AGENDA
Planning Commission
Monday, December 7, 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.

Join!
Zoom Meeting: go to www.zoom.us/join
Meeting ID: 982 7940 1774 | Passcode: 059955

I. Call to Order

II. Roll Call

III. Statement on Remote Meeting

IV. Approval of the November 16, 2020 Planning Commission Meeting Minutes

V. Correspondence
   - James Twa – 15965 Cedar – Duplexes
   - Margaret Rogers – 15888 Cedar – Duplexes + Petition
   - Sue Syverson – 15376 Cherry – Duplexes
   - Donald Portenga – 15833 Cedar – Duplexes

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 – Two Family Dwellings – Cedar Ave – Allen Edwin

VIII. Old Business
   A. Special Land Use – Two Family Dwellings – Cedar Ave – Allen Edwin
   B. Grand Haven Custom Molding – Landscape Plan

IX. New Business
   A. Pre-Application Presentation – Drive-Thru Retail – vandenBerg Excavating
   B. Pre-Application Presentation – Bunk House – American Dunes Golf Club
   C. 2021 Housekeeping Duties
      i. Meeting Schedule
      ii. Appointment of Officers

X. Reports
   A. Staff Report
   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
I. CALL TO ORDER
Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00 pm.

II. ROLL CALL
Members present: Cousins, Wilson, Mesler, Taylor, Chalifoux, Lemkuil, Kieft, Hesselsweet, and Reenders
Members absent: None
Also present: Community Development Director Fedewa and Associate Planner Hoisington

Without objection, Cousins instructed Hoisington to record the minutes.

III. APPROVAL OF MINUTES
Without objection, the minutes of the October 19, 2020 meeting were approved.

IV. CORRESPONDENCE
William and Carol Taylor – 12191 168th Avenue – Major Home-Based Business

- Mr. Taylor had submitted a letter to the board regarding the home-based business at 12177 168th Avenue and was present at the meeting to participate in the public hearing.

V. PUBLIC COMMENTS – None

VI. PUBLIC HEARING
A. Special Land Use – VIP Outdoor Power – Propane Fueling Station

Wilson recuses himself due to a financial conflict of interest on an adjacent property.

Cousins opened the hearing at 7:09 pm.

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

The applicant and owner, Sam VanderPloeg of VIP Outdoor Power and Phil Jaglowski from Crystal Flash Propane were present and available to answer questions.

- Tanks are regularly inspected upon delivery and receive a full inspection annually.
- Leaks are rare - typically a minor leak that is easily fixed.
- Discussed minimum setbacks required for propane tank and station.
- Clarified the foundation for the filling station.
• To be located on the existing asphalt parking lot and kept as low to the ground as possible to reduce visibility.

• Prefer to minimize impact to parking area as neighboring business uses a significant portion of available parking spaces.

• Explained a smaller sized tank would not be significantly smaller and could require increased filling.

The application was discussed by the Commissioners and focused on:

• Desire to minimize impact on the surrounding area and non-motorized pathway.
  
  o Discussed alternate locations for the tank and filling station.
  
  o Decided to require screening and neutral-tone bollards.

• Expressed concern regarding increased traffic on an already busy site.
  
  o Directed to close easternmost driveway pursuant to the outdoor hazardous storage special land use standards,

• Discussed foundation materials and concerns about the structure moving over time.

• Suggested applicant reviews lease documents to determine if designated parking for the business is defined to increase the available parking area.

• Questioned if a smaller tank would work better with the site layout.

There being no further comments, Cousins closed the hearing at 7:21pm.

**Motion** by Reenders, supported by Hesselsweet, to **conditionally approve** 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 24’ (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, state or federal regulation.

7. Screening shall be required along the western edge of filling station and consist of 4 narrow evergreens with a starting height of 4’ planted 3’ on center.

8. The easternmost curb cut on Hayes Street shall be closed.

9. The filling station shall be located in the southernmost parking space in the western parking bank.

Which motion carried, as shown by the following roll call vote:

AYES: Cousins, Reenders, Mesler, Hesselsweet, and Lemkuil
NAYS: Taylor, Kieft, and Chalifoux
ABSENT: None

REPORT – SPECIAL LAND USE – VIP OUTDOOR POWER – PROPANE FUELING STATION

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.

B. Special Land Use – Major Home-Based Business – Clothing Alterations

Wilson rejoins the Planning Commission.

Cousins opened the hearing at 7:21pm.

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

The owner and applicant, My Otero, was present and available to answer questions.

- Owns an alteration business specializing in bridal and formalwear alterations.
- COVID-19 has significantly impacted her business – a lack of formal events has reduced demand for alterations.
- Would like to run business out of home to keep business viable and accommodate the reduced workload.
- Willing to reduce hours when the business is open to the public to avoid customers during morning or night hours.
- Plans to improve the driveway area of her house to avoid customers mistakenly using neighbor’s driveways.
- No signage is proposed.
- Performing alterations herself. May expand business in future and have 1 assistant.

William Taylor – 12191 168th Avenue expressed the following:

- Shared concerns about the proposed home-based business at 12177 168th Avenue.
  - Worried that wife’s sleep schedule would be impacted by early customers.
  - Applicant has a dog that may be outside barking while customers visit the business.
  - Concerned customers may be confused and mistakenly use his driveway.
  - Believes the increased traffic in his neighborhood will take away from the residential nature of the area.
  - Fears the applicant would not continue business as proposed if approved and asked that if approval occurs the Planning Commission include restrictions to minimize impact on the neighborhood.

The application was discussed by the Commissioners and focused on:
• Discussed restrictions on hours and maximum days in the week the business should be open to reduce impact on neighboring properties.

• Questioned if approval of the special land use would run with the property if it were to be sold.
  o Staff clarified the approval applies only to the businesses and does not stay with the property upon transfer of ownership.

• Voiced support of local businesses and confirmed the desire to help businesses succeed during challenging times.

There being no further comments, Cousins closed the hearing at 7:35 pm.

**Motion** by Taylor, supported by Chalifoux, 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. No more than one additional employee shall be allowed to work on site at any time.

3. The business shall not be open to the public more than four days in any week.

4. The business shall not be open to the public outside of the hours of 10:00 a.m. – 6:00 p.m.

**Which motion carried unanimously**, as shown by the following roll call:

**AYES:** Cousins, Wilson, Chalifoux, Mesler, Hesselsweet, Reenders, Lemkuil, Taylor, and Kieft.

**NAYES:** None

**ABSENT:** None

**REPORT – SPECIAL LAND USE – HOME-BASED BUSINESS – CLOTHING ALTERATIONS**

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.

C. Special Land Use – Group Day Care Home – Johnson

Cousins opened the hearing at 7:35pm.

Fedewa provided an overview through a memorandum dated November 10th.

The owner and applicant, Deanna Johnson, was present and available to answer questions.

- Has operated a day care for many years.
- The ongoing COVID-19 crises has increased the demand for childcare, so it makes sense to expand the business to a group day care.
- Daughter will be present at home to act as additional employee.

The application was discussed by the Commissioners and focused on:

- Acknowledged the increased need for childcare and appreciative the business is being expanded to assist the community.

There being no further comments, Cousins closed the hearing at 7:38pm.

Motion by Kieft, supported by Reenders, 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.

**Which motion carried unanimously**, as shown by the following roll call:

**AYES:** Cousins, Wilson, Hesselsweet, Lemkuil, Taylor, Chalifoux, Mesler, Kieft, and Reenders.

**NAYES:** None

**ABSENT:** None

**REPORT – SPECIAL LAND USE – GROUP DAYCARE**

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.

VII. NEW BUSINESS

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

Wilson and Mesler recuse themselves because they own property in the notice area.
Fedewa provided an overview through a memorandum dated November 12th.

Clarissa Hoskin, Robb Lamer, and Doug Bell, the project team for American Dunes Golf Club were present and available for questions.

- The proposed hotel would have 16 rooms, including ADA accessible rooms.
  - Standard rooms will be available at the same price point regardless of accessibility.
- Hotel would be open seasonally, staying open for the golf season and holidays, but not open year-round.
- The hotel bar would be open to the public but is primarily intended for hotel guests.
- New location for the hotel was proposed after initial staff comments indicated concern regarding previous location’s proximity to homes in the neighboring development.
  - Maintains the required setbacks.
  - Proposed vegetation and retaining walls to mitigate impact on neighbors.
  - Proposed layout places hotel bar on the side of the building farthest from the residential neighborhood.
  - Would be difficult to move the hotel closer to the main building as it would compromise the Wall of Honor.
  - Open to exploring new locations on site for the hotel.
- Clarified that the maximum occupancy of the hotel as listed in the plans could be reduced to further minimize impact on residential development.
- Explained proposed design has military influence but can be altered to add more variety in design techniques.

The application was discussed by the Commissioners and focused on:

- Discussed the purpose of the building and if it would be open to the public.
- Questioned the maximum capacity of the building.
- Concerns over location of hotel and potential impact on residential neighborhood.
  - Significant concerns the location will negatively impact residents.
- Expressed desire to see more architectural variety used for the building.
  - Suggested steeper pitched roof to better display trademark bear logo.

Wilson and Mesler rejoin the Planning Commission.

VIII. REPORTS
A. Staff Report
   - Update on upcoming projects in the Township
B. Other – None
IX. EXTENDED PUBLIC COMMENTS – None

X. ADJOURNMENT

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

Respectfully submitted,

Cassandra Hoisington
Acting Recording Secretary
To: Grand Haven township 11/30/20
cc: Stacy Fedewa, AICP

My name is James Twa
I live at 15965 Cedar av, Grand Haven
I also own one vacant lot East (next to my home)

It has come to my attention that the vacant parcels: 70-03-26-320-009, 010,012, and 013 next to my home and vacate lot, are up for consideration for a Special land use to build 4 plex units.

I strongly oppose this.

This neighborhood is a quite, low traffic, neighborhood with mostly residential homes. The street has no curbs or drainage, and 4 plexe's would tax the streets and utilities to far. It would also add more traffic then the streets can handle.

The power lines on this street are also in deterioration. They have not been upgraded ever. I had a fire in my trees due to these power lines.
Note: There was a incident reported to the GHT fire department last year.

There is also no sewer hook up available for these 4 plex units. Only septic systems in this neighborhood.

4 plex units would also bring in other problems, such as crime, theft, vandalism.

4 plex units would also bring down the value of my currant home and vacant property considerably.

I am in the process of retaining a loan to build a modest home on my vacant lot. The properties on Cedar st. are designed for modest, small homes (1650 sq ft home)
If you allow this idea of 4 plex homes, my new home (if I choose to build next year) would not be worth doing.

