

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 19, 2020  
**Remote Electronic Meeting**

**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

- ▶ Chair Cousins joined at 7:20pm.
- ▶ Commissioner LaMourie joined at 7:45pm.

**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 16<sup>th</sup>.

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 7:24pm.

## 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 16<sup>th</sup>.

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.
  - 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.
  - 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.
  - 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.
  - 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 158<sup>th</sup> Avenue.
  - Intend to resolve the skew at 158<sup>th</sup> 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.
  - 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.
  - Consider paving or chip & seal 168<sup>th</sup> between Pierce and Winans.

#### B. Pre-Application Discussion – Lakeshore Antiques New Building

Fedewa provided an overview through a memorandum dated October 15<sup>th</sup>.

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.
  - 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

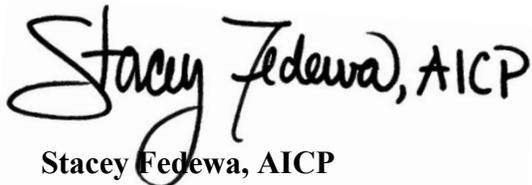
- A. Staff Report – None
- B. Other – None

X. EXTENDED PUBLIC COMMENTS – None

XI. ADJOURNMENT

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

Respectfully submitted,

A handwritten signature in black ink that reads "Stacey Fedewa, AICP". The signature is written in a cursive, flowing style.

**Stacey Fedewa, AICP**  
Acting Recording Secretary