AGENDA
Planning Commission
Monday, November 16, 2020 – 7:00 p.m.
Remote Electronic Meeting

According to the Attorney General, interrupting a public meeting in Michigan with hate speech or profanity could result in criminal charges under several State statutes relating to Fraudulent Access to a Computer or Network (MCL 752.797) and/or Malicious Use of Electronics Communication (MCL 750.540). According to the US Attorney for Eastern Michigan, Federal charges may include disrupting a public meeting, computer intrusion, using a computer to commit a crime, hate crimes, fraud, or transmitting threatening communications. Public meetings are monitored, and violations of statutes will be prosecuted.

Zoom Meeting: go to www.zoom.us/join
Meeting ID: 957 7352 5899  |  Passcode: 831874

I. Call to Order

II. Roll Call

III. Statement on Remote Meeting

IV. Approval of the October 19, 2020 Planning Commission Meeting Minutes

V. Correspondence
   • William and Carol Taylor – 12191 168th – Major Home Based Business

VI. Brief Public Comments & Questions (Limited to 3 minutes) – Agenda Items Only
   If you would like to comment on an Agenda Item Only, please “Raise Hand” by pressing Alt+Y or open Participant Panel and click Raise Hand, found in lower right corner. The Zoom Moderator will unmute you when it is your turn to speak.

VII. Public Hearing (to provide comment: see instructions under ‘VI. Brief Public Comments & Questions’)
   A. Special Land Use – VIP Outdoor Power – Propane Fueling Station
   B. Special Land Use – Major Home Based Business – Clothing Alterations
   C. Special Land Use – Group Day Care Home – Johnson

VIII. Old Business
   A. Special Land Use – VIP Outdoor Power – Propane Fueling Station
   B. Special Land Use – Major Home Based Business – Clothing Alterations
   C. Special Land Use – Group Day Care Home – Johnson

IX. New Business
   A. Pre-Application Presentation – American Dunes Golf Club “Bunk House”

X. Reports
   A. Staff Report
      ➢ Summary of Upcoming Projects
   B. Other

XI. Extended Public Comments & Questions (Limited to 4 minutes) – Non-Agenda Items Only
   (to provide comment: see instructions under ‘VI. Brief Public Comments & Questions’)

XII. Adjournment
Motion by Chalifoux, supported by Wagenmaker, to appoint Wilson as Temporary Chair until Cousins arrives. Which motion carried unanimously.

I. CALL TO ORDER
Wilson called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:05pm.

II. ROLL CALL
Members present: Cousins, Wilson, LaMourie, Chalifoux, Wagenmaker, Kieft, Taylor, and Hesselsweet
Members absent: Reenders
Also present: Community Development Director Fedewa

Without objection, Wilson instructed Fedewa to record the minutes.

III. APPROVAL OF MINUTES
Without objection, the minutes of the September 8, 2020 meeting were approved.

IV. CORRESPONDENCE
• Robinson Township Planning Commission – Notice of Intent to Prepare Master Plan

V. PUBLIC COMMENTS – None

VI. PUBLIC HEARING
A. Special Land Use – VIP Outdoor Power – Propane Refilling Station
Fedewa noted the applicant was not present. Because it is a unique application and discussion is needed with the Planning Commission staff recommends the hearing be “paused” to wait for the applicant to join the meeting.

B. Zoning Ordinance Text Amendments
Wilson opened the hearing at 7:08pm.
Fedewa provided an overview through a memorandum dated October 16th.
Commissioners inquired about the following:
• Outdoor lighting – include a reference to kelvins for color of lighting.
• Outdoor lighting – after referencing other organizations in the lighting industry, include statement about any products must be equivalent.
• Fence – following contours is difficult because panels only bend so far.

There being no further comments, Cousins closed the hearing at 7:24 pm.

VII. OLD BUSINESS
A. Special Land Use – VIP Outdoor Power – Propane Refilling Station

Applicant is still not present.

B. Zoning Ordinance Text Amendments

The Planning Commission noted the following points of discussion:

• Remove the proposed language about a maximum gap under the fence. The maximum overall height is 6-feet and that language is sufficient.

Motion by Taylor, supported by Wagenmaker, to recommend the Township Board approve the proposed zoning text amendment ordinance after the following revisions to the 10/16/2020 draft:

1. Outdoor Lighting
   a. Reference kelvins in addition to the Color Rendering Index.
   b. Include statement “must be equivalent” after references to other organizations.

2. Fence – remove section in its entirety.

Which motion carried unanimously.

VIII. NEW BUSINESS
A. Michigan Department of Transportation – Potential on Closing Access Points

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

Marc Fredrickson, Muskegon Transportation Service Center Manager and Kris Foondle, Local Grade Crossing Program Manager—both from MDOT provided the following information:

• Removing existing median access points will improve safety.
• Two new Indirects (i.e., Michigan-Left) will be constructed.
  o Option 1: Keep Pierce Street open = Indirect approximately 1 mile south of the M-45 indirect, which is likely to result in motorists finding alternative routes to change directions.
  o Option 2: Close Pierce Street = Indirect approximately ½ mile south of the M-45 indirect, which aligns with standard practice.
    ▪ Would close the railroad crossing.
• At all railroad crossings an accident with a train is 30 – 40 times more likely to occur.
• The railroad crossing at Pierce Street only has the cross-bucks and yield sign to warn motorists.
  o Design is considered high risk and typically has 2 – 3 times more crashes.
• Currently, there is no notable crash history at the Pierce Street railroad crossing.
• Ottawa County Road Commission has closed several railroad crossings over the years.
• MDOT needs approximately 6 – 8 months to complete the construction design.
• A funding program is available when railroad crossings are closed. The award is based on the anticipated cost of removing the crossing, which is estimated to be $100,000 for Pierce Street.
  o Funds get deposited with OCRC as PA 51 monies and must be used on transportation-related projects.
• Another goal of closing the median access points is to address traffic exiting/entering the campground. Intend to redirect traffic down 158th Avenue.
  o Intend to resolve the skew at 158th and upgrade curb radii and tapers, as needed.
• Project scheduled for 2022 construction and need Township decision on Pierce Street by early 2021.

Commissioners discussed the following:
• Residents on and around Pierce will likely push back on closing.
  o MDOT responsible for notifying residents directly impacted by the project.
• Low traffic counts in that area.
• Residents in the Lakeshore Woods subdivision likely to be most affected.
  o Consider paving or chip & seal 168th between Pierce and Winans.

B. Pre-Application Discussion – Lakeshore Antiques New Building

Fedewa provided an overview through a memorandum dated October 15th.

Business owner Tressa Mills and Tom Miedema of Miedema Metal Building Systems were present and provided the following:
• Prefers not to add a lot of landscaping because obtaining more visibility of the business has been a primary goal.
• Inquired if an artwork mural could replace the building material requirements.
• Concerns with the front yard greenbelt landscaping.

Commissioners provided the following feedback for guidance:
• Sloped roofline is acceptable for a storage building.
• Murals cannot substitute the building materials because a future user could paint over and cause the site to lose compliance.
• Suggested the owner consider moving the building farther north to use the main building as the screening. Parts of the building not visible from US-31 are not required to incorporate specific building materials or architectural features.
  o Areas that are visible, the Commission suggested the garage doors be inset farther to comply with architectural features and utilize dark colored garage doors to help it “blend into the background”. A veneer can be used along the bottom of the wall area between the overhead doors.

IX. REPORTS
   A. Staff Report – None
   B. Other – None

X. EXTENDED PUBLIC COMMENTS – None

XI. ADJOURNMENT

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

Respectfully submitted,

[Signature]

Stacey Fedewa, AICP
Acting Recording Secretary
Stacey Fedewa, AICP  
Community Development Director  
Grand Haven Charter Township  
13300 168th Avenue  
Grand Haven, MI 49417

November 2, 2020

My Otero is my neighbor, and I am opposed to spot zoning or Special Land Use for any reason. Increased vehicle and customer traffic will destroy the peaceful and quiet neighborhood. We built in this area for the seclusion it affords.

Posted speed limit on 168th avenue is 50MPH. Addition of Bike Path has increased pedestrian traffic. More commercial business traffic is not recommended. I don’t need people turning around in my driveway because they missed Oterio’s driveway.