These properties on Cedar st. should remain single family homes as they have been designated.
Sincerely: James J Twa, 15965 Cedar st. Grand Haven,
Dear Ms. Fedewa,

I live next to a duplex across from the purported new duplex development on Cedar Ave.

In the past thirty years this property has gone downhill, it is a neighborhood embarrassment. Too many people and dogs live in that duplex. During the summer months they park on the grass which is now dirt where grass once was. Both front and back yards are a disgrace, they pile leaves in the back yard and let them blow into my back yard.

Trash against the back yard fence, loud music, adults shouting obscenities at children. Cars coming and going day and night, in addition they drive to fast through the neighborhood. They shout at each other from the cars to the house and the constant slamming of doors these people do is insane.

I have to walk my yard and pick up kids toys, plastic bottles, paper etc. before I cut my grass.

I complain about the noise and the condition of this property and not one thing is done to correct this issue. The people I complain to don't have to live next to this awful situation.

One look at the duplex next door would kill any potential sale of my home in the future.

I view a new duplex development as the slum tenements of the future and do not want to see more duplex development in my mostly single family home neighborhood.

Another concern is for the Eagle living in that wooded area and the Radon gas in this area.

In conclusion I for one do not want to see more duplex development and there traffic across from my home.

Sincerely,
Margaret Rogers
15888 Cedar Ave.
Grand Haven, Mi. 49417
Neighbors opposed to new duplex development on Cedar Ave.

Name: Margaret Rogers
Address: 15888 Cedar Ave
   Grand Haven, MI 49417

Name: Deirdre Kurtis
Address: 15280 Cherry St
   Grand Haven, MI 49417

Name: Robert & Kristine Pleace
Address: 15321 Cherry St
   Grand Haven, MI 49417

Name: Richard & Julie Taylor
Address: 15328 Cherry St
   G.H. 49417

Name: De Flahaven
Address: 15333 Cherry
   G.H. 49417

Name: David DeCugno
Address: 15365 Cherry St.

Name: Kathleen Hume
Address: 15369 Cherry St.
   G.H. 49417

Name: Doug A.
Address: 15863 Cedar Ave G.H.

Name: Gary L. Miller
Address: 15779 Cedar St
   G.H.

Name: Louis & Lynne
Address: 15841 Cedar St G.H.

Name: Christine Walker
Address: 15810 Cedar St
   G.H. 49417

Name: Mary Barnett
Address: 15345 Cherry St
   Grand Haven

Name: Lyd Martin
Address: 15340 Cherry St
   G.H.

Name: Kathleen Karpins
Address: 15383 Apple St.
   G.H. 49417
Neighbors opposed to new duplex development on Cedar Ave.

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<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Nicky</td>
<td>15383 Apple St. G.N.</td>
</tr>
<tr>
<td>Joshua Wissenbaugh</td>
<td>15371 Apple St. G.N.</td>
</tr>
<tr>
<td>B. B.</td>
<td>15351 Apple St. G.H.</td>
</tr>
<tr>
<td>A. L.</td>
<td>15360 Apple St. Grand Haven</td>
</tr>
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<th>Name</th>
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PUBLIC NOTICE

RESIDENTS OF GRAND HAVEN CHARTER TOWNSHIP and other interested parties, take notice that the Grand Haven Charter Township Planning Commission will hold a virtual public hearing on Monday, December 7, 2020 at 7:00 p.m. The meeting will be streamed at www.zoom.us/join; Meeting ID: 982 7940 1774, Passcode: 059955.

The purpose of the hearing will be to hear any and all comments regarding a Special Land Use application to build 4 duplexes on vacant lots located on Cedar Avenue and include parcels: 70-03-26-320-009, -010, -012, and -013.

Written comments regarding this special land use application must be received no later than Friday, December 4th. They may be directed to:

Stacey Fedewa, AICP
Community Development Director
Grand Haven Charter Township
13300 168th Avenue
Grand Haven, MI 49417
sfedewa@ght.org

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meeting Act), MCLA 41.72a (2) (3) and the Americans with Disabilities Act (ADA).

The Grand Haven Charter Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the public hearing upon seven (7) days’ notice to the Grand Haven Township.

Individuals with disabilities requiring auxiliary aids or services should contact the Personnel Director, 13300 168th Avenue, Grand Haven, MI 49417. Phone: (616) 842-5988.

A COPY OF THIS NOTICE IS ON FILE IN THE OFFICE OF THE CLERK.

Bill Cousins, Planning Commission Chair
Grand Haven Charter Township

PUBLISH LEGAL AD: November 21, 2020

DEAR MR. COUSINS,

I live at 15376 Cherry St, right on the corner of Cedar and Cherry. My mother has lived here since 1990. There has been issues with the current duplex on Cedar since she moved in, including but not limited to, trash all over the yard that blows...
Around the neighborhood and into my yard. Loud cars at all hours of the day and night. Small children running into the street. Loud drunken parties. The yard is a mess. Groups of young boys, teens hanging in the driveway and the street. Throughout the 28 years my mom lived here she has called the township at least once or twice a year about these problems. While you have generally been helpful, we shouldn't have to contend with this ongoing issue.

I believe it reduces my property value to be so close to this rental duplex, since they don't own the property - there is no up keep or pride of ownership involved here.

If these proposed duplexes are to be rental units - the problems will only increase. If these duplexes are to be sold as homes, I have no issues.

Thank you for your consideration of my opinion and the opportunity to let you know how I feel.

Sincerely

Sue Syverson
15376 Cherry St
616 935 2906.
Nov 30, 2020

Attention: Stacy Fedewa AICP

Re: the properties on Cedar Ave.

Stacey,

My name is Don Portenga and I live at 15833 Cedar Ave. I have lived here for 17 years. I am writing this letter due to the Public Notice information that you sent out last week on the vacant land. You don’t have to go back to far to find Cedar as a dirt road (20 years ago). Ever since then the neighborhood has been changing for the good. Some of the older home have been sold and new families have more in and really improve the real estate with some curb appeal to their properties. There is only one eye sore on Cedar Ave and it is right across from this vacant land and it is a duplex. It seems that every 3 months a new tenant moves and in and never stays long enough to get garbage service. It piles up until we the other residents complain and then it finally get picked up. For some reason the car and people traffic seem very suspicious in and out of this unit. We are all trying to take pride in our properties and it scares us to think there could be four more of these on our street and so close to the now eye sore. New homes, Condos, anything but DUPLEXES. I guarantee all the units will look the same and it will not take long and they will have that duplex look. This is a single family neighborhood and this proposal will destroy that image. It takes a long time to build a community and this is not on our agenda. We look forward to what that vacant land could turn into but not a row of duplexes.

With this letter I am voicing my option that a Special Land Use not be given to produce 4 duplexes.

Sincerely,

Donald Jay Portenga
15833 Cedar Ave.

Cell: 616 843-3970   Email: dportenga@hotmail.com
# Community Development Memo

**DATE:** December 3, 2020  
**TO:** Planning Commission  
**FROM:** Stacey Fedewa, AICP – Community Development Director  
**RE:** Special Land Use – Allen Edwin – 4 Duplexes on Cedar Ave

## 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>Cedar Avenue</td>
<td>70-03-26-320-009</td>
<td>16,000 sqft each</td>
<td>Special Land Use</td>
</tr>
<tr>
<td></td>
<td>70-03-26-320-010</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>70-03-26-320-012</td>
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<td></td>
<td>70-03-26-320-013</td>
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<tr>
<th>Existing Zoning</th>
<th>Existing Land Use</th>
<th>Existing Infrastructure</th>
<th>Existing Site Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-2</td>
<td>Vacant</td>
<td>Municipal Water</td>
<td>None</td>
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<tr>
<td></td>
<td></td>
<td>Paved Road</td>
<td></td>
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<tr>
<th>Master-Planned Zoning</th>
<th>Surrounding Zoning &amp; Land Uses</th>
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<tr>
<td>Direction</td>
<td>Zoning</td>
</tr>
<tr>
<td>N</td>
<td>R-1</td>
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<tr>
<td>S</td>
<td>R-2</td>
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<td></td>
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</tr>
<tr>
<td>E</td>
<td>R-2</td>
</tr>
<tr>
<td>W</td>
<td>R-2</td>
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## BACKGROUND

Allen Edwin currently has a purchase agreement on four lots located on Cedar Avenue. The seller has 5 parcels, but the center lot (-011) has an existing garage, so Allen Edwin chose not to purchase. The properties are zoned R-2, which allow two-family dwellings as a special land use.

Recall, Allen Edwin was also approved to build a 4-plex unit on Clovernook earlier this year too. The proposed duplexes are the same unit type of 1,210 sqft each with an attached two-stall garage.
SPECIAL LAND USE REQUIREMENTS

Section 12.04 – Special Land Use Criteria

Two-family dwellings are only subject to the Special Land Use Criteria and do not contain separate and distinct regulations like a gas station would.

<table>
<thead>
<tr>
<th>Criterion</th>
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<tr>
<td>The proposed use shall be consistent with and promote the intent and purpose of this Ordinance.</td>
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<tr>
<td>The proposed use shall be of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the zoning district in which it is located, as well as any adjacent zoning districts.</td>
</tr>
<tr>
<td>The proposed use shall not have a substantially detrimental effect upon, nor substantially impair the value of, neighboring property.</td>
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<td>The proposed use shall be reasonably compatible with the natural environment of the subject premises and surrounding area.</td>
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<tr>
<td>The proposed use shall not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.</td>
</tr>
<tr>
<td>The proposed use shall not interfere, with or unduly burden, the water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services, nor shall the Township bear unreasonable costs to improve infrastructure to serve the proposed use.</td>
</tr>
<tr>
<td>Traffic and assembly of people relating to the use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood.</td>
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<tr>
<td>The proposed use shall be consistent with the health, safety, and welfare of the Township.</td>
</tr>
<tr>
<td>The proposed use shall be such that traffic to, from, and on the premises and the assembly of persons relating 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.</td>
</tr>
<tr>
<td>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.</td>
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Staff Thoughts

The various correspondences are stereotyping a type of housing unit solely based on their limited experience with a singular property in the neighborhood. Staff can confirm the duplex that are the subject of complaints do have regular enforcement actions.

The problems experienced by the neighbors are a result of the property owner and tenant selection. Under no circumstances does that singular experience translate to the housing type creating crime,
destroying neighborhoods, devaluing properties, along with the other catastrophized statements within the correspondence.

Without question, staff can wholeheartedly confirm—the occupant of a dwelling determines whether the property and home will be well kept and cared for—the vast majority of code enforcement cases for junk and rubbish come from owner-occupied single family homes.

