

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 15, 2019

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Wilson, Reenders, Taylor, Wagenmaker, Kieft, LaMourie, Hesselsweet

Members absent: Cousins, Chalifoux

Also present: Community Development Director Fedewa and Attorney Bultje

Without objection, Wilson instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the July 1, 2019 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS

- Tim Whalen – 16527 Lake Michigan Drive
 - Supports changing Rural Preserve to a 5 acre minimum.

VII. NEW BUSINESS

A. Review Draft of Zoning Ordinance

Special Land Uses

Fedewa provided an overview through a memorandum dated July 11th.

Commission requested Fedewa go through each new Special Land Use:

- Accessory Structures in Front Yard
 - Acceptable – no comments.
- Agri-Tourism
 - Acceptable – no comments.
- Alcohol Establishments (Brewpub, Microbrew, Distillery, Winery)
 - Acceptable – no comments.
- Gun Ranges – Indoor and Outdoor

- Proposed regulations for Indoor are acceptable.
- The proposed regulation for a Zero Tolerance policy for Outdoor causes concern. If a bullet were to escape the property and damage person or property the range must close for 1 year. Do not want to require a business to close for 1 year without significant due process, such as:
 - Obtain a report from the Ottawa County Sheriff's Department. Must have confirmation the bullet came from the range.
 - Another Special Land Use hearing should be scheduled to discuss the issue.
 - Board should be able to limit or reduce the 1 year penalty after conferring with the Township Attorney.
 - Question if only a portion of the range should be closed if found to be at fault.
- Directed staff to craft new language to address the concerns, and bring for review at a future meeting.
- Mineral Mining
 - If natural resources are removed as a result of a permitted construction project, it is not considered mineral mining.
 - If a property owner digs a pond they are permitted to sell the ancillary spoils, and it is not considered mineral mining.
 - The agricultural practice of slowly mining the land to create a blueberry field would still be a Special Land Use.
- Outdoor Dining/Table Service
 - Acceptable – but remove the date restrictions of April 15 – November 1.
- Outdoor Storage
 - Acceptable – no comments.
- Self-Storage Facilities
 - Partially acceptable.
 - Design requirements are acceptable, but the zoning district is not acceptable. Discussions ranged from:
 - Acceptable to allow as second use on industrial land.
 - Not acceptable to allow as second use because industrial land is too valuable and scarce.
 - Acceptable to allow adjacent property owners to create a self-storage facility together.
 - Should allow in Agricultural Zoning District.
 - Should allow in Commercial Zoning District.
 - Request the Township Board discuss and provide guidance.

- Pet Daycare
 - Acceptable – but exclude from subdivisions and establish 1 acre minimum lot size.
- Temporary Outdoor Events
 - Acceptable – no comments.
- Vehicle Sales – Major
 - Partially acceptable to limit the number and location of display vehicles. However, it is expected the car manufacturers have minimum requirements for displaying a number of vehicles to be an authorized dealer. Will need to take that into account.

Miscellaneous Expectations to Clarify

Fedewa provided an overview through a memorandum dated July 11th.

Commission requested Fedewa go through each item to obtain feedback:

- Single Family Dwellings in AG District
 - Minimum lot area of 20 acres seems to have resolved the previous issue with agricultural land being converted to residential through land divisions.
 - Hobby farming has made administering this Special Land Use complicated, as it related to the Right to Farm Act.
 - Consensus – no longer need to require a Special Land Use permit or active agriculture to build a house on land zoned Agricultural. Process to obtain a building permit will be the same as any other residential district.
- Types of Reviews in US-31 Overlay Zone
 - Consensus – Zoning Administrator can determine when/if signs, accessory buildings, and/or landscaping needs to be reviewed by the Planning Commission. Otherwise, those items are to be reviewed administratively.
- Expectations for Parking RVs and Utility Trailers
 - Consensus on the following:
 - Should not be parked/stored in driveway, in front of the dwelling, or any location between the dwelling and street, at any point during the year.
 - Should not have to be parked/stored on gravel or some other type of hard surface.
 - Acceptable to park utility trailers in yard as long as they're stored appropriately.
 - Regarding administrative variances for parking RVs – a fence is not considered an immovable object and cannot be used as the reason for receiving the variance.

Rural Preserve Minimum Lot Area

Fedewa provided an overview through a memorandum dated July 11th.

Without objection, the Planning Commission recommends the Minimum Lot Area for the Rural Preserve District be lowered to 5 acres.

Staff was directed to review two additional districts:

1. Low Density Residential – possibly eliminate.
2. Rural Residential – possibly amend minimum lot area to 1 acre.

VIII. REPORTS

- A. Attorney Report – None
- B. Staff Report – None
- C. Other – None

IX. EXTENDED PUBLIC COMMENTS – None

X. OPEN DISCUSSION FORUM

Without objection, open discussion forum was closed because there were no topics.

XI. ADJOURNMENT

Without objection, the meeting adjourned at 9:03 pm.

Respectfully submitted,



Stacey Fedewa, AICP
Acting Recording Secretary