Commercial enterprise would require advertising with signs out in front.

Once spot zoning begins it spreads through the adjacent property owners like wildfire. If allowed once it will be difficult to deny other requests. There are other five acre parcels close by.

My Otero could sell property and business under commercial property designation and new owner could develop as completely different commercial enterprise. Perhaps Blueberries.

Do not want to go down that slippery slope.

Respectfully Submitted:

William and Carol Taylor  
12191 168th Avenue  
Grand Haven, MI 49417  
William Taylor
williamtaylorw@charter.net
Community Development Memo

DATE: November 11, 2020
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Special Land Use – VIP Outdoor Power – LPG Facility – Propane Refilling

| PROPERTY DETAILS |
|------------------|------------------|-----------------|---------------------------|
| Property Address | Parcel Number    | Parcel Size     | Application Type          |
| 17169 Hayes      | 70-03-33-400-013 | 4 Acres         | Outdoor Hazardous Material Storage (Propane) |
| Existing Zoning  | Existing Land Use | Existing Infrastructure | Existing Site Improvements |
| I-1 Industrial   | Multi-tenant Industrial | Paved Road Municipal Water Sanitary Sewer | 3 Industrial Buildings |

<table>
<thead>
<tr>
<th>Master-Planned Zoning</th>
<th>Direction</th>
<th>Surrounding Zoning &amp; Land Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial</td>
<td>N</td>
<td>I-1 Vacant Land</td>
</tr>
<tr>
<td></td>
<td>S</td>
<td>I-1 Industrial</td>
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<tr>
<td></td>
<td>E</td>
<td>I-1 Industrial</td>
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<tr>
<td></td>
<td>W</td>
<td>I-1 PUD – Commercial</td>
</tr>
</tbody>
</table>

BACKGROUND

This site is located at the NE corner of Hayes and 172nd Avenue. Tenants include,

→ VIP Outdoor Power
→ Kowalski Granite
→ Z Tire
→ Norton Packaging
→ CommWorld + Storage
During the rewrite of the zoning ordinance, VIP Outdoor Power & Repair contacted the Township about establishing a propane filling station. The previous ordinance would have precluded this site from pursuing the business opportunity.

The applicant is proposing a **1,000 gallon above-ground tank**. It would allow customers to refill the average-sized propane tank typically used for a barbeque grill. Crystal Flash is the propane vendor supplying the tank and fuel. The image is an example from a Lansing station—primary differences being bollards instead of cement barriers and cabinet will be on the opposite end of the tank.

**UPDATE:** staff are meeting the applicant onsite November 13th to review a new location for the tank along with screening. An updated memo will be provided prior to the meeting.

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**FIRE/RESCUE REVIEW COMMENTS**

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**Stacey,**

The code language Fire Inspector Dedoes was referencing was IFC 6107.3 Clearance to combustibles, which states **“Weeds, grass, brush, trash, and other combustible materials shall be kept a minimum of 10 feet from LP gas tanks or containers”**; however, there is language in the IFC commentary on this section which goes on to clarify **“it has been common practice to exempt from this requirement, landscaping materials, such as grass and shrubs, that are regularly maintained”**. This is also consistent with NFPA 58 Liquid Petroleum Gas Code A6.5.3.3, which states **“vegetation of any type located near or under a container is not considered to be a hazard”**.

The bottom line is, while dead vegetation may be considered a hazard, well maintained grass and landscaping should not be considered a hazard and may be allowed. Please let me know if you have any further questions.

---

**Dave Marshall**

**Lieutenant/Fire Marshal**

Grand Haven Township Fire/Rescue

13250 168th Ave.

Grand Haven, MI 49417

Phone: 616.842.5988

Email: dmarshall@ght.org

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Staff has included a condition of approval to support the Fire/Rescue Departments.
## SPECIAL LAND USE REQUIREMENTS

<table>
<thead>
<tr>
<th>Section 12.34</th>
<th>OUTDOOR STORAGE – Gasoline Petroleum and Hazardous Material Storage</th>
<th>Staff Review Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Outdoors Storage – Gasoline Petroleum and Hazardous Material Storage</strong>&lt;br&gt;Best practices must be followed to reduce or eliminate tank leakage, groundwater contamination, soil contamination, and other long-term environmental impacts of the storage. The applicant must propose practices, equipment, and site design to the Planning Commission to meet this requirement, and the Planning Commission shall determine whether the proposal is sufficient, and may utilize the services of a qualified professional, at the expense of the applicant, if deemed necessary.</td>
<td>None provided.&lt;br&gt;Contacted LARA Storage Tanks Division</td>
<td></td>
</tr>
<tr>
<td>Access driveways shall be located at least 100 feet from the nearest right-of-way line of any intersecting street or 75 feet from the nearest edge of any other driveway, both measured to the nearest edge of the access driveway. There shall be no more than one entranceway per street frontage, unless more are required by the fire department or other public safety entity.</td>
<td>Not Compliant.&lt;br&gt;&lt;75’ from driveways&lt;br&gt;3 driveways on Hayes</td>
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<tr>
<td>The principal and accessory buildings and structures shall not be located within two hundred (200) feet of any residential use or district.</td>
<td>Compliant.&lt;br&gt;Nearest residential use is over 1,000 feet east.</td>
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<tr>
<td>The area used for parking, display, or storage shall be paved or treated so as to prevent dust.</td>
<td>Compliant.&lt;br&gt;Asphalt parking lot.</td>
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<tr>
<td>The parking area shall also be graded and drained so as to dispose of all surface water in a safe and effective manner.</td>
<td>Unknown.&lt;br&gt;Contacted OCWRC</td>
<td></td>
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<tr>
<td>A sight obscuring buffer shall be provided between the subject use, and any adjacent residential uses.</td>
<td>N/A</td>
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<tr>
<td>Signage shall be prohibited on tanks, except for safety signage required by a County, State, or Federal regulation.</td>
<td>Listed as condition of approval.</td>
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</tbody>
</table>
Staff recommends the following subjects as a starting place for discussion:

**Best Management Practices**

- Describe Best Management Practices being utilized for this project
- What surface will the filling station sit upon—asphalt, concrete, etc.?
- How will noxious odors be prevented?
- Indicate how overfilling and spills will be addressed and potential impact on the storm sewer.

**Aesthetics**

- Can the safety bollards be painted a muted color to blend into the surrounding area, rather than being bright yellow?
  - Establish a maximum height for the bollards.
- Tank will only be 10 feet away from the pathway—should landscaping or a wall of some type be utilized to create a feeling of separation?
  - Must consider implications with International Fire Code.
- Long-term maintenance schedule to ensure grass and other landscaping are regularly maintained.
- Will the diamond plate material of the cabinet cause glare issues for motorists?

**Access Management & Site Circulation**

- Compliance with the access management provisions of the Special Land Use requirements. Do curb cuts need to be closed?
  - The access point on Hayes is closer than 75-feet from other driveways.
  - There are 3 access points on Hayes when only 1 is permitted.
- Site is already full and tends to have parking issues. How will the influx of new customers be addressed? How does the customer pay for the fuel—enter the building or entirely outside?
  - Should the site be monitored for a year and revisited to determine if site changes are necessary?
- **PC Discretion per Section 12.04.J states**, “The Planning Commission may, when considering an application for a Special Land Use, which includes an existing building, agree to grant a departure from access management requirements in this Ordinance if the Planning Commission finds the standards in this section can be met even if the departure is granted.”
If the Planning Commission finds the application meets the standards, the following motion can be offered:

**Motion to conditionally approve** the Special Land Use application for Outdoor Hazardous Material Storage by way of a 1,000 gallon above-ground propane filling station located at 17169 Hayes. Approval is based on the application meeting the requirements of the Zoning Ordinance. This motion is subject to, and incorporates, the following report and conditions:

1. Applicant shall provide the Township with a copy of the permit for Installation of Liquified Petroleum Gas Facilities from the Storage Tank Division of the Department of Licensing and Regulatory Affairs, Bureau of Fire Services.
2. Grass and other landscaping shall be regularly maintained to ensure long-term compliance with IFC 6107.3 Clearance to Combustibles and NFPA 58 Liquid Petroleum Gas Code A6.5.3.3.
3. Bollards shall be painted a muted color to blend harmoniously with the surrounding area.
4. Filling station shall be installed pursuant to the LP Dispenser Site Guidelines dated 3/12/2013 for a 1000-gallong tank. Including a maximum concrete pad size of 6’ x 14’ (144 sqft) and maximum of 14 bollards, 4” wide x 4 feet tall, placed 4-feet on center, filled with cement.
5. Traffic circulation within the site shall be monitored for a period of 1 year. Should it be cause for concern, the matter will be brought back before the Planning Commission to determine an appropriate solution.
6. Signage is prohibited on tanks, except for safety signage required by a county, site or federal regulation.
7. Optional – close curb cuts
8. Optional – landscaping or wall between pathway and filling station
9. Optional – additional best management practices

If the Planning Commission finds the application does not meet the standards, the following motion can be offered:

**Motion to deny** the Special Land Use application for Outdoor Hazardous Material Storage, and direct staff to draft a formal motion and report for those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

If the Planning Commission finds the applicant must make revisions, the following motion can be offered:

**Motion to table** the Special Land Use application, and direct the applicant to make the following revisions:
1. This approval is based on the affirmative findings that all standards of the Special Land Use Criteria outlined in Section 12.04 have 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, neighboring property.
   