Relatively speaking, there are very few complaints on multi-family properties within the Township as compared to single family.
SAMPLE MOTIONS

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

**Motion to approve** the Allen Edwin Special Land Use application to construct four two-family dwellings on Cedar Avenue based on it meeting the requirements 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 does not meet the applicable standards, the following motion can be offered:

**Motion to deny** the Allen Edwin Special Land Use application, 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 revisions are necessary, the following motion can be offered:

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

1. *List the revisions.*

Please contact me prior to the meeting with questions or concerns.

REPORT (TO BE USED WITH A MOTION FOR APPROVAL)

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 over crowd 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.

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.
# SPECIAL LAND USE APPLICATION

<table>
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<tr>
<th>Application Type</th>
<th>Fee</th>
<th>Escrow*</th>
<th>Utility Escrow**</th>
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<tr>
<td>Overlay Zone</td>
<td>$500</td>
<td>$1,000</td>
<td>Main Extension</td>
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<tr>
<td>Regular</td>
<td>$400</td>
<td>$1,000</td>
<td>Lift Station</td>
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<tr>
<td>Amendment</td>
<td>$250</td>
<td>$500</td>
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Procedural information is included with this application. The remaining provisions can be found at [www.ght.org/zoning](http://www.ght.org/zoning).

## Applicant Information
Name: Westview Capital, LLC (Mike West)
Phone: (269) 365-8548
Address: 795 Clyde Court SW, Byron Center, MI 49315
Email: mkwest@allenedwin.com

## Owner Information (If different from applicant)
Name: Uganski, Real Estate, LLC (Kelly Uganski)
Phone: (616) 802-1143
Email: 
Address: 179992 N Freistport Road, Spring Lake, MI 49456

## Property Information
- **Address/Location**: Lots 37, 38, 402, 91 Reedy Subdivision (Tebo Ave)
- **Parcel Number**: 70-03-26-320-013-012
- **Size (acres)**: 16,000 ft² (each lot)
- **Current Zoning**: R-2
- Master-Planned Zoning

## Description of Proposed Use/Request (attach additional pages as needed)
Two-family dwelling on each lot (see attached)

**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: ____________________________ Date: 11-6-20

* 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 __________
Special Land Use/Site Plan Narrative
Rezny Subdivision (Lots 37, 38, 40, 41)
Cedar Avenue
November 6, 2020

Project Overview

The subject site is zoned and involves four vacant lots (Lots 37, 38, 40 and 41) located within the Rezny Subdivision, along the north side of Cedar Avenue. The objective of this narrative is to provide supplemental information to the special land use/site plan application and demonstrate that the proposed use is consistent and compatible with applicable ordinance requirements and suitable and beneficial to Grand Haven Township.

Building Elements

The attached special land use/site plan application proposes construction of four, ranch style two-family attached residential buildings (one two-family dwelling on each lot). Each two-family attached building will be served with municipal water, private septic system, electric, natural gas, and high-speed internet. Each individual dwelling unit will contain the following features:

- Approximately 1,200 square feet of living space in a ranch style home
- 2 bedrooms
- Attached 2 stall private garage
- Shared private driveways with capacity for four additional vehicles (6 vehicles total per dwelling unit)
- Each dwelling unit will be served with a private entry
- Each dwelling unit will be provided a concrete patio, decks are not proposed
- The architecture of the buildings includes variations and attractive upgrades to increase visual appeal

A site evaluation by the Ottawa County Health Department has indicated the site is suitable for a conventional sewage disposal system.

Site Elements

The site plan incorporates the requirements of the Zoning Ordinance to provide quality housing in the Township.

- Each two-family attached building will be situated on a 16,000 square foot lot and accessed by a shared driveway as depicted on the site plan.
- Existing trees and associated vegetation along the perimeter of each lot will be preserved to the greatest extent possible. Supplemental trees conforming to Zoning Ordinance requirements will be planted, where necessary, in order to satisfy minimum planting requirements (29 trees per lot).
- Foundation plantings are also proposed with species conforming to the Zoning Ordinance.
- Building exteriors, landscaping and lawns will be managed by a professional property management company.
- Residents will be permitted to place attractive and well maintain outdoor furniture and temporary planters on the concrete patios. Residents will not be permitted to make improvements outside of the units.
- Soil erosion and sedimentation control best practices will be utilized during the construction process

**Special Land Use Criteria**

The development proposal satisfies the standards for issuance of a Special Land Use Permit:

(A) *The proposed use shall be consistent with, and promote the, intent and purpose of this Ordinance.*

Construction of two-family dwellings on these four vacant lots is consistent with and promotes the intent and purpose of the Grand Haven Township Zoning Ordinance in the following regards: (A) Protect the property rights of Township residents from negative externalities and encroachments by neighboring uses. (D) Develop housing for Township residents in a wide variety of types, designs, and price points. (H) Implement the orderly development of the Township by assuring adequate sites for industry, commerce, residences, institutions, recreation, preservation, agriculture, and other land uses. (I) Preserve and protect public health, safety, and welfare.

(B) *The proposed use shall be of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the zoning district in which it is located, as well as any adjacent zoning districts.*

The location, size, density and character of the proposed two-family dwellings is compatible with adjacent land uses and represents orderly development within the R-2 district. The Grand Haven Township Zoning Ordinance states, in part, that the R-2 district is designed to encourage an environment of single-family dwellings, together with other residentially related facilities and activities to serve the residents in the Township. Densities in the R-2 district are intended be higher than in R-1, while maintaining a single-family neighborhood character. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, municipal water, and, if available, sanitary sewer.

(C) *The proposed use shall not have a substantially detrimental effect upon, nor substantially impair the value of, neighboring property.*

Construction of two-family attached residential buildings on these four vacant lots will not have a substantially detrimental effect upon, nor substantially impair, the value of neighboring property.

(D) *The proposed use shall be reasonably compatible with the natural environment of the subject premises and surrounding area.*

The proposed two-family dwellings will be reasonably compatible with the natural environment of the subject premises and surrounding area.

(E) *The proposed use shall not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.*

Each two-family dwelling will meet all R-2 ordinance requirements in regards to size, height, density and lot coverage, etc. and will not unduly interfere with the provision of adequate light and air, and will not overcrowd land or cause severe population concentration.
(F) The proposed use shall not interfere, with or unduly burden, the water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services, nor shall the Township bear unreasonable costs to improve infrastructure to serve the proposed use.

Construction of the two-family attached residential buildings will not interfere with or unduly burden water supply facilities, sewage collection/disposal systems, parks and recreational facilities and other public services, nor will the development bear unreasonable costs upon the Township to improve infrastructure to serve the proposed use. Each two-family dwelling will be served by municipal water and a private on-site septic system.

(G) Traffic and assembly of people relating to the use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood.

Traffic generation and assembly of people from the two-family dwellings will be consistent with and similar to other nearby residential dwellings, and will not be hazardous, inconvenient or unduly conflict with the normal traffic of the neighborhood.

(H) The proposed use shall be consistent with the health, safety, and welfare of the Township.

Construction of a two-family attached residential building on these four vacant R-2 zoned lots is consistent with the general health, safety and welfare of the Township.

(I) The proposed use shall be such that traffic to, from, and on the premises and the assembly of persons relating 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.

See Special Land Use Criteria (G) above. Additionally, sidewalks are not present with this existing neighborhood along Cedar Drive, Cherry Street, Apple Street or 160th Avenue. The proposed two-family dwellings are afforded safe and convenient access to Mercury Drive, and other main thoroughfares, through the existing local residential street network (Cedar Drive, Cherry Street, Apple Street and 160th Avenue).

(J) 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.

Not Applicable
ZONING CHARACTERISTICS

SECTION A: REQUIREMENTS
1. MIN 4 UNIT LOT SIZE: 13,000 SF
2. MIN LOT WIDTH: 80’
3. FRONT SETBACK: 50’
4. SIDE SETBACK: 10’
5. REAR SETBACK: 50’
6. ALLOWABLE DENSITY: 2 UNITS
7. MAX. IMPERVIOUS SURFACE: 40% OF 16,000 SF = 6,400 SF

SECTION B: PROPOSAL
1. LOT SIZE: 16,000 SF (EA)
2. LOT WIDTH: 80’
3. FRONT SETBACK: 50’
4. SIDE SETBACK: 10’
5. REAR SETBACK: 50’
6. PROPOSED DENSITY: 2 UNITS
7. IMPERVIOUS SURFACE: 5,300 SF
LANDSCAPE CHARACTERISTICS

SECTION A: REQUIREMENTS
1. MIN 1 TREE / 500 SF NOT PAVED
2. NATIVE GRASS TURF
3. PLANT ONLY APPROVED NATIVE SPECIES

SECTION B: PROPOSAL
1. 16,000 SF TOTAL LOT AREA
   1,590 SF PAVEMENT NET:
   14,410 SF = 29 TREES REQ’D
   PRESERVE TREES TO MAX EXTENT POSSIBLE – MIN 29 TREES
2. GRASS TO BE NATIVE SPECIES
3. ALL PLANTINGS TO BE NATIVE SPECIES COMPLIANT WITH ZO SECTION 3.02

- 1 GAL. NEW JERSEY TEA
- 1 GAL. BIG BLUESTEM
- 1 GAL. ARBOR VITAE
It is the contractor's responsibility to verify all details and dimensions.
All work shall be performed in accordance with all applicable national, state, and local codes and regulations.
All dimensions are to rough frame of studs or to the outside of masonry.
All footings to be below frost line and must rest on undisturbed soil capable of handling the building.
All penetrations are to be sealed in accordance with state and local codes.
GRADE: 1st FLOOR F. F.
1st FLOOR CEILING
GRADE: TOP OF WINDOW
6'-10 7/8"
4 3/16" HEEL HT.
1 PC 3 1/2" VINYL CORNER TRIM (TYP)
4" HORIZONTAL VINYL SIDING
ALUM. FASCIA & VINYL SOFFIT

REAR ELEVATION

SCALE: 3/16"=1'-0"
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"
1. REBAR FOOTING: SEE DETAIL
   WALL: SEE DETAIL
2. PROVIDE 1/2" Ø x 10" LG. STL ACNCHOR BOLT
   w/ STL NUTE & WASHERS @ 4'-0" O.C. (MAX.)
   12 (MAX) FROM EACH OTHER CORNER, BOLTS TO
   BE CENTERED IN PLATE (SEE FIRST FLOOR
   PLATE LAYOUT FOR PLATE SIZE)
3. TOP OF WALL FOOTINGS, COLUMN FOOTINGS
   & SLAB FOOTINGS TO BE SAME ELEVATION
   UNLESS OTHERWISE NOTED.
4. FOUNDATION WALL TO BE 8'-0"
   UNLESS NOTED OTHERWISE.
5. MAX. SILL HT. FOR BASEMENT EGRESS WINDOW
   ABOVE CONC. FLOOR IS 44" PER CODE (TYP.)

