Fedewa, AICP". The signature is written in a cursive style with a large, looping 'S' at the beginning.

Stacey Fedewa, AICP
Acting Recording Secretary