

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 17, 2020
Remote Electronic Meeting

I. CALL TO ORDER

Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:02pm.

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, Cousins instructed Fedewa to record the minutes.

III. APPROVAL OF MINUTES

Without objection, the minutes of the July 20, 2020 meeting were approved.

IV. CORRESPONDENCE

- Steve and Mary Jo Lange, 14907 152nd Ave – Domestic Animal Waiver
- Catrina Chambers, 14922 Canary Dr – Domestic Animal Waiver
- Tom Bethke, 14906 152nd Ave – Domestic Animal Waiver

V. PUBLIC COMMENTS – None

VI. PUBLIC HEARING

A. Special Land Use – Ames – Group Day Care

Cousins opened the hearing at 7:05pm.

Fedewa provided an overview through a memorandum dated August 13th.

The applicant, Autumn Ames, was present and available to answer questions. She noted the decision to expand occurred because of the higher need due to COVID-19.

There being no further comments, Cousins closed the hearing at 7:08pm.

B. Domestic Animal Waiver – Lampe

Cousins opened the hearing at 7:08pm.

Fedewa provided an overview through a memorandum dated August 13th.

The applicant, Dan Lampe, was present, available to answer questions, and provided the following information:

- Have award-winning American racing pigeons. Serious hobby and unaware it would be a violation of local ordinances.
- Pigeons are flock animals and mate for life.

Fedewa provided an overview of the correspondence. The Lange's object to the request. Chambers and Bethke have no objection. Chambers was present and provided the following comments:

- Neighbor of the Lampe's and Lange's. Has no objection to the request.
- No issues with the pigeons and wasn't aware of them until they were being flown one day.
- Hears song birds, and not the pigeons.

There being no further comments, Cousins closed the hearing at 7:22pm.

VII. OLD BUSINESS

A. Special Land Use – Ames – Group Day Care

The Planning Commission does not find any concerns with the application and supports the expansion of the small business.

Motion by Chalifoux, supported by Taylor, to **conditionally approve** the Special Land Use application to allow Group Day Care Home at 14899 Glendora Place. 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 condition and report.

1. Applicant shall provide a copy of the Group Day Care license to the Township.

Which motion carried unanimously.

REPORT OF FINDINGS – GROUP DAY CARE – AMES

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.

B. Domestic Animal Waiver – Lampe

The Planning Commission noted the following points of discussion:

- Confirmed that the enforcement action is suspended until the Planning Commission makes a final determination.
- Increasing animals from 5 to 8 could open a “can of worms.”
- Property is in a typical neighborhood and owner takes a lot of pride in their hobby. Believes it’s silly to be discussing this due to one complaint.
- The birds are small and have little waste.
- Birds are confined except for certain occasions.
- Prior to receiving the complaint, the property owners had approximately 25-30 pigeons. A mix between adults and squabs.
- If birds were sold as a result of the enforcement action, does that mean the birds have become a commercial operation rather than pets? Sounds like a kennel.
- The blue tarp on the back of one “loft” is not attractive in any yard.
- Questioned the number of accessory buildings on the lot.
 - Fedewa indicated the Planning Commission will need to discuss whether “animal structures” constitute an accessory building and will incorporate that as a future text amendment.

Motion by Kieft, supported by LaMourie, to **table** the Domestic Animal Waiver request from Daniel and Doreen Lampe located at 14927 152nd Avenue. This request is tabled until the next regularly scheduled Planning Commission meeting. **Which motion carried unanimously.**

VIII. NEW BUSINESS

A. Site Plan Review – Grand Haven Custom Molding – Addition

Fedewa provided an overview through a memorandum dated August 13th.

The applicant’s representatives, Steve Witte, PE of Nederveld and Trevor Petroelje of CopperRock Construction were present and offered the following:

- Described the events surrounding the need for GHCM storage. Prior to the Stay Home Order, a full building was needed. During and after the Stay Home Order, the need for expanded storage was reduced. However, during this time GHCM leased the vacant

part of the subject property to a tenant. GHCM chose to honor the lease and build an addition instead, which will only be used for storage.

- Ordinance requires 1 tree for every 500 sqft of open land. Have a wooded area but have not counted those trees yet. Uncertain what level of compliance they have with this provision.
- Doesn't understand the greenbelt requirement because the ordinance does not provide a specific number of trees to be planted.
- Believes the brown metal paneling is an acceptable building material because it matches the existing and is setback farther off the road than the front wall of the building.

The Planning Commission noted the following points of discussion:

- Inquired why GHCM chose to pursue an addition rather than building the new facility that was approved in May 2020.
- Urged the applicant to count the trees in order to allow discussion to occur.
- Confirmed the service bay doors are tall enough for semi-trucks at a 16-ft height.
- Questioned the applicant's resistance to landscaping.
- Appears the required landscaping in the greenbelt and parking lot perimeter can be placed in a way to satisfy the screening requirement of the new service bay doors.
- Directed to incorporate the required building materials.

Motion by Wilson, supported by Wagenmaker, to **conditionally approve** the Grand Haven Custom Molding Site Plan Review application for an addition located at 13800 172nd Avenue based on it meeting the requirements of the Zoning Ordinance. This motion is subject to, and incorporates, the following report. Approval is conditioned upon the following:

1. Provide a revised building elevation that includes the architectural detailing required by Section 8.11.B.2, and submit for review and approval to Staff and Chair Cousins. This shall be resolved prior to issuing a building permit.
2. Provide a revised landscape plan for Planning Commission approval. A new plan must be approved prior to receiving a Final Occupancy Certificate.
 - a. Add the required greenbelt. Must be 107 linear feet, natural arrangement, and species that will not have a mature height that impacts the overhead lines. Arrange in a way that it can double as screening for the service bay doors.
3. Provide staff with a list of the species in the basin seed mix to ensure milkweed is included.

Which motion carried unanimously.

REPORT OF FINDINGS – GRAND HAVEN CUSTOM MOLDING – ADDITION

1. 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.
 - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
 - C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
 - D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
 - E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 - F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
 - G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
 - H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
 - I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
 - J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.
 - K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets and consists of sharp cut-off fixtures.
 - L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
 - M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
 - N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
 - O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
2. The Planning Commission also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 8.01 and 8.06 of the Zoning Ordinance.
 - A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.
 - B. The Project provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.
 - C. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.
 - D. The Project ensures safe access by emergency vehicles.

- E. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.
- F. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways and requires alternate means of access through service drives.
- G. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.
- H. The Project requires coordinated access among adjacent lands where possible.
- I. The Project provides landowners with reasonable access, although the number and location of access points may not be the arrangement most desired by the Developer.
- J. The Project requires demonstration that prior to approval of any land divisions, the resultant parcels are accessible through compliance with the access standards.
- K. The Project preserves woodlands, view sheds, and other natural features along the corridor.
- L. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.
- M. The Project implements the goals expressed in the US-31/M-45 Corridor Study.
- N. The Project establishes uniform standards to ensure fair and equal application.
- O. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.
- P. The Project promotes a more coordinated development review process with the Michigan Department of Transportation and the Ottawa County Road Commission.

IX. REPORTS

A. Staff Report

- Associate Planner Hoisington has assumed the Lead Planner role with Spring Lake Village.

B. Other – None

X. EXTENDED PUBLIC COMMENTS – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:28pm.

Respectfully submitted,



Stacey Fedewa, AICP
Acting Recording Secretary