GENERAL FOUNDATION NOTES:

GARAGE
4" CONCRETE SLAB
ON GRANULAR FILL

FD
W.H.
9'-10"
20'-4"
20'-0"
9'-10"
1'-4"
37'-8"
1'-4"
20'-2"
1'-4"
18'-8"
1'-4"
29'-1"
19'-11 1/2"
4" Ø PVC PIPE
(RADON REDUCTION SYSTEM)
UNDER CONC. FLOOR @
BASEMENT PERIMETER
IF REQUIRED

MONOSLAB
16'-3'' M.O. FOR GARAGE
DOOR, DEPRESS 8''
BELOW TOP OF FOUND.
3 1/2" CONCRETE SLAB ON
6 MIL. VAPOR BARRIER IF REQ'D
ON 4" MIN. GRANULAR FILL

TOP OF GARAGE FLOOR TO BE
2" BELOW TOP OF FOUNDATION
WALL AT REAR OF GARAGE.

TOP OF GARAGE FLOOR TO BE
4" BELOW TOP OF FOUNDATION
WALL AT OVERHEAD DOOR.

PORCH
7'-1"
7'-3"
9'-10"
14'-0 1/2"
23'-9 1/4"
13'-8"
15'-3 1/16"
2'-5 7/16"
5'-6 9/16"
16"x16" FOOTING
W/ MONO SLAB EZ FORMS

19'-11 1/2"
W.H.
WASH DRY
10'-7"
35'-5 1/2"
2'-0 1/2"
16'-3" M.O. FOR GARAGE
DOOR, DEPRESS 8''
BELOW TOP OF FOUND.

4" CONCRETE SLAB
ON GRANULAR FILL

2'-7"
26'-0"
36'-0"
64'-0"
GREAT ROOM
APPROX GRADE

MUD ROOM
APPROX GRADE

ATTIC
BLOWN-IN R-38 INSULATION
2x6 P.T. SILL PLATE
ON SILL SEALER
INSUL. BAFFLES
3 1/2" POURED CONC.
FLOOR w/.6 MILL VAPOR BARRIER IF REQ'D
1/2" DRYWALL
ATTIC
ANCHOR STRAP
7/16" OSB ROOF SHEATHING w/H-CLIPS
SIMPSON HURRICANE STRAPS (#H2.5A)
2X6 SUB FACIA
ALUM. FASCIA
VENTED VINYL SOFFIT
ASPHALT SHINGLES
MANUF ROOF TRUSSES @ 24" O.C.
15# ROOFING FELT
ICE & WATER SHEILD @ EAVES AND VALLEYS
9'-1 1/8"
HORIZ. VINYL SIDING
AIR BARRIER (HOUSE WRAP)
7/16" OSB SHEATHING
2x6 STUDS @ 16" O.C.
R-19 CRAFT FACE BATT INSULATION
2x6 PLATE

SEE ATTACHED EZ FORM FOOTING DETAILS

SECTION A-A
SCALE: 1/4"=1'-0"
FIRE SEPARATION WALL SECTION

BASEMENT FOUNDATION

SCALE= 1/4" = 1'-0"
6" AZEK COLUMN

- **6" AZEK COLUMN**
  - 2x6 SUB FASCIA
  - 2x4 CLEAT
  - ATTACHED TO BEAM TO SUPPORT COLUMN
  - 4x4 POST BUILT UP TO 6x6 WRAPPED 1x6 "AZEK" TRIM (TYP)
  - TREATED 2x4 CLEAT
  - ATTACHED TO CONCRETE PORCH
  - Grade
  - CONC. PORCH STEP
  - TOP OF CONC. PORCH PIER
  - 3" CONC. PORCH ON PORCH PIERS
  - 2-2x6 BEAM
  - 2x6 BEAM
  - 2x6 SOFFIT NAILER
  - ALUM. FASCIA & VINYL SOFFIT
  - 2X4 CLEAT
  - ATTACHED TO BEAM TO SUPPORT COLUMN
  - 3" CONC. PORCH ON PORCH PIERS
  - 1x6 "AZEK" TRIM (TYP)
  - 4x4 POST BUILT UP TO 6x6 WRAPPED 1x6 "AZEK" TRIM (TYP)
BULKHEAD

SCALE: 1/2"=1'-0"

BULKHEAD AGAINST WALL

SCALE: 1/2"=1'-0"

DROPPED CEILING

SCALE: 1/2"=1'-0"
NARROW WALL FRAMING
DETAIL - rev. 2
METHOD PPH:PORTAL FRAME WITH HOLD DOWNS
FIGURE R602.10.3.3

Cont. 8" Conc. Foundation

\[ \text{GRADE:} \]

\[ \text{MIN. 3"X11.25" HEADER} \]

\[ \text{Dbl 2x4 Top Plate} \]

\[ \text{O.S.B. Joint} \]

\[ \text{UL Garage Beam} \]

\[ \text{Fasten Top Plate To Header With Two} \]
\[ \text{Rows Of 16D Sinker Nails At 3" O.C. Typ.} \]

\[ \text{Fasten OSB to Hdr. and framing} \]
\[ \text{In 3" O.C. grid pattern (Typ.)} \]

\[ \text{MSTA49 Simpson Tie Down Strap} \]
\[ \text{Opposite side of sheathing} \]

\[ \text{PER RUN} \]

\[ \text{STHD14 Simpson Tie Down Strap} \]
\[ \text{PER RUN} \]

\[ \text{INSTALL OVER SHEATHING INTO FRAMING} \]
\[ \text{INSTALL AS SHOWN} \]

\[ \text{INSTALL OVER SHEATHING INTO FRAMING} \]

\[ \text{PER RUN} \]

\[ \text{INSTALL 6" OUT OF WALL} \]

\[ \text{2- 5/8" x 16" Anchor Bolts} \]
\[ \text{Per Section R602.10.3.3} \]

\[ \text{2- 2x4 Jack Studs} \]
\[ \text{1- 2x6 Treated Jamb} \]

\[ \text{4x8 7/16" O.S.B} \]
\[ \text{Wall Sheathing} \]

\[ \text{MIN. 3"X11.25" HEADER} \]

\[ \text{2- 2x4 Studs} \]
\[ \text{1- 2x6 Treated Jamb} \]

\[ \text{4x8 7/16" O.S.B} \]
\[ \text{Wall Sheathing} \]

\[ \text{MSTA49 Simpson Tie Down Strap} \]
\[ \text{Opposite side of sheathing} \]

\[ \text{STHD14 Simpson Tie Down Strap} \]
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\[ \text{INSTALL OVER SHEATHING INTO FRAMING} \]

\[ \text{INSTALL AS SHOWN} \]

\[ \text{INSTALL OVER SHEATHING INTO FRAMING} \]

\[ \text{PER RUN} \]

\[ \text{INSTALL 6" OUT OF WALL} \]

\[ \text{Cont. 8" Conc. Foundation} \]
# Construction & SESC Sequence and Schedule

Vacant Land - Rezny Subdivision

<table>
<thead>
<tr>
<th>Activity</th>
<th>MAR</th>
<th>APR</th>
<th>MAY</th>
<th>JUNE</th>
<th>JULY</th>
<th>AUG</th>
<th>SEP</th>
<th>OCT</th>
<th>NOV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintain Silt Fence &amp; Temp Controls</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Acquire Building Permit</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clear Site and Stump Grind</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Construction</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Final Grades</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permanent Stabilization Efforts (Hydroseed)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Remove Silt Fence and Temp Controls</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
Incandescent

**P5723-71**

*Brookside*

Get inspired with vintage undertones reminiscent of early 20th century train depots. This indoor-outdoor lantern is aluminum with a textured Gilded Iron finish. One-Light 12” wall lantern.

- Inspired by vintage light fixtures found in early 20th century train stations.
- Aluminum with a textured Gilded Iron finish.
- Double arm attachment for stability.

**Category:** Outdoor  
**Finish:** Gilded Iron (painted)  
**Construction:** Aluminum Construction

<table>
<thead>
<tr>
<th>MOUNTING</th>
<th>ELECTRICAL</th>
<th>LAMPPING</th>
<th>ADDITIONAL INFORMATION</th>
</tr>
</thead>
</table>
| Wall mounted  
Mounting strap for outlet box included  
Back plate covers a standard 4" octagonal recessed outlet box  
4.8125" W., 1.1875" ht., 4.8125" depth | Pre-wired  
6" of wire supplied  
120 V | Quantity:  
One 100w max. Medium Base E26 base ceramic socket | cCSAus Wet location listed  
1 year warranty |

Width: 12”  
Height: 12-3/8”  
Depth: 13-1/8”  
H/CTR: 6-7/8”
Septic Semi-Public NEW/REPAIR

Permanent Parcel #

CEDAR AVE GRAND HAVEN GRAND HAVEN TOWNSHIP
CONSTRUCTION PERMIT AND PLAN OF SEWAGE DISPOSAL SYSTEM

Water: Supply: Municipal Township: GRAND HAVEN TOWNSHIP Permanent Parcel #: 70-03-26-320-009
Location: 0 CEDAR AVE Lot: 41 Plat: REZNY SUB NO 1

Building Type: Duplex Total Bedrooms: 4 Total Sqft: 2420 Apartment Units: 2

<table>
<thead>
<tr>
<th>Basis for requirements:</th>
<th>Sewage Lift:</th>
<th>Garbage Disposal:</th>
<th>Large Capacity Tub:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duplex w. 4 bedrooms and 2420 Sq. Ft. total.</td>
<td>☐ Yes ☒ No</td>
<td>☐ Yes ☒ No</td>
<td>☐ Yes ☒ No</td>
</tr>
<tr>
<td>Drainfield = 800 Sq. Ft.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two Tanks, 1020g each</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Owner/Builder: Builder - Westview Capital, LLC Email: ckohane@allenedwin.com
Telephone: 616-878-1748 Address: 795 Clyde Ct SW, Byron Center, MI 49315

SOIL EVALUATION:
0-10" Sandy Loam Topsoil, Brown
10-24" Medium/Fine Sand, Brown
24-45" Medium/Coarse Sand, Brown
45-90" Medium/Fine Sand, Brown
90-111" Fine Sand, Light Brown
(Should soil or site conditions differ from those indicated on this permit, contact this department immediately.)

CONSTRUCTION REQUIREMENTS:
Number of SEPTIC TANK(S):
1st Tank: 1000 Gallons 2nd Tank: 1000 Gallons

☐ Drainfield Total Bottom Area: 800 sqft
☐ Remove topsoil from under absorption system & berm area
☐ Install an Effluent Filter if desired

Floor drains shall not be connected to this sewage disposal system.