   D. The proposed use is reasonably compatible with the natural environment of the subject premises and surrounding area.
   
   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 the water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services nor cause the Township to bear unreasonable costs to improve infrastructure.
   
   G. The proposed use is such that traffic and assembly of people relating to the use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with normal traffic of the neighborhood.
   
   H. The proposed use is consistent with the health, safety, and welfare of the Township.
   
   I. 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.

2. The application meets the site plan review standards of Section 18.07.G 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. 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.
   
   B. 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.
   
   C. 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.
   
   D. 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.
E. 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.

F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers, and/or landscaping shall be used, as appropriate, to accomplish these purposes.

G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the Fire/Rescue Department.

H. All streets and driveways are developed in accordance with the Township Subdivision Control Ordinance, the Ottawa County Road Commission and/or Michigan Department of Transportation specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in the codified ordinances of the Township.

I. Sidewalks or pathways shall be deemed to be required along all public and private roadways unless the applicant provides compelling evidence, in the opinion of the Planning Commission, that they are not necessary for pedestrian access or safety.

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. Lighting is minimized to reduce light pollution and preserve the rural character of the Township.

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. As appropriate, fencing has been required by the Planning Commission around the boundaries of the development to minimize or prevent trespassing or other adverse effects on adjacent lands.

P. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
# SPECIAL LAND USE APPLICATION

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Fee</th>
<th>Escrow*</th>
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<tbody>
<tr>
<td>Overlay Zone</td>
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<td>$1,000</td>
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<tr>
<td>Regular</td>
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<tr>
<td>Amendment</td>
<td>$250</td>
<td>$500</td>
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<tr>
<th>Utility Escrow**</th>
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<tbody>
<tr>
<td>Main Extension</td>
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<tr>
<td>Lift Station</td>
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Procedural information is included with this application. The remaining provisions can be found at [www.ghc.org/zoning](http://www.ghc.org/zoning).

## Applicant Information

<table>
<thead>
<tr>
<th>Name</th>
<th>VIP Outdoor Power LLC</th>
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</thead>
<tbody>
<tr>
<td>Phone</td>
<td>616-842-0239</td>
</tr>
<tr>
<td>Address</td>
<td>17169 Hayes</td>
</tr>
<tr>
<td>Email Address</td>
<td>Same VIPoutdoorpower.com</td>
</tr>
</tbody>
</table>

## Owner Information (If different from applicant)

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>Address</td>
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## Property Information

<table>
<thead>
<tr>
<th>Address/Location</th>
<th>17169 Hayes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Number</td>
<td>70 -</td>
</tr>
<tr>
<td>Size (acres)</td>
<td></td>
</tr>
<tr>
<td>Current Zoning</td>
<td>Master-Planned Zoning</td>
</tr>
</tbody>
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## Description of Proposed Use/Request (attach additional pages as needed)

Installation of propane filling station

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**NOTE:** The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 12 and 18 of the Zoning Ordinance.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

_Sam VandenBoeg/Member_  
8-24-2020

* To cover cost of legal and consulting fees, may be increased as necessary

** If approval of this application requires/includes the extension of a municipal utility, an additional $5,000 escrow fee shall be required, and an additional $2,000 escrow fee shall be required for the installation of a lift station.
For Office Use Only

Date Received __________________ Fee Paid? __________________

Materials Received: Site Plans __________________ Location Map __________________
Survey __________________ Legal Description __________________

Dated copy of approved minutes sent to applicant? __________ Date Sent __________

PLANNING COMMISSION USE ONLY

Approval __________________
Tabled __________________
Denied __________________
Conditional Approval __________________

The following conditions shall be met for approval:

________________________
________________________
________________________
________________________
________________________
________________________
________________________

Signature of Planning Commission Chair __________________ Date __________
LP DISPENSER SITE GUIDELINES

Crash Protection Options
- 4’ bump post, placed 4’ on center, filled with cement
- Guardrails

Minimum pad size for dispenser
- 1000 gallon – 6’ x 24’
- 500 gallon – 6’ x 18’

Set Backs
- 10’ from buildings with fire resistant walls
- 25’ from buildings with non-fire resistant walls
- 25’ from any pits
- 25’ from buildable property line
- 10’ from non-buildable property line
- 50’ from public assembly building (school, church, etc.)
- 5’ from driveways
- 25’ from railways
- 20’ from flammable Class II combustible liquids
This plan review report is required under Act 207 of the Public Act of 1941, as amended, being Section 29.5c of the Michigan Compiled Laws Annotated. Any person who knowingly fails to notify or submit false information shall be subject to a misdemeanor and/or civil penalties not to exceed $5000 per day for each tank which notification is not given or for which false information is submitted.

**Installation of Liquefied Petroleum Gas Facility (LPG)**

**SUBMITTER**
Crystal Flash
1754 Alpine
Grand Haven, MI 49417

**PROJECT:**
VIP Outdoor Power LLC

**ADDRESS:**
17149 Hayes St
Grand Haven MI 49417

**COUNTY:**

The plans and specifications for the above project have been reviewed for compliance with applicable rules. Field inspection approval will be required before placing the system into operation.

- Please verify that the valve set-up used in the liquid fill/bypass connection for a tank less than 4,000 gallons in capacity and used for motor vehicle fueling or container fills will meet the requirements of a double backflow check filter valve or a manual shut-off with a backflow check.
- Verify separation distance from tank to property line or building is as required in Table 63.1.1 and that the point of transfer meets the separation distances to property lines or buildings as required in Table 6.5.3.1.

Hazardous Materials Storage Inspector NO ASSIGNMENT of the Department of Licensing and Regulatory Affairs, Fire Service Bureau, Storage Tank Division, telephone number 616-550-1352, may be contacted to schedule a site inspection.

This installation may not be placed into service until Department of Licensing and Regulatory Affairs personnel have conducted a final inspection. Preliminary inspections can be valuable in identifying and addressing site constraints and considerations prior to installation of the storage tank system.

Provide certification of compliance with the National Electrical Code at final inspection.

If this system is not installed within one year, please contact this office for possible renewal of plans.

This review is based upon submitted information, and is not considered a permit. Approval of a tank installation plan by the Department of Licensing and Regulatory Affairs, does not relieve an owner or installer from having to meet the requirements of other state and local government laws, including zoning laws. The Hazardous Materials Storage Inspector may find additional deficiencies during site inspections.

If you have any questions concerning this matter, please contact the Storage Tank Division at (517) 241-8847.

