

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 2, 2020

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, Kieft, Taylor, Chalifoux, Wagenmaker, Reenders, and Hesselsweet

Members absent: LaMourie

Also present: Community Development Director Fedewa, Associate Planner Hoisington, Building Official Corbat

Without objection, Cousins instructed Hoisington to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the December 2, 2019 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. NEW BUSINESS

A. Discussion – Grand Haven Custom Moldings

Fedewa provided an overview of questions through a memorandum dated February 27th. The applicant and project engineer, Steve Witte of Nederveld, presented points of discussion for the Planning Commission to review:

- Proposal to locate loading docks in front yard.
 - Zoning Ordinance prohibits loading docks in the front yard.
 - Applicant believes the front yard designation is not accurate.
 - The proposed building location is very far from the road, because of distance and screening from the adjacent properties there would be very little of the docks visible from the road.
- Required architectural standards.
 - The property is a flag lot with the proposed building, landscaping, and retention basin all being far from the road. Because of this, the applicant suggested the design standards are not applicable to this property.

- Only part of the building will be visible from the road, so the applicant is requesting the Commission reduce the architectural requirements. The elevations show a 3'-4' strip of masonry along the west side of the building as a feature.
- Fedewa provided graphics to aid Commissioners in reviewing the visible area as seen from 172nd Avenue.
- Naturally shaped stormwater basin.
 - Changing the shape of the stormwater basin to create a more natural look would force the basin to expand outwardly in order to maintain the size needed for the site. This would affect the proposed parking for the possible future addition. Trying to preserve the landmark trees would add to the difficulty of maintaining the size of the basin.
 - Noted the difficulty with the elevation of the basin as it is intended to be a dry detention basin. Lowering the bottom of the basin would create a swamp-like area. The elevation is also needed for draining into the nearby county drain.
 - Staff suggested implementation of raingardens to aid with the loss of volume for the basin.
 - Questioned the possibility of increasing the slope to a steeper 4:1 ratio to increase volume.
- Preservation of the existing concrete block wall.
 - Keeping the existing wall would help provide screening for the building from adjacent properties. The majority of the wall would be hidden from view by the proposed building.
 - It would be costly to remove the wall from the property.
- Noted the lighting plan will be changed to comply with the Township ordinance.

These topics were discussed by the Commissioners and focused on the following:

- Stated any challenge to the definition of a front yard or how the Zoning Administrator identified the yards must be brought to the ZBA.
- A variance request must be brought to the ZBA for the proposed location for the loading docks prior to review by the Planning Commission. The Planning Commission will not provide further guidance on the matter until a variance request has been decided upon.
- The proposed design on the plans is not sufficient and need the applicant to show a true effort to comply with the ordinance. The Planning Commission is willing to reduce the requirements based on what is visible from 172nd Avenue. Commissioners suggested the horizontal strip of masonry would likely be obstructed from view and recommended vertical detailing instead.
 - Staff made suggestions of window details, cupolas, and contrast trim as ideas.
- The Planning Commission confirmed the landmark trees as needing to be saved during construction. Suggested that the preservation could help create a more natural shape for the basin.

- A more natural design for the basin is needed.
 - Fedewa suggested a request for a variance be submitted the ZBA if the applicant is interested in pursuing a steeper slope than the ordinance allows.

VIII. OLD BUSINESS

A. Review Board Amendments to New Zoning Ordinance

Fedewa provided an overview of proposed changes to the Zoning Ordinance through a memorandum dated February 27th.

The Planning Commission offered the following comments:

- Agree to remove the section requiring a 200 foot setback for Lake Michigan properties, and allow the State of Michigan to regulate. Also removed the section for Township regulation for seawalls, will allow the State of Michigan to regulate.
 - Possible to review the regulations at a future time when lakeshore erosion is not as prevalent.
- Allow for accessory buildings to be placed in the front yard of waterfront properties as a special land use.
 - There will be no maximum size allowance, it will be reviewed as part of the special land use.
- Agree to amend the definition of “Building Height” to match the building code definition.
 - Building Official Corbat explained the effect of the change will allow buildings to appear taller because less of the structure will be below grade.
- Amend the proposed change to the definition of “Hospital” to eliminate the sentence “Hospital does not include a mental health hospital licensed or operated by the department of health and human services or a hospital operated by the department of corrections.”
- Accept the proposed changes to the curb requirements to allow for mountable/rolled curbs.
- Agree with the change in language in the PUD chapter to encourage a wide variety of housing types. The change would alter the phrase “2-4 dwelling units” to “at least 2 dwelling units.”
- Agree to remove the Short Term Rental regulations from the ordinance. The policy language needs to be drafted by the Board first and then will be reinserted into the Zoning Ordinance and adopted.

The Planning Commission directed staff to bring the recommended revisions to the Township Board.

Motion by Reenders, supported by Taylor, to **approve** the revisions and recommend the Township Board hold its Second Reading on March 9th to adopt the New Zoning Ordinance and Map. **Which motion carried unanimously.**

IX. REPORTS

A. Staff Report

- Spring Lake Village Planning Services Contract

- i. Fedewa and Hoisington have been hired on a contractual basis to serve as planners for the Village of Spring Lake. Staff will hold office hours at the Village and work approximately 4-6 hours a week.

➤ Updated Formatting to Zoning Ordinance

- i. Fedewa provided an update on the formatting of the Ordinance. Staff have been in contact with the Consultant regarding the formatting in the Zoning Ordinance to add more graphics and tables to make the documents more user friendly. Staff has contacted the Township Attorney to verify if the formatting changes will require formal adoption.

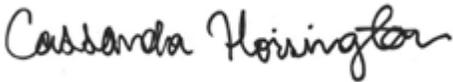
B. Other – None

X. EXTENDED PUBLIC COMMENTS – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:10 pm.

Respectfully submitted,



Cassandra Hoisington
Acting Recording Secretary