GRADE REQUIREMENTS:
Seasonal High Water Table: >63”
Bottom of Drainfield: 3’ BELOW grade
Grade Elevations from: SB1

ADDITIONAL COMMENTS:
- See attached GIS site plan dated 11/2/2020.
- See reverse side of permit for additional requirements.
- Place septic tanks to allow for proposed deck areas.
- Maintain all isolation distances.
- Maintain equal reserve area.
- Contact this department if there are any questions or suggested changes.
- Please call 616-393-5645 to schedule final inspection (24 hours in advance) and have parcel number available.

Sanitarian: Ryan McCarthy
Date Issued: 11/2/2020

THIS PERMIT EXPIRES TWO (2) YEARS FROM THE DATE OF ISSUANCE

NOTE: Since many factors contribute to the failure of a sewage disposal system, this department cannot guarantee any length of service from the sewage disposal system required by this permit.
**MINIMUM ISOLATION REQUIREMENTS (IN FEET) FOR SEWAGE DISPOSAL SYSTEMS SERVING SINGLE & TWO FAMILY DWELLINGS**

*Municipal water line isolation requirements are not enforced by Ottawa County Environmental Health.*

<table>
<thead>
<tr>
<th>DISTANCE TO:</th>
<th>SEWER LINE</th>
<th>SEPTIC TANK</th>
<th>ABSORPTION SYSTEM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Line</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Basement Wall</td>
<td>**</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Foundations/Support Walls</td>
<td>**</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Waterproof Retaining Wall</td>
<td>**</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Private Water Supply Well</td>
<td>10</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Type Ilb &amp; Ilc Water Supply Well</td>
<td>75</td>
<td>75</td>
<td>75</td>
</tr>
<tr>
<td>Type I &amp; Ila Water Supply Well</td>
<td>200</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>*Potable Well Water Line</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Footing &amp; Tile Drains</td>
<td>5</td>
<td>10</td>
<td>15</td>
</tr>
<tr>
<td>Stabilized Slopes &amp; Drop Offs</td>
<td>5</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Drainage Ditch (Intermittent Flow)</td>
<td>**</td>
<td>15</td>
<td>25</td>
</tr>
<tr>
<td>Swimming Pools</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Surface Water</td>
<td>10</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Other Sewage Disposal Systems</td>
<td>**</td>
<td>**</td>
<td>5</td>
</tr>
</tbody>
</table>

**ABSORPTION BED CONSTRUCTION REQUIREMENTS**

<table>
<thead>
<tr>
<th></th>
<th>Maximum</th>
<th>Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth of stone under distribution conduit</td>
<td>**</td>
<td>6 in.</td>
</tr>
<tr>
<td>Depth of stone over distribution conduit</td>
<td>**</td>
<td>2 in.</td>
</tr>
<tr>
<td>Distance between bottom of stone bed and high ground water elevation</td>
<td>**</td>
<td>2 ft.</td>
</tr>
<tr>
<td>Size of stone</td>
<td>2 in.</td>
<td>¾ in.</td>
</tr>
<tr>
<td>Size of delivery conduit from tank to bed</td>
<td>**</td>
<td>4 in.</td>
</tr>
<tr>
<td>Size of gravity distribution conduit</td>
<td>**</td>
<td>4 in.</td>
</tr>
<tr>
<td>Size of pressurized distribution conduit</td>
<td>**</td>
<td>1 in.</td>
</tr>
<tr>
<td>Ratio of bed area to distribution conduit</td>
<td>**</td>
<td>4:1</td>
</tr>
<tr>
<td>Distance between distribution conduit lines</td>
<td>4 ft.</td>
<td>**</td>
</tr>
<tr>
<td>Distance between edge of bed and conduit</td>
<td>2 ft.</td>
<td>1 ft.</td>
</tr>
<tr>
<td>Slope of absorption bed and conduit lines</td>
<td>4 in./100 ft.</td>
<td>Level</td>
</tr>
<tr>
<td>Distance between final grade and top of stone</td>
<td>3 ft.</td>
<td>6 in.</td>
</tr>
<tr>
<td>Length of distribution conduit from header</td>
<td>100 ft.</td>
<td>**</td>
</tr>
</tbody>
</table>

**ABSORPTION TRENCH CONSTRUCTION**

NOTE: Absorption trench construction requirements are the same as absorption bed construction requirements with the following additions:

<table>
<thead>
<tr>
<th></th>
<th>Maximum</th>
<th>Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width of trenches</td>
<td>3 ft.</td>
<td>1 ft.</td>
</tr>
<tr>
<td>Distance of undisturbed soil between trench sidewalls</td>
<td>**</td>
<td>4 ft.</td>
</tr>
<tr>
<td>Number of distribution conduit lines per trench</td>
<td>**</td>
<td>1</td>
</tr>
<tr>
<td>Length of absorption trench from header</td>
<td>100 ft.</td>
<td>**</td>
</tr>
</tbody>
</table>

**BLOCK TRENCH & PRE-CAST OR MOLDED SEEPA GE UNITS CONSTRUCTION REQUIREMENTS**

<table>
<thead>
<tr>
<th></th>
<th>Maximum</th>
<th>Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance between bottom of pre-cast unit or block trench to high ground water elevation</td>
<td>**</td>
<td>2 ft.</td>
</tr>
<tr>
<td>Distance of undisturbed soil between unit sidewalls</td>
<td>**</td>
<td>6 ft.</td>
</tr>
<tr>
<td>Distance between pre-cast units (end to end)</td>
<td>3 ft.</td>
<td>**</td>
</tr>
<tr>
<td>Size of delivery and connector conduit between units</td>
<td>**</td>
<td>4 in.</td>
</tr>
<tr>
<td>Sidewall working depth (top of inlet/outlet to bottom of seepage unit or trench)</td>
<td>4 ft.</td>
<td>2 ft.</td>
</tr>
<tr>
<td>Distance between final grade &amp; top of unit</td>
<td>3 ft.</td>
<td>6 in.</td>
</tr>
<tr>
<td>Width of excavated trench containing units</td>
<td>8 ft.</td>
<td>3 ft.</td>
</tr>
<tr>
<td>Width of stone between excavated wall and unit (unless gravel-less units)</td>
<td>2 ft.</td>
<td>1 ft.</td>
</tr>
<tr>
<td>Depth of stone surrounding units</td>
<td>**</td>
<td>top of inlet</td>
</tr>
</tbody>
</table>
Septic Semi-Public NEW/REPAIR

Permanent Parcel #

70-03-26-320-010

CEDAR AVE GRAND HAVEN GRAND HAVEN TOWNSHIP
**CONSTRUCTION PERMIT AND PLAN OF SEWAGE DISPOSAL SYSTEM**

**Water Supply:** Municipal

**Township:** GRAND HAVEN TOWNSHIP

**Permanent Parcel #:** 70-03-26-320-010

**Location:** 0 CEDAR AVE

**Lot:** 40

**Plat:** REZNY SUB NO 1

**Building Type:** Duplex

**Total Bedrooms:** 4

**Total Sqft:** 2420

**Apartment Units:** 2

---

**Basis for requirements:**
- Duplex w. 4 bedrooms and 2420 Sq. Ft. total.
- Drainfield = 800 Sq. Ft.
- Two Tanks, 1000g each

---

**Owner/Builder:** Builder - Westview Capital, LLC

**Email:** ckohane@allenedwin.com

**Telephone:** 616-878-1748

**Address:** 795 Clyde Ct SW, Byron Center, MI 49315

---

**SOIL EVALUATION:**
- 0-10" Sandy Loam Topsoil, Brown
- 10-24" Medium/Fine Sand, Brown
- 24-45" Medium/Coarse Sand, Brown
- 45-90" Medium/Fine Sand, Brown
- 90-111" Fine Sand, Light Brown

(Should soil or site conditions differ from those indicated on this permit, contact this department immediately.)

---

**GRADE REQUIREMENTS:**
- Seasonal High Water Table: >111”
- Bottom of Drainfield: 3’ BELOW grade
- Grade Elevations from: SB2

---

**CONSTRUCTION REQUIREMENTS:**
- Number of SEPTIC TANK(S):
  - 1st Tank: 1000 Gallons
  - 2nd Tank: 1000 Gallons

- Drainfield
- Total Bottom Area: 800 sqft
- Remove topsoil from under absorption system & berm area
- Install an Effluent Filter if desired

*Floor drains shall not be connected to this sewage disposal system*

---

**ADDITIONAL COMMENTS:**
- See attached GIS site plan dated 11/2/2020.
- See reverse side of permit for additional requirements.
- Place septic tanks to allow for proposed deck areas.
- Maintain all isolation distances.
- Maintain equal reserve area.
- Contact this department if there are any questions or suggested changes.
- Please call 616-393-5645 to schedule final inspection (24 hours in advance) and have parcel number available.

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**Sanitarian:**

**Date Issued:** 11/2/2020

**Ryan McCarthy**

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**THIS PERMIT EXPIRES TWO (2) YEARS FROM THE DATE OF ISSUANCE**

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</tr>
<tr>
<td>Type I, II &amp; III Water Supply Well</td>
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<td>75</td>
<td>75</td>
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ABSORPTION BED CONSTRUCTION REQUIREMENTS

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<tr>
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<td>**</td>
<td>1 in.</td>
</tr>
<tr>
<td>Ratio of bed area to distribution conduit</td>
<td>**</td>
<td>4:1</td>
</tr>
<tr>
<td>Distance between distribution conduit lines</td>
<td>4 ft.</td>
<td>**</td>
</tr>
<tr>
<td>Distance between edge of bed and conduit</td>
<td>2 ft.</td>
<td>1 ft.</td>
</tr>
<tr>
<td>Slope of absorption bed and conduit lines</td>
<td>4 in./100 ft.</td>
<td>Level</td>
</tr>
<tr>
<td>Distance between final grade and top of stone</td>
<td>3 ft.</td>
<td>6 in.</td>
</tr>
<tr>
<td>Length of distribution conduit from header</td>
<td>100 ft.</td>
<td>**</td>
</tr>
</tbody>
</table>

ABSORPTION TRENCH CONSTRUCTION

NOTE: Absorption trench construction requirements are the same as absorption bed construction requirements with the following additions:

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</tr>
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<td>100 ft.</td>
<td>**</td>
</tr>
</tbody>
</table>
Septic Semi-Public NEW/REPAIR

Permanent Parcel #

70-03-26-320-012

CEDAR AVE GRAND HAVEN GRAND HAVEN TOWNSHIP
CONSTRUCTION PERMIT AND PLAN OF SEWAGE DISPOSAL SYSTEM

**Water Supply:** Municipal Township: GRAND HAVEN TOWNSHIP  Permanent Parcel #: 70-03-26-320-012

**Location:** 0 CEDAR AVE  Lot: 38  Plat: REZNY SUB NO 1

**Building Type:** Duplex  **Total Bedrooms:** 4  **Total Sqft:** 2420  **Apartment Units:** 2

- **Basis for requirements:**
  - Duplex w/ 4 bedrooms and 2420 Sq. Ft. total.
  - Drainfield = 800 Sq. Ft.
  - Two Tanks, 1000g esch

| Sewage Lift: | □ Yes  ☒ No |
| Garbage Disposal: | □ Yes  ☒ No |
| Large Capacity Tub: | □ Yes  ☒ No |

**Owner/Builder:** Builder - Westview Capital, LLC  **Email:** ckohane@ailenedwin.com

**Telephone:** 616-878-1748  **Address:** 795 Clyde Ct SW, Byron Center, MI 49315

### SOIL EVALUATION:

- **0-10” Sandy Loam Topsoil, Brown**
- **10-22” Medium/Fine Sand, Brown**
- **22-55” Medium/Coarse Sand, Brown**
- **55-111” Medium/Fine Sand, Light Brown**

(Should soil or site conditions differ from those indicated on this permit, contact this department immediately.)