R. Jeff Tanner 7-21-20

Jeff Tanner,
Engineer
Storage Tank Division

Cc: NO ASSIGNMENT

B/F 3864 (REV 12/12)
<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>MANUFACTURER &amp; PART NUMBER</th>
</tr>
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<tbody>
<tr>
<td>1.</td>
<td>CONTAINER DESIGN: Section 5.2: 250 psi working pressure.</td>
<td>1600 gallon tank rated 2528 psi ( P(5) ) 249289447-1 07/14/20 Ch# 401352 Ant: $61.50</td>
</tr>
<tr>
<td>2.</td>
<td>CONTAINER SUPPORTS/INSTALLATION: Section 5.2.7 &amp; 6.6.3 &amp; 6.6.4: Noncombustible; steel protection may be required.</td>
<td>Steel ID: CRYSTAL FLASH TranInfor:201 249289447-1 07/14/20 Ch# 401352 Ant: $61.50</td>
</tr>
<tr>
<td>3.</td>
<td>LOCATION OF CONTAINER: Section 6.2 &amp; 6.9 and Table 6.3.1.1: To important buildings, property lines which may be built upon, between containers, to FL/RCL Dike, FL/RCL ASTs &amp; UGTS, power lines, etc.</td>
<td>Meets or exceeds minimum required distances</td>
</tr>
<tr>
<td>4.</td>
<td>LIQUID WITHDRAWAL CONNECTION AT CONTAINER: Table 5.7.2 &amp; 5.7.4.2(B) &amp; 6.25.3.3. Liquid withdrawal. Combination of valves to prevent uncontrolled/accidental release.</td>
<td>A3209 R080 Rego Internal Valve</td>
</tr>
<tr>
<td>5.</td>
<td>PIPING INSTALLATION: Section 5.9.6.6. &amp; 6.24.5 Schedule 40 - welded. Schedule 80 - threaded. Approved nonmetallic piping - only underground.</td>
<td>Schedule 80 threaded</td>
</tr>
<tr>
<td>6.</td>
<td>STRAINER: Section 5.17.1 &amp; 6.18.4 Strainer element accessible for cleaning.</td>
<td>11 m Mueller strainer</td>
</tr>
<tr>
<td>7.</td>
<td>FLEXIBLE CONNECTOR: Section 5.6.6 &amp; 6.25.6 60 inch maximum length, approved hose or listed flexible connector. May be required due to vibration and/or movement.</td>
<td>SSF 1” x 18” twin city SS Flex</td>
</tr>
<tr>
<td>8.</td>
<td>HYDROSTATIC RELIEF: Section 5.13 &amp; 6.13: Where liquid is trapped between shutoffs or between shutoff and check valves or bypass valves. Minimum 400 psi.</td>
<td>31ASL Rego Hydro static Relief Valve</td>
</tr>
<tr>
<td>9.</td>
<td>PUMP INSTALLATION: Section 5.17.2, 6.18.2, and 6.18.2: According to manufacturer’s recommendation. Bypass, internal or external, for positive displacement pump; or secondary means of bypass that cannot be rendered inoperative. Pump operating control/disconnect switch near pump.</td>
<td>1.6 E1E Blackmer Amp Built in Bypass</td>
</tr>
<tr>
<td>ITEM</td>
<td>DESCRIPTION</td>
<td>MANUFACTURER &amp; PART NUMBER</td>
</tr>
<tr>
<td>------</td>
<td>-------------</td>
<td>---------------------------</td>
</tr>
</tbody>
</table>
| 10.  | BYPASS PIPING:  
Section 6.9.3:  
Approved pipe or copper tubing. | Schedule 80 threaded |
| 11.  | LIQUID FIL/L BYPASS CONNECTION AT CONTAINER:  
Table 6.7.4.1(D) & 6.7.4.2 and Section 6.7.4.2(F): Liquid Fill (F): Combination of valves to prevent uncontrolled/accidental release. Special attention to type of pump and hydrostatic relief if positive shutoff valve is used. | 7550 PX Rega Excess Flow  
7556 10.6 Rega Multi Valve |
| 12.  | VAPOR EQUALIZING/METER LINE CONNECTION AT CONTAINER:  
Table 6.7.4.1(D) & 6.7.4.2 and Section 6.7.7.2(A) & (E): Vapor Equalizing (E): Combination of valves to prevent uncontrolled/accidental release. | 9704X Rega Excess Flow |
| 13.  | LIQUID TRANSFER:  
Section 6.18.2:  
Distributing plants, distributing points, industrial plants - excess flow or ESV is required if pipe is larger than ½ inch internal diameter. | NA |
| 14.  | METER:  
Section 6.17.8 & 6.18.5:  
Installed as recommended by the manufacturer and securely mounted and protected against physical damage. | Neptune Mounted inside cabinet |
| 15.  | LIQUID TRANSFER:  
Section 6.26.3.3:  
Motor fueling - excess flow or differential back pressure valve required. Rule of thumb: excess flow rated at 1.5 times pump capacity. | 3972X Rega Excess Flow Valve |
| 16.  | APPROVED BREAKAWAY COUPLING:  
Section 6.26.4.2:  
Required on self-service motor fueling. Does not take the place of excess flow valve. | Rega AR141A6L |
| 17.  | APPROVED HOSE:  
Section 6.9.6:  
Marked for LP use - may not be used in lieu of piping. | 7032 .5" x 18 , Parker LP gas hose  
7032 .5" x 6 , Parker LP gas hose |
| 18.  | LOCATION OF POINT OF TRANSFER:  
Table 6.2.1.1 and Section 6.5:  
Distances to buildings, property lines, etc. | Meets minimum distances |
| 19.  | PIPING SUPPORT/PROTECTION:  
Section 6.9.3.10:  
Protected against physical damage. Painted or otherwise protected against corrosion. Nonmetallic piping - manufacturer's recommendation and not less than 12 inches underground. | Steel |
| 20.  | EMERGENCY SHUTOFF VALVES/CONNECTIONS FOR FLOW CONTROL:  
Section 6.12:  
Required on new and existing installations over 4,000 GWC individual or 4,000 GWC aggregate with manifolded liquid lines and where hose/swivel type piping is ½ inches or larger for liquid and 1 ¼ inches or larger for vapor. Backflow OK if flow is only in one direction. If under 4,000 GWC, connection must be equipped in accordance with Table 6.7.4.1(D). | BOBSTAIL LOADING: Vapor line:  
Liquid line:  
TRANSPORT UNLOADING: Vapor line:  
Liquid line: |
<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>MANUFACTURER &amp; PART NUMBER</th>
</tr>
</thead>
</table>
| 21.  | BULKHEAD INSTALLATION OR EQUIVALENT:  
Section 6.12.2.c:  
Required on new and existing installations with ESV. | N/A |
| 22.  | EMERGENCY SHUTOFF VALVE: REMOTE SHUTOFF/ THERMAL ACTUATION:  
Section 5.12.2.3:  
Required on new and existing installations with ESV and on all Internal Valves. | Cable to remote location |
| 23.  | FIXED LIQUID LEVEL GAUGE:  
Section 6.7.5.3:  
Required on storage containers constructed after December 31, 1965. | 7556 Rego Multi Valve |
| 24.  | PRESSURE GAUGE:  
Section 5.7.8:  
Required on containers over 2,000 GWC or any size container for LPG service stations. | 9488 Rego 0-500 psi gauge |
| 25.  | VARIABLE LIQUID GAUGE:  
Section 5.7.5.8:  
Magnetic float or rotary gauge. | Taylor HA 194 Plant gauge |
| 26.  | LABELING OF CONTAINER INLET AND OUTLET CONNECTION:  
Section 6.7.8.5:  
Required on containers of 2,000 GWC or more. Designate whether line communicates with liquid or vapor space. | Lines will be labeled to indicate liquid or vapor space |
| 27.  | RAINCAPS:  
Section 6.7.2.4:  
Required for all pressure relief devices. | Installed |
| 28.  | CORROSION PROTECTION:  
Section 5.6.1.4 and 5.6.1.1 and 8.17  
ANCHORING:  
Section 5.8.1.3 | All piping will be painted |
| 29.  | PRESSURE RELIEF DEVICES:  
Section 5.7.3.6 & 5.7.2  
No shutoff valves between relief device and container. Device must be marked with start-to-leak pressure in psig; rated relieving capacity in CFM air at 60 degrees F and 14.7 psia; manufacturer's name and catalog number. | 86856 Rego Relief Valve |
| 30.  | PROTECTION AGAINST TAMPERING:  
Section 5.19.4.2:  
Secrecy high Industrial-type fencing with two means of egress and three-foot clearance to allow access to egress. Second gate not required is enclosure is not over 100 square feet, the point of transfer is within three feet of a gate, and containers being filled are not within enclosure; OR suitable locking devices to prevent unauthorized operation of appurtenances, system valves or equipment. | Locking cabinet |
| 31.  | FIRE PROTECTION:  
Section 6.27 & 8.5:  
Industrial plant, bulk plants, and dispensing stations. Fire safety analysis required for facilities over 4,000 gallon capacity. Fire extinguishers per rule for all facilities, typically one 16lb ABC | 20# Dry Chemical Extinguisher |
| 32.  | PHYSICAL PROTECTION:  
Section 6.6.1.2:  
Where physical damage to LPG containers, or systems of which they are a part (e.g., piping, dispensing unit), from vehicles is a possibility, crash protection shall be provided. | Cement filled steel poles on fire centers surrounding the dispenser |
Community Development Memo

