

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
DECEMBER 7, 2020  
**Remote Electronic Meeting**

I. CALL TO ORDER

Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00pm.

II. ROLL CALL

Members present: Cousins, Wilson, Chalifoux, Kieft, Taylor, Hesselsweet, Reenders, Mesler, and Lemkuil

Members absent: None

Also present: Community Development Director Fedewa

**Without objection**, Cousins instructed Fedewa to record the minutes.

Fedewa noted the American Dunes Golf Club requested to remove their item from the agenda.

III. APPROVAL OF MINUTES

**Without objection**, the minutes of the November 16, 2020 meeting were approved.

IV. CORRESPONDENCE

- James J. Twa – 15965 Cedar – Special Land Use, Duplexes
- Margaret Rogers – 15888 Cedar – Special Land Use, Duplexes
- Sue Syverson – 15376 Cherry – Special Land Use, Duplexes
- Donald Portenga – 15833 Cedar – Special Land Use, Duplexes
- Douglas Scott – 15863 Cedar – Special Land Use, Duplexes
- David & Kathleen Karpin – 15383 Apple – Special Land Use, Duplexes

V. PUBLIC COMMENTS – None

VI. PUBLIC HEARING

A. Special Land Use – Two Family Dwellings – Cedar Ave – Allen Edwin

Cousins opened the hearing at 7:06pm.

Fedewa provided an overview through a memorandum dated December 3<sup>rd</sup>.

The correspondence received as part of the public hearing notice was read into the record. All letters opposed the proposed special and use.

David & Kathleen Karpin – 15383 Apple, oppose the special land use application:

- Surrounding area is R-1 zoning, which is not intended for two-family dwellings.

- Existing duplex is a nuisance.
- Wildlife in the area will be impacted.
- Potentially, there is a bald eagle's nest in the wooded area proposed for development.
- Rezoning to R-3 requires sanitary sewer.
- Traffic impact will be unreasonable for their neighborhood.

There being no further comments, Cousins closed the hearing at 7:18pm.

## VII. OLD BUSINESS

### A. Special Land Use – Two Family Dwellings – Cedar Ave – Allen Edwin

The applicant representatives, Mike West, Mike Kalis, Chris Kohane of Allen Edwin along with the property owner/seller Kelly Uganski, were present and provided the following information:

- Explained the application for duplexes is only a special land use and is not a rezoning or variance.
- Researched the existing duplex which is the subject of numerous complaints within the correspondence and noted the building is over 60 years old. Only has a single-car driveway and does not have garages.
- Conversely, the proposed duplexes are single-story, ranch style, double-width driveway plus a two-stall garage. Believes this design will blend well in the neighborhood and not cause the same issues plaguing the other property.
- Has visited the site and believes a sizeable nest is located in the extreme NE corner of Lot 37 and might be located on Lot 36, which is not part of this application. In addition, the rear 50-feet of all 4 lots are proposed to remain in a natural wooded condition.
- Regarding traffic concerns, if an average of 10 trips per day per home is used, then approximately 40 additional trips would be added to this public road. In addition, the county primary road—Mercury Drive—is only 1 block to the south.
- Referenced sections of the Master Plan Goals & Objectives and statements within the Zoning Ordinance to support the approval of the application.
- Ranch-style design provides a zero (level) entry which is intended to appeal to the “aging in place” market.
- New construction carries a premium cost and generally raises adjacent property values.
- Owns a management company that handles over 450 rental units.

The Planning Commission noted the following points of discussion.

- Provided an explanation of when sanitary sewer is required for new construction and when private septic systems are acceptable. This application is not required to install sanitary sewer.
- The other development on Clovernook is an area surrounded by multi-family dwellings. However, four duplexes on Cedar Avenue is a break from the existing style.