### CONSTRUCTION REQUIREMENTS:

- **Number of SEPTIC TANK(S):**
  - 1st Tank: 1000 Gallons  
  - 2nd Tank: 1000 Gallons

- ☒ Drainfield  
- Total Bottom Area: 800 sqft

- ☒ Remove topsoil from under absorption system & berm area

- ☒ Install an Effluent Filter if desired

*Floor drains shall not be connected to this sewage disposal system.*

**Sanitarian:**  
Ryan McCarthy  
**Date Issued:** 11/2/2020

### GRADE REQUIREMENTS:

- **Seasonal High Water Table:** >63”
- **Bottom of Drainfield:** 3' BELOW grade
- **Grade Elevations from:** 583

### ADDITIONAL COMMENTS:

- See attached GIS site plan dated 11/2/2020.
- See reverse side of permit for additional requirements.
- Place septic tanks to allow for proposed deck areas.
- Maintain all isolation distances.
- Maintain equal reserve area.
- Contact this department if there are any questions or suggested changes.
- Please call 616-393-5645 to schedule final inspection (24 hours in advance) and have parcel number available.

**THIS PERMIT EXPIRES TWO (2) YEARS FROM THE DATE OF ISSUANCE**

*NOTE: Since many factors contribute to the failure of a sewage disposal system, this department cannot guarantee any length of service from the sewage disposal system required by this permit.*
MINIMUM ISOLATION REQUIREMENTS (IN FEET) FOR SEWAGE DISPOSAL SYSTEMS SERVING SINGLE & TWO FAMILY DWELLINGS
*Municipal water line isolation requirements are not enforced by Ottawa County Environmental Health.

<table>
<thead>
<tr>
<th>DISTANCE TO:</th>
<th>SEWER LINE</th>
<th>SEPTIC TANK</th>
<th>ABSORPTION SYSTEM</th>
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</thead>
<tbody>
<tr>
<td>Property Line</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Basement Wall</td>
<td>**</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Foundations/Support Walls</td>
<td>**</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Waterproof Retaining Wall</td>
<td>**</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Private Water Supply Well</td>
<td>10</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Type I &amp; II Water Supply Well</td>
<td>75</td>
<td>75</td>
<td>75</td>
</tr>
<tr>
<td>Type I &amp; II Water Supply Well</td>
<td>200</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>*Potable Well Water Line</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Septic &amp; Tile Drains</td>
<td>5</td>
<td>10</td>
<td>10</td>
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<td>25</td>
</tr>
<tr>
<td>Swimming Pools</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Surface Water</td>
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</tr>
<tr>
<td>Other Sewage Disposal Systems</td>
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<td>**</td>
<td>5</td>
</tr>
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</table>

### ABSORPTION BED CONSTRUCTION REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Maximum</th>
<th>Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth of stone under distribution conduit</td>
<td>**</td>
<td>6 in.</td>
</tr>
<tr>
<td>Depth of stone over distribution conduit</td>
<td>**</td>
<td>2 in.</td>
</tr>
<tr>
<td>Distance between bottom of stone bed and high</td>
<td>**</td>
<td>2 ft.</td>
</tr>
<tr>
<td>ground water elevation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Size of stone</td>
<td>2 in.</td>
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### ABSORPTION TRENCH CONSTRUCTION

NOTE: Absorption trench construction requirements are the same as absorption bed construction requirements with the following additions:

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</tr>
</tbody>
</table>

12251 James Street • Holland, MI 49424-9651 • (616) 393-5645 • Fax (616) 393-5643
Septic Semi-Public NEW/REPAIR

Permanent Parcel #

70-03-26-320-013

CEDAR AVE GRAND HAVEN GRAND HAVEN TOWNSHIP
CONSTRUCTION PERMIT AND PLAN OF SEWAGE DISPOSAL SYSTEM

Water: Supply: Municipal Township: GRAND HAVEN TOWNSHIP  Permanent Parcel #: 70-03-26-320-013
Location: 0 CEDAR AVE  Lot: 37  Plat: REZNY SUB NO 1

Building Type: Duplex  Total Bedrooms: 4  Total Sqft: 2420  Apartment Units: 2

Basis for requirements:
Duplex w/ 4 bedrooms and 2420 Sq. Ft. total.
Drainfield = 800 Sq. Ft.
Two Tanks, 1000g each

Sewage Lift: ☐ Yes  ☒ No
Garbage Disposal: ☐ Yes  ☒ No
Large Capacity Tub: ☐ Yes  ☒ No

Owner/Builder: Builder - Westview Capital, LLC  Email: ckohane@allenedwin.com
Telephone: 616-878-1748  Address: 795 Clyde Ct SW, Byron Center, MI 49315

SOIL EVALUATION:
0-10" Sandy Loam Topsoil, Brown
10-22" Medium/Fine Sand, Brown
22-55" Medium/Coarse Sand, Brown
55-111" Medium/Fine Sand, Light Brown
(Should soil or site conditions differ from those indicated on this permit, contact this department immediately.)

GRADE REQUIREMENTS:
Seasonal High Water Table: >63"
Bottom of Drainfield: 3' BELOW grade
Grade Elevations from: 584

ADDITIONAL COMMENTS:
• See attached GIS site plan dated 11/2/2020.
• See reverse side of permit for additional requirements.
• Place septic tanks to allow for proposed deck areas.
• Maintain all isolation distances.
• Maintain equal reserve area.
• Contact this department if there are any questions or suggested changes.
• Please call 616-393-5645 to schedule final inspection (24 hours in advance) and have parcel number available.

CONSTRUCTION REQUIREMENTS:
Number of SEPTIC TANK(S):
1st Tank: 1000 Gallons  2nd Tank: 1000 Gallons

☒ Drainfield  ☒ Total Bottom Area: 800 sqft
☒ Remove topsoil from under absorption system & berm area
☒ Install an Effluent Filter if desired

Floor drains shall not be connected to this sewage disposal system

Sanitarian: ___________________________  Date issued: 11/2/2020
Ryan McCarthy

THIS PERMIT EXPIRES TWO (2) YEARS FROM THE DATE OF ISSUANCE

NOTE: Since many factors contribute to the failure of a sewage disposal system, this department cannot guarantee any length of service from the sewage disposal system required by this permit.
### Minimum Isolation Requirements (in Feet) for Sewage Disposal Systems Serving Single & Two Family Dwellings

*Municipal water line isolation requirements are not enforced by Ottawa County Environmental Health.*

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### Absorption Bed Construction Requirements

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<td>2 ft.</td>
</tr>
<tr>
<td>Size of stone</td>
<td>1/2 in.</td>
<td>1 in.</td>
</tr>
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### Absorption Trench Construction

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</tbody>
</table>

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12251 James Street • Holland, MI 49424-9651 • (616) 393-5645 • Fax (616) 393-5643
Chris
Looks good.
Jody

From: Chris Kohane <ckohane@allenedwin.com>
Sent: Thursday, November 5, 2020 12:08 PM
To: Jody Carter <JCarter@ottawacorc.com>; John Gutierrez <JGutierrez@ottawacorc.com>
Subject: RE: Residential Driveways - Rezny Subdivision

Jody, Following up on our phone conversation. Here is the updated site plan with flares eliminated. Let me know if this looks acceptable.

Thanks,

Chris Kohane
Land Development Associate
Allen Edwin Homes
O: (616) 878-1748 x 447
M: (616) 325-0648
ckohane@allenedwin.com

From: Chris Kohane
Sent: Thursday, November 5, 2020 11:24 AM
To: Jody Carter <JCarter@ottawacorc.com>; John Gutierrez <JGutierrez@ottawacorc.com>
Subject: RE: Residential Driveways - Rezny Subdivision

Jody,

Were you able to take a look at this? I am just looking for your opinion on if this is generally acceptable for county standards and suitable to receive a permit.

Thanks,

Chris Kohane
Land Development Associate
Allen Edwin Homes
O: (616) 878-1748 x 447
M: (616) 325-0648
ckohane@allenedwin.com

From: Chris Kohane
Sent: Friday, October 30, 2020 2:39 PM
To: Jody Carter <JCarter@ottawacrc.com>; John Gutierrez <JGutierrez@ottawacrc.com>
Subject: RE: Residential Driveways - Rezny Subdivision

Jody,

I have updated the site plan with shared driveways, each being 30’ wide in the ROW. Please let me know if this plan is acceptable.

Thanks,

Chris Kohane
Land Development Associate
Allen Edwin Homes
O: (616) 878-1748 x 447
M: (616) 325-0648
ckohane@allenedwin.com

From: Jody Carter <JCarter@ottawacrc.com>
Sent: Friday, October 30, 2020 11:57 AM
To: Chris Kohane <ckohane@allenedwin.com>; John Gutierrez <JGutierrez@ottawacrc.com>
Subject: RE: Residential Driveways - Rezny Subdivision

Chris
The drive must connected for each lot. (no gap between drives) Th max Width of the driveways is 32’.
Give me a call if you have any questions. 616-850-7212
Jody

From: Chris Kohane <ckohane@allenedwin.com>
Sent: Friday, October 30, 2020 10:39 AM
To: John Gutierrez <JGutierrez@ottawacrc.com>
Cc: Jody Carter <JCarter@ottawacrc.com>
Subject: Residential Driveways - Rezny Subdivision

Hi John,

We have an agreement to purchase 4 lots in Grand Haven Township on Cedar Ave (Rezny subdivision lots 37, 38, 40 & 41) and we will be submitting to the township for a special land use permit to construct duplex products on each of the sites. I have attached the site plan for the lots and a maps link to the site location below. Can you confirm if this configuration will be acceptable to have driveway permits issued for the lots? We are planning to build the drive approaches out of asphalt and transitioning to concrete for the remainder of the driveways.