DATE: November 11, 2020
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Major Home Based Business – Clothing Alterations

<table>
<thead>
<tr>
<th>PROPERTY INFORMATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Address</strong></td>
<td><strong>Parcel Number</strong></td>
</tr>
<tr>
<td>12177 168th Ave</td>
<td>70-07-16-400-094</td>
</tr>
<tr>
<td><strong>Existing Zoning</strong></td>
<td><strong>Existing Land Use</strong></td>
</tr>
<tr>
<td>RR</td>
<td>Single Family</td>
</tr>
<tr>
<td><strong>Master-Planned Zoning</strong></td>
<td><strong>Surrounding Zoning &amp; Land Uses</strong></td>
</tr>
<tr>
<td>Low Density Residential</td>
<td><strong>Direction</strong></td>
</tr>
<tr>
<td></td>
<td>N</td>
</tr>
<tr>
<td></td>
<td>S</td>
</tr>
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<td></td>
<td>E</td>
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<td></td>
<td>W</td>
</tr>
</tbody>
</table>

BACKGROUND

One of the updates the Township included with the new zoning ordinance was a new land use – Major Home Based Businesses. It began as a response to the entrepreneurial spirit and enabling residents to start small in their homes, get established, and expand into a brick and mortar.

In the wake of the COVID-19 pandemic it has greatly expanded its reach by giving existing businesses the choice of remaining in a brick and mortar or downsize to their homes. Setting the stage for the applicant’s story.

The applicant, My Otero, has an existing storefront on Beacon Boulevard and operates a clothing alterations business. The applicant is experiencing major life changes during this already difficult
year and is making the tough choice of requesting approval to downsize her business and relocate to her home.

<table>
<thead>
<tr>
<th>WHAT'S THE DIFFERENCE?</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minor Home Based Business</strong>&lt;br&gt;Section 14.03</td>
<td><strong>Major Home Based Business</strong>&lt;br&gt;Section 12.21</td>
</tr>
<tr>
<td>Solely within the home, not inside any detached accessory building <em>(except for incidental storage)</em>.</td>
<td>Operation may be conducted within the house, attached or detached accessory building, or rear yard.</td>
</tr>
<tr>
<td>Up to 4 employees may meet at the home to receive instructions and materials for work at another site.</td>
<td>Up to 2 employees may work onsite. Additional employees may meet onsite to receive instructions and materials for work at another site.</td>
</tr>
<tr>
<td>Area used for business cannot exceed 25% of gross floor area.</td>
<td>Area used for business cannot exceed 50% of the gross floor area.</td>
</tr>
<tr>
<td>Only goods produced as part of the business or clearly incidental to its operation may be sold on the lot. No visible evidence of the goods is permissible.</td>
<td>No in-person retail sales. Online or mail order retail is permitted, as is wholesale.</td>
</tr>
<tr>
<td>No outside storage of equipment.</td>
<td>Outside storage limited to the rear yard and must be fulling screened by an opaque fence.</td>
</tr>
<tr>
<td>No exterior evidence except for a 6 sqft wall sign, non-illuminated.</td>
<td>No exterior evidence except for a 6 sqft wall sign, non-illuminated.</td>
</tr>
<tr>
<td>N/A</td>
<td>No on-site service shall be provided to a customer. It is the intent of these regulations to limit the number of customers visiting the site as much as possible.</td>
</tr>
<tr>
<td>N/A</td>
<td>Shall not create negative impacts on surrounding residential property, in the opinion of the PC.</td>
</tr>
<tr>
<td>N/A</td>
<td>In the event of complaints by surrounding property owners or occupants the PC shall hold a public hearing and determine whether the HBB is in violation of the ordinance.</td>
</tr>
</tbody>
</table>
## OTERO APPLICATION

### Major Home Based Business

<table>
<thead>
<tr>
<th>Provision</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operation may be conducted within the house, attached or detached</td>
<td>Inside home</td>
</tr>
<tr>
<td>or detached accessory building, or rear yard.</td>
<td></td>
</tr>
<tr>
<td>Up to 2 employees may work onsite. Additional employees may meet onsite</td>
<td>No employees to begin but hopes to add one in the future.</td>
</tr>
<tr>
<td>to receive instructions and materials for work at another site.</td>
<td></td>
</tr>
<tr>
<td>One parking space per employee is required on hard surface.</td>
<td>Recommend pre-determining the parking space</td>
</tr>
</tbody>
</table>

**Area used for business cannot exceed 50% of the gross floor area.**

GFA = 2,550 sf + 700 sf attached garage + 150 sf shed

Proposed floor area = 591 sf total:
- Main workroom ≈ 195 sf
- Small workroom ≈ 120 sf
- Fitting room ≈ 132 sf
- Storage room ≈ 144 sf

24% GFA of dwelling-only and 17% GFA all structures

**No in-person retail sales. Online or mail order retail is permitted, as is wholesale.**

None proposed

**Outside storage limited to the rear yard and must be fulling screened by an opaque fence.**

None proposed

**No exterior evidence except for a 6 sqft wall sign, non-illuminated.**

None proposed

**No on-site service shall be provided to a customer. It is the intent of these regulations to limit the number of customers visiting the site as much as possible.**

Currently, there is a text amendment which has received a first reading with the Board to amend this provision. It would read:

"It is the intent of these regulations to limit the number of customers visiting the site of the Major Home Based Business as much as possible and maintain the residential character of the neighborhood while still balancing the economic interests of the business.

On-site services shall be considered on a case-by-case basis due to the variable nature of business models. To ensure the intent of this provision is met, the Planning Commission may establish limitations such as hours of operation."

The Board will consider a second reading on November 23rd. If adopted, it will take effect December 4th. The applicant is aware, weighed options, and is willing to take the risk on the text amendment if the Planning Commission approves the request.

**Shall not create negative impacts on surrounding residential property, in the opinion of the PC.**

TBD

In the event of complaints by surrounding property owners or occupants the PC shall hold a public hearing and determine whether the HBB is in violation of the ordinance.
Hello, my name is My.

I’ve been operating a clothing alteration store, Amasian Alterations, located at 601 S. Beacon Blvd. Ste. 119 in Grand Haven for over six years. My lease contract is expiring at the end of November 30, 2020. With the uncertainty of how well the economy will be, it’s costs effective for me to downsize and operate my business from my residence.

My business primarily does alterations of wedding gowns, bridesmaids, mother of the bride/groom, prom / homecoming, and clothing for other formal events. Scheduled appointments will be between 10:00 a.m. to 6 p.m. with only 1-2 guests permitted per appointment. I plan on only accepting up to 15 customers per day, with 3-4 days of scheduled appointments. The business will be closed on all major holidays.

My property and business meets all the criteria as outlined in the Major Home Base Businesses. My alterations business will not create any negative impact on surrounding residential properties. In fact, I am planning to put in a significant amount of landscaping projects to create a beautiful curb-side appeal at the front entrance of my property and around the house.

Please consider my proposal of operating my alterations business out of my home.

Thank you for your time,

My
RECOMMENDED DISCUSSION POINTS

➤ Determine if the volume of on-site service is appropriate for the area.
➤ Determine if the proposed hours of service are appropriate for the area.
➤ Is there sufficient parking area?
➤ Is there an accessible entrance and restroom?
➤ Additional lighting or signage proposed?

SAMPLE MOTIONS

If the Planning Commission finds the application meets the standards, the following motion can be offered:

**Motion to conditionally approve** the Special Land Use application to allow the Major Home Based Business for clothing alterations located at 12177 168th Avenue. This approval is based on the application meeting the standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following conditions and report:

1. Approval shall not take effect until the proposed text amendment to revise Section 12.21.B.6 of the Zoning Ordinance becomes effective, which is estimated to be December 4, 2020.