- If single family dwellings were built there is no oversight and the property owner could clear cut each lot.
- Inquired about trash can screening and if the Township has an ordinance to address their visibility when it is not trash pick-up day.
  - Fedewa explained the Township does have a requirement to screen refuse containers. Typically accomplished by keeping in the garage or installing a small privacy fence area to screen from the road.
- The applicant included a list of site elements in the application narrative and believe it should also be incorporated as a condition of approval.

**Motion** by Kieft, supported by Chalifoux, to **conditionally 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 condition and report.

1. Approval is subject to, and must comply with, the Site Elements described in the narrative of the application.

**Which motion carried unanimously.**

REPORT OF FINDINGS – ALLEN EDWIN DUPLEXES

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.
- 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.

Due to a prior commitment, Commissioner Taylor left the meeting at the conclusion of this agenda item.

#### B. Grand Haven Custom Molding – Landscape Plan

Fedewa provided an overview through a memorandum dated December 3<sup>rd</sup>.

The Planning Commission noted the following points of discussion:

- Clarified how the front yard landscape area was calculated to establish a 107 linear foot minimum.

**Motion** by Reenders, supported by Wilson 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”

**Which motion carried unanimously.**

## VIII. NEW BUSINESS

### A. Pre-Application Presentation – Drive-Thru Retail – vandenBerg Excavating

Fedewa provided an overview through a memorandum dated December 4<sup>th</sup>.

Business owners Susan and her son James vandenBerg were present to discuss the proposed expansion of their business to include retail sales of landscape materials.

- Requesting a thorough discussion because apprehensive about investing the money necessary to create the plans and build the addition.
- The core of the business will continue to be excavating.
- Interested in adding a drive-thru retail in the front of the property on Ferris Street to sell aggregate, stone, mulch, etc.
- Bins holding the material would be approximately 6 feet in height.

Commissioners discussed the following:

- Indicated it is a good plan and design.
- Consider incorporating landscaping along Ferris Street, and consider adding a small berm.
- Contact power company who owns the overhead lines to confirm the shed and driveway within the utility easement are permissible.
- An item that will be considered when an application is received will be traffic-related such as stacking of vehicles entering the retail site and if the current access-management design can handle the new business.
  - Discuss with Fire/Rescue to ensure there are no disruptions to emergency services.

### B. 2021 Housekeeping Duties

#### i. Appointment of Officers

Cousins and Wilson indicated they would accept reappointments. Chalifoux volunteered for the Secretary position.

**Motion** by Hesselsweet, supported by Reenders, to reappoint Cousins as Chair, Wilson as Vice Chair, and appoint Chalifoux as Secretary for 2021.

**Which motion carried unanimously.**

#### ii. Meeting Schedule

Discussion occurred on whether members would be available during the week of spring break. Several members indicated they are planning to be out of town.

**Motion** by Wilson, supported by Hesselsweet, to **approve** the 2021 Meeting Date Schedule, as amended by removing the date of April 5<sup>th</sup>.  
**Which motion carried unanimously.**

IX. REPORTS

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

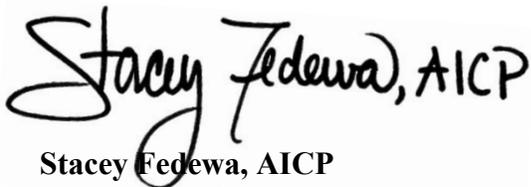
X. EXTENDED PUBLIC COMMENTS

- David & Kathleen Karpin – 15383 Apple:
  - Appreciative of the Planning Commissions duties and know it's not an easy position.
  - Remain concerned about the duplexes and amount of people who could live in each unit, especially if there are basements.
    - Hesselsweet informed them the plans show slab-on-grade construction with no basement.
  - Grateful that Ottawa County Parks will be contacted to investigate the potential Eagle's nest.

XI. ADJOURNMENT

**Without objection**, the meeting adjourned at 8:20pm.

Respectfully submitted,

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

**Stacey Fedewa, AICP**  
Acting Recording Secretary