Thanks,

https://www.google.com/maps/place/43%C2%B002%25.4%22N+86%C2%B010%25.7%22W/@43.04872,-86.1832802,19z/data=!3m1!4b1!4m6!3m5!3m4!1m0!1s0x0:0x0!2m1!3d43.0487192!4d-86.1827331

Chris Kohane
Land Development Associate
Allen Edwin Homes
O: (616) 878-1748 x 447
M: (616) 325-0648
ckohane@allenedwin.com
Community Development Memo

DATE: December 3, 2020
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Grand Haven Custom Molding – Landscape Plan

BACKGROUND

In August, Grand Haven Custom Molding (GHCM) was approved for a 12,500 sqft addition to their existing building at 13800 172nd Avenue.

Several conditions were included with the approval:

1. Revised building elevation, to be approved by Chair and staff.
2. Revised landscape plan, to be approved by the Planning Commission.
   a. 107 linear feet landscape area
   b. Seed mix for stormwater basin must include milkweed.

Revised Elevation

The Chair and staff approved the following rendering, which had to include the building material accents. Before and after renderings are shown:

Original:
Revised Landscape Plan

The applicant had various questions about the front yard greenbelt. As a result, the Township has adopted a text amendment providing better direction and naming it as the Front Yard Landscape Area. This site is **required to have at least 107 linear feet of landscaping** within 35’ of the front lot line. The new plan includes over 160 linear feet.

The applicant also took the recommendation of the Planning Commission and is having the **parking lot screening double as the required front yard landscape area**.
If the Planning Commission finds the application meets the standards, the following motion can be offered:

**Motion to conditionally approve** the Grand Haven Custom Molding Landscape Plan for the addition located at 13800 172nd Avenue. This motion is subject to the following condition:

1. The minimum caliper size for the tree shall be 2.5”

If the Planning Commission finds that revisions are necessary, the following motion can be offered:

**Motion to table** the Grand Haven Custom Molding Landscape Plan review, and direct the applicant to make the following revisions:

1. *List the revisions* ...
Community Development Memo

DATE: December 4, 2020

TO: Planning Commission

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Pre-Application Presentation – vandenBerg Excavating – Retail Drive-Thru

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>16630 Ferris</td>
<td>70-07-10-300-021</td>
<td>9.2 Acres</td>
<td>Pre-Application Special Land Use</td>
</tr>
</tbody>
</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>C-2</td>
<td>Excavating Business</td>
<td>Paved Road*</td>
<td>Pro Shop Banquet Hall Maintenance Bldg</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Master-Planned Zoning</th>
<th>Surrounding Zoning &amp; Land Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction</td>
<td>Zoning</td>
</tr>
<tr>
<td>N</td>
<td>PUD</td>
</tr>
<tr>
<td>S</td>
<td>C-2</td>
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<tr>
<td>E</td>
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</tr>
<tr>
<td>W</td>
<td>C-2</td>
</tr>
</tbody>
</table>

* Municipal water and sanitary sewer are available to this property but are not connected.

PURPOSE & BACKGROUND

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.

During the summer of 2020, staff received a complaint that vandenBerg Excavating was operating a retail business without approval. The complaint was confirmed by a review of past records. The
business owners want to continue the retail sales and have requested a pre-application meeting to receive feedback on acceptability prior to incurring additional funds.

### SPECIAL LAND USE REQUIREMENTS

<table>
<thead>
<tr>
<th>Provision</th>
<th>Applicant Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Materials and equipment must be stored within enclosed buildings or within an area completely enclosed by a sight obscuring fence at least 8 feet in height, lined with evergreen trees planted 3’ on center.</td>
<td>Proposed to be located on 1 acre, bounded on 2 sides by mature evergreens. Plus, bin blocks to be used for screening with more evergreens planted 3 ft on center. Plus, decorative black metal fence along the other two sides.</td>
</tr>
<tr>
<td>Area must be kept in a smooth, dust free condition and swept daily to keep it free of loose materials.</td>
<td>Proposing compacted gravel or crushed concrete then maintained with dust control measures.</td>
</tr>
<tr>
<td>Materials must be stored in a manner that prevents it from blowing outside of the storage area of onto adjacent premises.</td>
<td>Material quantities would be limited to prevent them from leaving the bins.</td>
</tr>
<tr>
<td>Permanant main building of at least 500 sqft must be constructed on the property.</td>
<td>Existing building is 4,226 sqft.</td>
</tr>
<tr>
<td>Storage area shall be located in the rear yard behind the main building and meet setback requirements. Must be setback at least 100 feet from R-1, R-2, R-3 or R-4 district.</td>
<td>Storage area is in the rear yard. The proposed display area is in the front yard.</td>
</tr>
<tr>
<td>Material may be displayed outdoors (rather than stored). Displayed material is designed to be viewed by customers. Display areas must be enclosed with a decorative fence at least 4 feet in height and no display materials shall exceed the height of the fence.</td>
<td>Proposing a decorative black metal fence around the west and north property lines. Proposing to use existing tree line along the east and south property lines. Materials would not exceed height of bin/fence.</td>
</tr>
<tr>
<td>Customer/display areas must be kept separate from storage areas and no heavy equipment shall pass through the customer or display area.</td>
<td>The proposed location was selected because of this provision.</td>
</tr>
</tbody>
</table>

### Staff Thoughts

- The business owners have performed their due diligence on the proposed design after reviewing the special land use requirements.
  - Including several meetings with staff both on-site and off-site.
- The Township approved the excavating business in the late 1980s. This included the substantial screening requirements of the evergreens. Hence, the business owner is requesting to utilize them for their intended purpose in place of the fence.
Location Map:

Site Plan – Overlay on Aerial Map:
vandenBerg Excavating, Inc.
11-23-20

Info to GHCT Planning Commission for feedback;

We would like to set up the front portion of the property at 16630 Ferris St. for the purpose of retail sales of mulch, stone, sand, topsoil and aggregate. The front portion of the property is currently unused. In doing so, we can keep retail sales customers from needing to enter the excavation business area of the property.

We plan to use bin blocks to keep the various products separate. There is an existing tree line on both the South and East side of the property to use as a green screen or natural fence behind the bin blocks. On the West side we would set a row of bin blocks and plant Arborvitae on 3’ center on the exterior side of the blocks. Along the remaining West side, North side and part of the East side we would install a black metal decorative fence. Including a gate that would be locked during nonbusiness hours. The North side (along Ferris) would have a wider ‘green’ area with plants between the ditch and parking areas.

We intend to set up a drive from our existing drive for customers to enter the front portion of the property. Customers would drive in and stop to inform our Yard person what product they want. Yard man will inform them where to pull up to get loaded with their product. They will be loaded and then can continue to the exit. There will be a one way drive to eliminate cross/opposing traffic. Payment can be handled before or after loading-usually wirelessly. We plan the drive areas would be a compacted gravel or crushed concrete base and maintained with dust control measures.

Ottawa County Water Resources has verbally said we will have no problem getting a permit to install a culvert over the VanDoorne Drain on the property.

Any equipment would be moved to the excavation yard during nonbusiness hours and not remain in this front area.

We would have an 8’ x 8’ shed on the property to keep the credit card processor for payment, etc. There would be no retail products for sale inside the shed.

Susan vandenBerg, Pres.
vandenBerg Excavating, Inc.
16630 Ferris St.
Grand Haven, MI 49417
616-846-6178
DATE: December 4, 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>
</tr>
</thead>
<tbody>
<tr>
<td>17000 Lincoln</td>
<td>70-07-16-200-031</td>
<td>143 Acres</td>
<td>Pre-Application PUD Amendment</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>Golf Course</td>
<td>Municipal Water</td>
<td>Pro Shop</td>
</tr>
<tr>
<td></td>
<td>Sanitary Sewer</td>
<td>Banquet Hall</td>
</tr>
<tr>
<td></td>
<td>Paved Road</td>
<td>Maintenance Bldg</td>
</tr>
</tbody>
</table>

**Master-Planned Zoning**

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

**PURPOSE & BACKGROUND**

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 requested a second pre-application presentation because they believe additional information is available to have a more in-depth discussion about the location and various aspects that have already been considered and the thoughtfulness behind those decisions.
Because this project has been speculated for many years, is high profile, and will impact the adjacent residential areas, staff felt it was appropriate to hold a second pre-application meeting.

**REVISED RENDERINGS**

Original:

Revised:

**Staff Thoughts**

- The dormers and chimneys greatly improve the roofline.
- The color scheme and additional windows are wonderful improvements.
- Additional architectural features will be needed along the walls to breakup the expanse.
  - South wall has 1 projection, which could possibly be replicated.
  - Could consider second story balconies, nooks or alcove for additional seating in the guest rooms.
- With noise being a concern for the adjacent residential properties, are there certain construction techniques or building materials that can be used to help dampen the sound.
Narrative

Located on site of the American Dunes Golf Club, the Bunk House is designed as a 16-bed boutique, high-end hotel. Intended primarily for the golfers on site, the Bunk House is also open to the public. Operationally, the Bunk House will be open during the peak golf season and during holiday and special events.

**Bunk House Design**

On the ground level, there are two ADA accessible hotel rooms available, as well as two additional hotel suites. The owners are marketing the Bunk House to a higher-end clientele with usual planned rentals to single guests and the occasional family. Occupancy is expected be 16-24 people, with a maximum of 32 persons. Conveniently located on the ground level is a speakeasy style common gathering area intended to serve only the guests staying at the Bunk House. This common area is known as “The Bunker” and opens out onto a patio with an outdoor fireplace and casual seating.

On the upper level, there are 12 hotel rooms, as well as two covered porches where guests can enjoy the views overlooking the golf course. The railings on the covered porches were designed as a homage to the Grand Haven lighthouse railings. The Bunk House at American Dunes is the epitome of patriotism and hospitality.

The two entry and exit points for the facility are located along the short ends - not along the parking lot or golf course facades.

**Materiality –**

- Wainscot around the Bunk House - White Washed brick veneer
- Upper level – alternating Grey horizontal siding and White vertical siding to match the Existing Clubhouse
- Roof – Standing Seam (grey metal) with American Dunes / Jack Nicklaus Bear Logo. Pitch to match existing clubhouse
**Addressing Code**
The Bunk House will maintain all necessary life safety, code and ordinance requirements. Some items to note:
- Incorporated into the American Dunes Golf Course PUD
- R-1 Occupancy per International Building Code
- Sprinklered Building
- Maintaining Setbacks from Property Line – Per Grand Haven Charter Township Zoning Ordinance 2.08
  - Closest corner of Bunk House is 37' on side yard (Per Zoning Ordinance – Side setback requirement is 15').
  - Closest corner to existing house is 123'
- Building height – 35' (meets Zoning Ordinance requirements)

**Respecting the Neighborhood**
Respecting the neighborhood and the neighbors is of the utmost importance to American Dunes. We believe that both the golf course and the owners and the homeowners have the same goal - a quality golf course with excellent views, and a peaceful experience.