2. *List additional conditions here...*

If the Planning Commission finds the application is in need of revisions before a determination can be made, the following motion can be offered:

**Motion to table** the Special Land Use application, and direct the applicant to make the following revisions:

1. *List the revisions.*

REPORT OF FINDINGS (TO BE USED WITH A MOTION FOR APPROVAL)

1. This approval is based on the affirmative findings that each of the following standards of Section 12.04 have 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 and assembly of people relating to the use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with normal traffic of the neighborhood.

H. The proposed use is consistent with the health, safety, and welfare of the Township.

I. 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.

2. The application meets the site plan review standards of Section 18.07.G 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. 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.

B. 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.

C. 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.

D. 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.

E. 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.

F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers, and/or landscaping shall be used, as appropriate, to accomplish these purposes.

G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the Fire/Rescue Department.

H. All streets and driveways are developed in accordance with the Township Subdivision Control Ordinance, the Ottawa County Road Commission and/or Michigan Department of Transportation specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in the codified ordinances of the Township.

I. Sidewalks or pathways shall be deemed to be required along all public and private roadways unless the applicant provides compelling evidence, in the opinion of the Planning Commission, that they are not necessary for pedestrian access or safety.
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. Lighting is minimized to reduce light pollution and preserve the rural character of the Township.

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. As appropriate, fencing has been required by the Planning Commission around the boundaries of the development to minimize or prevent trespassing or other adverse effects on adjacent lands.

P. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
SPECIAL LAND USE APPLICATION

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Fee</th>
<th>Escrow*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay Zone</td>
<td>$500</td>
<td>$1,000</td>
</tr>
<tr>
<td>Regular</td>
<td>$400</td>
<td>$1,000</td>
</tr>
<tr>
<td>Amendment</td>
<td>$250</td>
<td>$500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utility Escrow**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Extension</td>
</tr>
<tr>
<td>Lift Station</td>
</tr>
</tbody>
</table>

Procedural information is included with this application. The remaining provisions can be found at www.qht.org/zoning.

Applicant Information
Name: ___________  Phone: ___________
Address: 12177 168th Ave, Grand Haven, MI 49417
Email Address: masianonee@gmail.com

Owner Information (If different from applicant)
Name: ___________  Phone: ___________
Address: ___________

Property Information
Address/Location: 12177 168th Ave, Grand Haven, MI 49417
Parcel Number: 70 - - - -  Size (acres): 5
Current Zoning: Master-Planned Zoning

Description of Proposed Use/Request (attach additional pages as needed)

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Signature of applicant: ___________  Date: 10/24/2020

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 12 and 18 of the Zoning Ordinance.

* To cover cost of legal and consulting fees, may be increased as necessary
** If approval of this application requires/includes the extension of a municipal utility, an additional $5,000 escrow fee shall be required, and an additional $2,000 escrow fee shall be required for the installation of a lift station.
Hello, my name is My.

I’ve been operating a clothing alteration store, Amasian Alterations, located at 601 S. Beacon Blvd. Ste. 119 in Grand Haven for over six years. My lease contract is expiring at the end of November 30, 2020. With the uncertainty of how well the economy will be, it’s costs effective for me to downsize and operate my business from my residence.

My business primarily does alterations of wedding gowns, bridesmaids, mother of the bride/groom, prom / homecoming, and clothing for other formal events. Scheduled appointments will be between 10:00 a.m. to 6 p.m. with only 1-2 guests permitted per appointment. I plan on only accepting up to 15 customers per day, with 3-4 days of scheduled appointments. The business will be closed on all major holidays.

My property and business meets all the criteria as outlined in the Major Home Base Businesses. My alterations business will not create any negative impact on surrounding residential properties. In fact, I am planning to put in a significant amount of landscaping projects to create a beautiful curb-side appeal at the front entrance of my property and around the house.

Please consider my proposal of operating my alterations business out of my home.

Thank you for your time,

My
Section 12.21

Home Based Businesses. (A) Minor Home Based Businesses: See Section 14.03.

(B) The following standards shall apply to Major Home Based Businesses:

(1) The operation of a Home Based Business shall be conducted within the Dwelling Unit, attached or detached. Accessory Building, or rear yard.

Response: Yes business is conducted within the home.

(2) The Home Based Business shall be conducted by the person or persons occupying the Lot as their principal residence and up to two (2) on-site employees. Additional employees may meet at the Main Building solely for purposes of receiving instructions regarding work to be conducted at another site or collecting equipment or materials necessary for their work at another site, or documents related to their employment.

Response: Yes, I am the principal residence and will be the sole employer with possibly an additional employee in the future.

(3) One parking space per employee is required. Parking on grass is prohibited. Spaces for employees must be on a hard surface. On-street parking shall not be counted towards required parking space.

Response: I have plenty of parking spaces for possible future employee and for customers.

(4) The Home Based Business shall not create negative impacts on surrounding residential property, in the opinion of the Planning Commission.

(5) The floor area used for the Home Based Business shall not exceed fifty percent (50%) of the Gross Floor Area of the Dwelling Unit.

Response: criteria meet, less than 50% floor area will be used for the business.

(6) No in-person retail sales may take place as part of the Major Home Based Business (online or mail order retail is permitted, as is wholesale). Additionally, no on-site service shall be provided to a customer on the site of the Major Home Based Business. It is the intent of these regulations to limit the number of customers visiting the site of the Major Home Based Business as much as possible.

Response: Only schedule appointments with 1-2 people allowed. No more than 15 appointments per day in a 3-4 days schedule.

(7) Outside storage must be located in the rear yard and must be fully screened from surrounding properties by an opaque fence.

Response: No need for storage, everything is inside the house.

(8) In the event of complaints by surrounding property owners or occupants, the Planning Commission shall hold a public hearing and determine whether the Home Based Business is in violation of this Ordinance. Home based businesses found in violation of this Ordinance shall be subject to the voiding of their Special Land Use permit.
Community Development Memo

DATE: November 10, 2020
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Special Land Use – Group Day Care Home – Johnson

PROPERTY DETAILS

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Parcel Number</th>
<th>Parcel Size</th>
<th>Application Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>14911 Bluebird Ln</td>
<td>70-03-35-278-003</td>
<td>2.75 acres</td>
<td>Special Land Use</td>
</tr>
</tbody>
</table>

Existing Zoning

<table>
<thead>
<tr>
<th>Existing Land Use</th>
<th>Existing Infrastructure</th>
<th>Existing Site Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family + Family Day Care</td>
<td>Municipal Water Paved Roadway</td>
<td>Single Family Dwelling Attached Gargage Small Shed</td>
</tr>
</tbody>
</table>

Master-Planned Zoning

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>R-1</td>
<td>Single Family</td>
</tr>
<tr>
<td>S</td>
<td>R-1</td>
<td>Single Family</td>
</tr>
<tr>
<td>E</td>
<td>R-1</td>
<td>Single Family</td>
</tr>
<tr>
<td>W</td>
<td>R-1</td>
<td>Single Family</td>
</tr>
</tbody>
</table>

PROPOSED SPECIAL LAND USE

The applicant, Deanna Johnson, currently operates a state-licensed family day care facility in her home. This classification allows 1 – 6 children under her care. Johnson is requesting to expand her business to a state-licensed group day care home, which would allow a total of 7 – 12 children.

Part of the process the State of Michigan requires is the applicant receiving a special land use application from the local government prior to approving the elevated license to allow additional children.
The State of Michigan and Michigan Zoning Enabling Act (MZEA) are very clear that if certain provisions are met, the local government is required to issue the permit. There are limited land uses the State of Michigan and MZEA have this type of control over, so it is important to be aware. Basic requirements include:

1. Home cannot be located closer than 1,500 feet from any of the following (this is reviewed by the State prior to their issuance of a license):
   - Adult foster care homes, substance abuse and treatment centers, correction centers, halfway homes, and similar facilities.

2. Must comply with other GHT ordinances, including signage.
   - None proposed.

3. Must provide adequate parking for the homeowner and employees.
   - Employee is the applicant’s daughter and will continue using the existing parking in the driveway.

