AGENDA
Planning Commission
Monday, January 18, 2021 – 7:00 p.m.
Remote Electronic Meeting

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

Zoom Meeting: go to www.zoom.us/join
Meeting ID: 942 4514 8125 | Passcode: 504413

I. Call to Order

II. Roll Call

III. Statement on Remote Meeting

IV. Approval of the December 7, 2020 Planning Commission Meeting Minutes

V. Correspondence
   A. Letters from Sanctuary Place residents – golf course “bunk house”
      • Support – Baas, 12728 Sanctuary
      • Oppose – Bruhn, 12771 Sanctuary
      • Oppose – Conner, 12750 Sanctuary
      • Oppose – Pike, 12714 Sanctuary
      • Oppose – Mesler, 12746 Sanctuary
      • Oppose – Modaff, 12700 Sanctuary

VI. Brief Public Comments & Questions (Limited to 3 minutes)
   If you would like to comment on an Agenda Item Only, please click “Raise Hand” at the bottom of your screen or by pressing Alt+Y. The Zoom Moderator will unmute you when it is your turn to speak.

VII. New Business
   A. Site Plan Review – Accessory Building – Lakeshore Antiques Storage Building
   B. Recommendation – Closing West Warner St + Railroad Crossing @ US-31
   C. Initial Discussion – DDA Boundaries + Potential Projects

VIII. Statements from Commissioners

IX. Reports
   A. Staff Report
   B. Commissioner Statements and Reports

X. Extended Public Comments & Questions (Limited to 4 minutes)
   If you would like to comment on a Non-Agenda Item Only, please click “Raise Hand” at the bottom of your screen or by pressing Alt+Y. The Zoom Moderator will unmute you when it is your turn to speak.

XI. Adjournment
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 3rd.

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.
  o 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 3rd.

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 4th.

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 5th. Which motion carried unanimously.

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

X. EXTENDED PUBLIC COMMENTS
   • David & Kathleen Karpin – 15383 Apple:
     o Appreciative of the Planning Commissions duties and know it’s not an easy position.
     o 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.
     o 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,

[Signature]
Stacey Fedewa, AICP
Acting Recording Secretary
Good Morning, Stacey –

Hope you had a nice relaxing weekend.

On Friday, we received the below letter of support from one of the residents living on Sanctuary. If we could mention this in tonight’s meeting, that would be greatly appreciated.

Looking forward to visiting with everyone tonight.

Thank you,

Clarissa Hoskison, AIA, Architect
choskison@gh2.com | 918.587.6158

GH2 ARCHITECTS

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From: Jim BAAS <jbaas@fedex.com>
Sent: Friday, December 4, 2020 10:07 AM
To: Dbell@americandunesgolfclub.com
Subject: American Dunes

Doug,

Thank you for sharing your plans for the clubhouse, lodging and memorial wall at American Dunes. My wife, son and I have lived on Sanctuary Place on what was the 9th hole for nearly seven years. We have in-laws that were investors in the old Grand Haven Golf Club so we have been very interested in what was happening “in our backyard” at a number of levels.
When the trees starting coming down, nearly all of us in our neighborhood were quite skeptical. We were worried about losing the fine views of mature trees and of course the noise and constant construction work took some getting used to. For us personally, that skepticism changed quickly as we got to know the construction foreman and his team. They were good neighbors throughout, even offering to dispose of some saplings I cut out of my yard. My six year old son soon was staring out the window identifying each type of heavy equipment.

When we started to get more information on the purpose of American Dunes, I immediately came on board. I am a Navy veteran with 10 years of carrier based attack flying experience. I have personally seen the devastation that occurs when families lose a service member. In my first year in the A6 Intruder I put on my dress blues five times to attend memorials of my fellow aviators. The plan to ensure that each person visiting the clubhouse walks past the memorial wall is absolutely the right choice. I especially like the large flagpole south of the two ponds. Our back deck looks directly at it and as a veteran, that will be wonderful to look at each morning.

At the old GHGC, one of the issues we had was noise due to outside wedding receptions being held in the patio just off the parking lot. I believe your plan for the lodging facility as well as the premium price folks will have to pay to experience American Dunes will mitigate that issue going forward. I also believe that the leadership tone from you and your team has changed from the previous team and I am confident that any issues that arise will be dealt with promptly. This is especially important to me since in my current job I am away from my family quite a bit and want to ensure their safety and security.