Current Management has over 20 years in the lodging business related to golf and resort golf operations and is fully versed on what will be expected and how to manage the guests properly to maintain a good relationship with our bordering neighbors.

**Addressing Site Concerns**
Having met with the Township officials at another location on the property bordering our East property boundary with The Retreat Development there were several concerns that the new location better met.
- The current location has better access for Fire Trucks, yet will need as the East site did fire hydrant relocation or addition
- The current location has ample parking, and no new hard surface will need to be installed
- The current location has better access for ADA compliance and will not need new hard surface installed
- The current location provides better access to the other site amenities – the clubhouse, golf course, and patios.

**Addressing Noise and View Concerns**
Designed with the neighbors’ proximity in mind, all functions that could be considered “noise producing” are located on the farthest Eastern edge of the Bunk House away from the nearest neighbor’s home. We understand that in the past
Narrative

there was an outdoor site that held outings and weddings that did not have proper sound mitigation and we are doing all we can to correct that through the building’s design and space planning. The Bunk House will also observe the township ordinances regarding noise fully.

The Southwest corner of the building (closest to the neighbors) is expected to see the least use, as this is primarily an exit stair and showers. The East end of the facility will house the bar and main patio. Blocking the potential noise from the Bar and Bunker are 16 bedrooms, raised landscaping, and retaining walls. Noise from the clubhouse patios will be blocked from reaching the neighbors by the Bunk House. Incorporated into the pond south of the Bunk House, abutting the residential properties will be an aeration fountain to mask noise coming from the site.

With the short end diagonally towards the adjacent properties, residences will have minimal views of the Bunk House, and therefore will also have minimal noise pollution. We will provide additional understory plant material to help create a native hedge along the adjacent property line and will continue along the property line to the south as required.

Parking Availability

<table>
<thead>
<tr>
<th>Facility</th>
<th>Spaces per...</th>
<th>Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bunk House</td>
<td>1.3 space per room</td>
<td>21 spaces</td>
</tr>
<tr>
<td></td>
<td>2 employees</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Clubhouse</td>
<td>1 per 300 GSF (13,400SF / 300)</td>
<td>45 spaces</td>
</tr>
<tr>
<td></td>
<td>12 employees</td>
<td>12 spaces</td>
</tr>
<tr>
<td>Golf Course</td>
<td>1 per every 1.5 golfers (i.e. 3 spaces per hole)</td>
<td>60 spaces</td>
</tr>
<tr>
<td></td>
<td>Grounds Maintenance Employees</td>
<td>15 spaces</td>
</tr>
</tbody>
</table>

Peak hours of usage
Narrative

<table>
<thead>
<tr>
<th>Usage</th>
<th>Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peak bunk house usage</td>
<td>23</td>
</tr>
<tr>
<td>Peak clubhouse usage</td>
<td>57</td>
</tr>
<tr>
<td>Peak golf course usage</td>
<td>75</td>
</tr>
</tbody>
</table>

Maximum parking spaces needed 155 spaces (6 ADA)
Proposed Parking Spaces 160 spaces (7 ADA)
- includes 10 spaces at maintenance building for maintenance staff

Addressing Stormwater Concerns
Exxel Engineering is required to work through the Ottawa County Water Resources to obtain stormwater approval. Key items to note:

1. There is little additional impervious area. Some of the parking lot is being removed and replaced by roof water. A pavilion and patios where removed and are being replaced.
2. The stormwater will flow to the existing ponds that were built as part of the golf course and not directly offsite. The pond sizes that the golf course constructed will be a huge positive as a holding reservoir if we receive catastrophic rains. It was evident this past June when we received 5 inches of rainwater that when the county turned there pumps on, the pond levels and system design worked and the houses near the clubhouse and on Timber Dune Drive were provided much relief from high water levels.
3. Water quality is not going to decrease. The Total Suspended Solids (TSS) will be less than the existing site because the parking area is smaller in size. The ponds provide the water quality today.
4. Note the entire area is obtaining a new outlet through a county drain that will be online prior to the construction of this building.

We look forward to working together with Grand Haven Charter Township to provide American Dunes and the surrounding Residents the best possible solution. Thank you for your time in reviewing our drawings and narrative.
## American Dunes Site Selection Process

### American Dunes Golf Club

#### Concept Direction & Implementation

<table>
<thead>
<tr>
<th>Pros</th>
<th>Site A</th>
<th>Site B</th>
<th>Site C</th>
<th>Site D</th>
<th>Site E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Golf Course</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Proximity to Clubhouse</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Distance from Residences</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Good Views</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Sound Barrier from Clubhouse Patio</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>ADA Accessibility Proximity</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Fire Access</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td><strong>Total Tally of Pros</strong></td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>7</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cons</th>
<th>Site A</th>
<th>Site B</th>
<th>Site C</th>
<th>Site D</th>
<th>Site E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance from Golf Course</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Distance from Clubhouse</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Proximity to Residences</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Sound Barrier from Clubhouse Patio</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Impacts Wall of Honor Location/Site</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Reorganization of Golf Course needed</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Lack of Parking Nearby</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Need to construct ADA Access Paths</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>Fire Access Nonexistent</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td><strong>Total Tally of Cons</strong></td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>6</td>
<td>1</td>
</tr>
</tbody>
</table>

### Existing Clubhouse

#### Original Site

- Site A
- Site B
- Site C
- Site D
- Site E

[Diagram of American Dunes Golf Club with site options and existing clubhouse highlighted.]

---

*Source: American Dunes, Gh2 Architects*
16 BED HOTEL (4 ROOMS ON GROUND LEVEL, 12 ON UPPER)

8,360 SF TOTAL
COMMON SPACES
BUNKER = 1150 NSF (APPROX 1400 GSF)
UPPER COVERED PORCHES = APPROX. 580 SF
(420 FOR LARGE, 160 FOR SMALL)
16 BED HOTEL (4 ROOMS ON GROUND LEVEL, 12 ON UPPER)

8,360 SF TOTAL

COMMON SPACES

BUNKER = 1148 NSF (APPROX 1400 GSF)
UPPER COVERED PORCHES = APPROX. 580 SF
(420 FOR LARGE, 160 FOR SMALL)
AMERICAN DUNES EXTERIOR ELEVATIONS
AMERICAN DUNES GOLF CLUB
CONCEPT DIRECTION & IMPLEMENTATION

GOLF COURSE FACADE
(SOUTH ELEVATION)

PARKING FACADE
(NORTH ELEVATION)
RESIDENCE FACING (WEST ELEVATION)

CLUBHOUSE FACADE (EAST ELEVATION)
EXISTING CLUBHOUSE IMAGES

VIEW FROM EXISTING CLUBHOUSE - UPPER PATIO

VIEW FROM 18TH GREEN

VIEW FROM BUNK HOUSE PATHWAY TOWARDS BUNKER PATIO

VIEW FROM GOLF CART PATH TOWARDS CLUBHOUSE

GRAND HAVEN LIGHTHOUSE - RAILING INSPIRATION

VIEW FROM GOLF CART PATH TOWARDS BUNKER PATIO

VIEW FROM PARKING LOT
Additional Information - Wall of Honor Design and Site Planning

- Wall of Honor
- Bunk House Patio
- Welcoming to Bunk House Patio
- Bunk with low profile native Landscaping
- F.R. Pit
- Architectural Concrete
- Large Event Patio - Stamped Concrete
- Small Event Patio - Stamped Concrete
- A.D.A Ramp
- Concrete Sidewalk
- Cart Path
- Cart Staging Area
- Stairs
Community Development Memo

DATE: December 3, 2020
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: 2021 Housekeeping Duties

**APPOINTMENT OF OFFICERS**

As required by the Planning Commission Bylaws the officers must be appointed annually. The current appointments are:

- Chairperson        Cousins
- Vice Chairperson    Wilson
- Secretary           Wagenmaker *(must appoint a different member)*

**Motion** to nominate ______ for the position of ________.

**2021 MEETING DATE SCHEDULE**

Additionally, the 2021 meeting date schedule must be approved. There is 1 election in 2021, so staff is proposing that meeting be removed from the schedule because in-person meetings may resume.

The following dates have been adjusted due to a holiday, and will meet on the following Tuesday:

- July 6th – Independence Day
- September 8th – Labor Day

**Motion** to approve the 2021 Meeting Date Schedule.
# GRAND HAVEN CHARTER TOWNSHIP
## PLANNING COMMISSION
### 2021 MEETING DATES

<table>
<thead>
<tr>
<th>Date</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday, January 4, 2021</td>
<td>Tuesday, July 6, 2021</td>
</tr>
<tr>
<td>Monday, January 18, 2021</td>
<td>Monday, July 19, 2021</td>
</tr>
<tr>
<td>Monday, February 1, 2021</td>
<td>Monday, August 2, 2021</td>
</tr>
<tr>
<td>Monday, February 15, 2021</td>
<td>Monday, August 16, 2021</td>
</tr>
<tr>
<td>Monday, March 1, 2021</td>
<td>Tuesday, September 7, 2021</td>
</tr>
<tr>
<td>Monday, March 15, 2021</td>
<td>Monday, September 20, 2021</td>
</tr>
<tr>
<td>Monday, April 5, 2021</td>
<td>Monday, October 4, 2021</td>
</tr>
<tr>
<td>Monday, April 19, 2021</td>
<td>Monday, October 18, 2021</td>
</tr>
<tr>
<td>Monday, May 17, 2021</td>
<td>Monday, November 1, 2021</td>
</tr>
<tr>
<td>Monday, June 7, 2021</td>
<td>Monday, November 15, 2021</td>
</tr>
<tr>
<td>Monday, June 21, 2021</td>
<td>Monday, December 7, 2021</td>
</tr>
</tbody>
</table>

All meetings will be held at the Township Hall, 13300 168<sup>th</sup> Avenue, Grand Haven, and will begin at 7:00 p.m.

Planning Commission meetings will not be held prior to these election dates:
- Tuesday, May 4, 2021

The Charter Township of Grand Haven will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) business days’ notice to the Charter Township of Grand Haven. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Grand Haven by writing or calling the following:

Personnel Director  
13300 168<sup>th</sup> Avenue  
Grand Haven, MI 49417  
(616) 842-5988