SAMPLE MOTIONS

If the Planning Commission finds the application meets the standards, the following motion can be offered:

**Motion to approve** the Special Land Use application to allow Group Day Care Home at 14911 Bluebird Lane. This approval is based on the application meeting the standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report.

If the Planning Commission finds the application is in need of revisions before a determination can be made, the following motion can be offered:

**Motion to table** the Special Land Use application, and direct the applicant to make the following revisions:

1. **List the revisions.**
REPORT OF FINDINGS (TO BE USED WITH A MOTION FOR APPROVAL)

1. This approval is based on the affirmative findings that each of the following standards of Section 12.04 have 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 and assembly of people relating to the use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with normal traffic of the neighborhood.
   H. The proposed use is consistent with the health, safety, and welfare of the Township.
   I. 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.

2. The application meets the site plan review standards of Section 18.07.G 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. 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.
   B. 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.
   C. 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.
   D. 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.
   E. 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.
F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers, and/or landscaping shall be used, as appropriate, to accomplish these purposes.

G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the Fire/Rescue Department.

H. All streets and driveways are developed in accordance with the Township Subdivision Control Ordinance, the Ottawa County Road Commission and/or Michigan Department of Transportation specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in the codified ordinances of the Township.

I. Sidewalks or pathways shall be deemed to be required along all public and private roadways unless the applicant provides compelling evidence, in the opinion of the Planning Commission, that they are not necessary for pedestrian access or safety.

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. Lighting is minimized to reduce light pollution and preserve the rural character of the Township.

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. As appropriate, fencing has been required by the Planning Commission around the boundaries of the development to minimize or prevent trespassing or other adverse effects on adjacent lands.

P. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
SPECIAL LAND USE APPLICATION

GRAND HAVEN CHARTER TOWNSHIP

Application Type | Fee | Escrow* | Utility Escrow**
---|---|---|---
Overlay Zone | $500 | $1,000 | Main Extension $5,000
Regular | $400 | $1,000 | Lift Station $2,000
Amendment | $250 | $500 | 

Procedural information is included with this application. The remaining provisions can be found at www.ghct.org/zoning.

Applicant Information:
Name: Dianna Johnson
Phone: 616-342-9062
Address: 14911 Bluebird Ln, Grand Haven MI 49417
deanne 38@icloud.com

Owner Information (If different from applicant):
Name
Phone
Address
Email

Property Information:
Address/Location: Same as Above
Parcel Number: 70
Size (acres)
Current Zoning
Master-Planned Zoning

Description of Proposed Use/Request (attach additional pages as needed):
Group Daycare Home

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 12 and 18 of the Zoning Ordinance.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Signature of applicant: Dianna Johnson
Date: October 30, 2020

* To cover cost of legal and consulting fees, may be increased as necessary

** If approval of this application requires/includes the extension of a municipal utility, an additional $5,000 escrow fee shall be required, and an additional $2,000 escrow fee shall be required for the installation of a lift station.
January 15, 2019

Deanna Johnson
14911 Bluebird Lane
Grand Haven, MI 49417

   RE: License #:  DF700374862
           Johnson Deanna Lynn
           14911 Bluebird Lane
           Grand Haven, MI 49417

Dear Ms. Johnson:

Attached is the Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and rules. Therefore, your registered license is renewed.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (616) 356-0183.

Per MCL 722.113g, this report and any related corrective action plans must be filed in your Licensing Notebook.

Sincerely,

Rachel Arens, Licensing Consultant
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 916-5074

enclosure
I. IDENTIFYING INFORMATION

License #: DF700374862
Licensee Name: Deanna Johnson
Licensee Address: 14911 Bluebird Lane
Grand Haven, MI 49417
Licensee Telephone #: (616) 842-9062
Licensee: N/A
Name of Facility: Johnson Deanna Lynn
Facility Address: 14911 Bluebird Lane
Grand Haven, MI 49417
Facility Telephone #: (616) 842-9062
Original Issuance Date: 01/13/2016
Capacity: 6
Age Range: Ages Birth Thru 12 years
II. METHODS OF INSPECTION

Date of On-site Inspection(s): 01/10/2019

<table>
<thead>
<tr>
<th>No. of Records Reviewed</th>
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<tbody>
<tr>
<td>No. of children enrolled in care</td>
</tr>
<tr>
<td>No. of assistant caregivers employed</td>
</tr>
<tr>
<td>No. of child care children present at time of inspection</td>
</tr>
<tr>
<td>No. of other children present at time of inspection</td>
</tr>
<tr>
<td>No. of assistant caregivers present at time of inspection</td>
</tr>
<tr>
<td>Licensee present at time of inspection?</td>
</tr>
</tbody>
</table>

Persons Interviewed: Licensee ☒
Assistant Caregivers ☐

Approved child use space: On the main level of the home, the living room, kitchen and two bedrooms are approved for child care use. In the basement, there is a large play room and one bedroom which are approved for child care use.

Exiting information (including second floor and basement): In the basement there is a window exit in the play room that is remotely located from a stairway which leads to the main level of the home.

Approved variances - ☒ No ☐ Yes Description:

Key Indicator Inspection: No

Additional information:

- Pets? No ☐ Yes ☒ If yes, describe.
  1 chinchilla, 1 iguana
- Hot tubs or spa pool? No ☐ Yes ☒ If yes, are there appropriate barriers?
- Swimming pool? No ☐ Yes ☒ If yes, describe pool and barriers.
- Other water hazards? No ☐ Yes ☒ If yes, describe.
- Fireplace or wood burning stove? No ☐ Yes ☒ If yes, describe.
- Fireplace/wood burner in use during child care hours? No ☐ Yes ☒ If yes, describe barriers to protect children from burns.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This renewal inspection involved a review of all applicable child care home administrative rules and statutes. Verification of compliance included direct
observations of the physical environment and the program, discussions with staff, and a review of the home’s records, including staff records and children’s records. Staff records include background checks, medical clearance information, and training information. Children’s records include child information cards and child in care statements/receipts.

The facility is in compliance with all applicable rules and statutes.

IV. RECOMMENDATION

I recommend issuance of a registered license to this child care family home (capacity 1-6).

01/15/2019

Rachel Arens
Licensing Consultant
DATE: November 12, 2020

TO: Planning Commission

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Pre-Application Presentation – American Dunes Golf Club Bunk House

**PROPERTY DETAILS**

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Parcel Number</th>
<th>Parcel Size</th>
<th>Application Type</th>
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<tbody>
<tr>
<td>17000 Lincoln</td>
<td>70-07-16-200-031</td>
<td>143 Acres</td>
<td>Pre-Application PUD Amendment</td>
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</table>

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>Existing Land Use</th>
<th>Existing Infrastructure</th>
<th>Existing Site Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUD &amp; R-1</td>
<td>Golf Course</td>
<td>Municipal Water</td>
<td>Pro Shop</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sanitary Sewer</td>
<td>Banquet Hall</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Paved Road</td>
<td>Maintenance Bldg</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Master-Planned Zoning</th>
<th>Direction</th>
<th>Surrounding Zoning &amp; Land Uses</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public/Quasi-Public</td>
<td>N</td>
<td>RR/R-1</td>
<td>Single Family</td>
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<td></td>
<td>S</td>
<td>RR/R-1</td>
<td>Single Family</td>
</tr>
<tr>
<td></td>
<td>E</td>
<td>C-2 RR R-1</td>
<td>Vacant Land Historic Cemetery Single Family</td>
</tr>
<tr>
<td></td>
<td>W</td>
<td>R-1</td>
<td>Single Family</td>
</tr>
</tbody>
</table>

Submit Dec, start const in spring, open in 2022.

**PURPOSE**

Pursuant to Section 18.05.A, the purpose of a pre-application meeting is to exchange information and provide guidance to the applicant to assist in preparation of application materials. Subsection D goes on to say, no formal action will be taken at a pre-application presentation nor will statements made be considered legally binding commitments.
The American Dunes Golf Club purchased the former Grand Haven Golf Course in March 2019, which began the relationship between the Folds of Honor and Jack “Golden Bear” Nicklaus. Nicklaus designed the course and construction quickly began to rejuvenate the course. Substantial progress has been made and plan to officially open in May 2021.

Work continues on new landscaping, patio and outdoor seating area, and the next major investment is a proposed “Bunk House” which would include a 3,500 sqft footprint, two-story, 16-unit hotel with a full service bar and game room on the lowest floor.

**RECOMMENDED DISCUSSION ITEMS**

The Bunk House project would apply as a PUD Amendment and be reviewed as a hotel land use. Below are the more notable aspects of the PUD chapter which would be required for approval.

**Architectural Features**

- Buildings with exterior walls longer than 50 feet must use a combination of architectural features and a variety of building materials and landscaping near the walls.
  - Walls which can be viewed from public streets (Lincoln and Sanctuary) shall be designed using features such as:
    - ✔ Recesses
    - ✔ Projections
    - ✔ Wall Inserts
    - ✔ Arcades
    - ✔ Window Display Areas
    - ✔ Awnings
    - ✔ Balconies
    - ✔ Window Projections

*Figure 7-1: Examples of Architectural Features*
Staff’s Initial Thoughts

→ The proposed features, materials and color scheme feels militaristic, which associates well with the Bunk House name and Folds of Honor. This same feel can be accomplished by incorporating some of the features described above.

→ One of the purposes of establishing design requirements is to sew placemaking features throughout the large-scale developments in the Township. Meaning, the building needs to incorporate the design criteria and within those, develop the military character.

→ One item the American Dunes team is inquiring about is the patriotic bear on the roof. The question arises if it is a sign. Pending additional research, it may be exempt from regulations because it does not appear visible from a public road; can be construed as a national flag; and can be construed as artwork.

The Lodge

In June, the American Dunes team presented staff with The Lodge concept, which is shown below and some of these features are more inline with the design criteria. The wooden lattice features, awning, more pronounced pillars, greater window to wall ratio and the bar and game room seemed to have indoor/outdoor capabilities.
The Lodge design is about the same size and shape is the Bunk House and includes the same number of rooms.

Landscaping + Existing Vegetation + Parking

- Landscaping is required to abut the building to reduce the visual mass and based on the current patio design, walkways and landscaping they will exceed these provisions.

- Natural vegetation proposed for removal, which may negatively impact the adjacent homes.
  - Can the amount of parking be reduced to move the Bunk House north to prevent the removal of existing trees?

- Banquet room will continue to be used for receptions and other functions, but on a smaller scale. The new ordinance provides flexibility on parking lots because the Township desires to limit impervious surfaces when possible.

- Based on the new parking schedule and mix of uses it will be necessary to reevaluate the total number of spaces needed at American Dunes.
The Camp at American Dunes Golf Club is a 16-bed hotel, designated for Folds of Honor honorees and golfers at American Dunes Golf Club. On the ground level, there are two ADA accessible hotel suites available, as well as two standard hotel suites. The other half of the floor plan on the ground level includes a bar, which we are calling “The Bunker” to evoke images of a speakeasy, industrial full-service bar. On the upper level, there are 12 standard hotel rooms, as well as two covered porches where guests can enjoy a beverage and the views overlooking the golf course. The railings on the covered porches were designed as a homage to the Grand Haven lighthouse railings. The Camp at American Dunes is the epitome of patriotism and hospitality.

Materiality –
- Ground level - White Washed brick veneer
- Upper level – White-Washed siding
- Roof – Standing Seam (grey metal)
1. ALL ROOFING SURFACES TO SLOPE 1/4" VERTICAL PER 1'0" HORIZONTAL MINIMUM, UNLESS NOTED OTHERWISE.

2. TOP OF INSULATION HEIGHTS, HIGH POINTS AND LOW POINTS, ARE INDICATED AS THE TOP OF ROOF SURFACE ABOVE THE ROOF DRAIN(S). (I.E. + 4.0" WHERE HIGH POINT OF ROOM DRAIN SUMP IS + 0").

3. ALL ROOFTOP EQUIPMENT SHALL BE MOUNTED TO A CURB, TYPICAL.

4. PROVIDE WALKWAY PROTECTION TO MAJOR MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT AS REQUIRED FOR SERVICE ACCESS. WALKWAY PROTECTION IS INDICATED AS GENERAL LAYOUT AND MAY NOT SHOW ALL FINAL LOCATIONS OF ALL EQUIPMENT.

5. ALL ROOFTOP MECHANICAL, ELECTRICAL, AND/OR PLUMBING EQUIPMENT IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFERENCE MEP DOCUMENTS AND SPECIFICATIONS FOR FURTHER DESIGN INFORMATION.

6. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

7. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA GUIDELINES.

8. PROVIDE RIDGE CAPS AT ALL ROOF RIDGES.
1. Refer to Sheet A620 for window types.
2. Refer to Sheet A610 for door schedule.
3. Refer to Sheet AXXX for louver information.
4. Refer to A300 Series for exterior wall sections.
5. All exterior dimensions are from face of exterior finish, unless noted otherwise.
6. Masonry dimensions are nominal, unless noted otherwise.
7. Refer to civil drawings for finish grade elevations.
8. Details on exterior elevations are general in nature and for illustrative purposes only. Refer to wall details and sections for detailed information concerning exterior construction.
9. Refer to electrical drawings for exterior lighting.
10. Provide control joints per manufacturer's specifications.

Exterior Material Legend

Wood Siding - Whites-1
Composite Wall Panels - WP
Exterior Metal Panel - RedWP-1
Exterior Metal Panel - GrayWP-2
Brick Veneer - BR
Brick Veneer, Running Bond - WhiteBR-1
Stone Veneer - ST
Stone Veneer - LimestoneST-1
Cast Stone Coping - BeigeST-2

Lighting, Refer to Electrical
Louver, Refer to Mechanical

XX Glazing System, Refer to AXXX for more information

Standing Seam Metal Roof - SSR
Standing Seam - Dark GraySSR-1

FLOOR 01
100'-0"

ROOF
LEVEL 03
122'-0"

CEILING
LEVEL 02
110'-0"

GROUND LEVEL 00
88'-0"

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EXTERIOR ELEVATION GENERAL NOTES
1. REFER TO SHEET A620 FOR WINDOW TYPES.
2. REFER TO SHEET A610 FOR DOOR SCHEDULE.
3. REFER TO SHEET AXXX FOR LOUVER INFORMATION.
4. REFER TO A300 SERIES FOR EXTERIOR WALL SECTIONS.
5. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF EXTERIOR FINISH, UNLESS NOTED OTHERWISE.
6. MASONRY DIMENSIONS ARE NOMINAL, UNLESS NOTED OTHERWISE.
7. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
8. DETAILS ON EXTERIOR ELEVATIONS ARE GENERAL IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO WALL DETAILS AND SECTIONS FOR DETAILED INFORMATION CONCERNING EXTERIOR CONSTRUCTION.
9. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
10. PROVIDE CONTROL JOINTS PER MANUFACTURER'S SPECIFICATIONS.

EXTERIOR MATERIAL LEGEND
- WOOD SIDING - WHITES-1
- COMPOSITE WALL PANELS - WP
- EXTERIOR METAL PANEL - REDWP-1
- EXTERIOR METAL PANEL - GRAYWP-2
- BRICK VENEER - BR
- BRICK VENEER, RUNNING BOND - WHITEBR-1
- STONE VENEER - ST
- STONE VENEER - LIMESTONEST-1
- CAST STONE COPING - BEIGEST-2
- LIGHTING, REFER TO ELECTRICAL
- LOUVER, REFER TO MECHANICAL
- OTHER ITEMS
  - XX GLAZING SYSTEM, REFER TO AXXX FOR MORE INFORMATION
- STANDING SEAM METAL ROOF - SSR
- STANDING SEAM - DARK GRAYSSR-1

EXTERIOR ELEVATION SPECIFICATIONS
- FOLDS OF HONOR AMER. DUNES GOLF CLUB
- GRAND HAVEN, MI

EAST ELEVATION
- 1/4" = 1'-0" DETAIL
- WEST ELEVATION
- 1/4" = 1'-0" DETAIL
- PILEST EDGE DETAIL
- PORCH COLUMN SIDE DETAIL
- PORCH COLUMN FRONT/BACK DETAIL

A: EAST ELEVATION
B: WEST ELEVATION
C: PORCH COLUMN FRONT/BACK DETAIL
D: PORCH COLUMN SIDE DETAIL
E: PILEST EDGE DETAIL