Thank you again for taking the time to engage us in the Sanctuary Place neighborhood. Know that you have my full support. Please don’t hesitate to reach out at any time.

Best regards,

Jim

**Captain Jim Baas** | Flight Operations | FedEx Express | office 901.427.0385 | mobile 303.521.5001

[Hyperlink to Virus-free website: www.avast.com]
To Whom It May Concern.

The proposed “Lodge” at the American Dunes Golf Club is concerning for the following reasons:

Is a motel in keeping with the “spirit of the area” as there are no other multi unit dwellings nearby?

Will there be issues with water drainage?

Is this the best location to allow for potential noise and traffic?

Is this site zoned properly?

Casey Bruhn
Grand Haven Township

Sent from Mail for Windows 10
December 13, 2020

Grand Haven Township Board  
Planning Commission-Grand Haven Township  
Stacy Fedewa AICP Director Community Development

Dear Ms Fedewa, Members of the Board and Planning Commission,

I am writing in regard to the American Dune Motel/Bar Banquet Hall that is proposed to be built 84 feet from the back of my home. I am absolutely 100% against the building of this structure. The residents of Sanctuary Place are also against the building of a motel/bar being built so very close in proximity to our neighborhood.

From the beginning of the renovation of American Dunes, water drainage has been a disastrous problem. The drainage problems last spring and summer caused waters to almost completely engulf not only my backyard, but also my neighbors. I watched daily as the water level made its way up until it was 6 feet from my house. The water has never been that close before. The large drainage ponds to the North and east of my property over flowed. The drainage ditch straight north of my lot and the American Dunes parking lot was two feet under water for a good portion of the summer. The old Grand Haven Golf Club pond behind my neighbors house (directly beside my house) was removed but continued to be full of rancid water (with just a small amount of December rain it has filled up again). The drainage remains a problem even to this current day! American Dunes was not timely, or even concerned, when several Sanctuary Place residents, as well as multiple residents along Timberdunes, complained and wanted action taken against the improper drainage. The new location of this Motel/Bar has me highly concerned. With the lack of drainage planning from the beginning and then losing another full size drainage ditch, there is no scenario that would result in fewer drainage issues with the construction of this motel. I cannot imagine waking up to flooded house because that drainage ditch gets removed and the water has no where to go.

I do not believe a motel with a bar with capacity for 80 people should be just steps from my home or our neighborhood. The noise and traffic from people, bands etc will be absurd just feet from my home, where we live and sleep **year round**. Can you image a summer night, trying to relax on your deck while having to listen to drunk people partying in essentially your backyard? When it was Grand Haven Golf Club, I had trouble with drunk men **urinating in my back yard** as well as golfers trespassing on my property seeking lost golf balls. Additionally, the noise violations were frequent from bands playing at weddings and events, people yelling, and fireworks going off at 1 AM! Again, imagine all this happening 80 feet from your back door.
There were many times I had to call the police for the excessive noise when my children were trying to sleep. I do not want a repeat of the Grand Haven Golf club and I will not tolerate it. Not to mention the regular occurrence of golfers and wedding guests throwing trash, empty bottles and cans onto my property.

The American Dunes has altered their original plans twofold, by moving their original motel site and increasing the motel from 4 rooms to 16, (as well as and adding a bar with 80 persons capacity and banquet hall). This was after the property just east of American dunes became for sale and they bought it. I was not in favor when they wanted to build just a 4 unit housing structure. This 4 unit housing was originally to be located east of the club house and not by my home. Even at the original location I am 100% against this new 16 unit Motel/Bar banquet hall to be build. There is vacant land behind Generation Care or the land with the maintenance building on it would be more appropriate. The housing structure should remain 4 units.

The American Dunes should not to be able to build a motel/bar Banquet Hall of that size period. The reduction in parking alone will cause golfers and bar visitors to line Sanctuary Place with cars. I would assume there has to be parking requirements for this size of building. The extra noise, traffic and lighting will not be welcomed in my backyard or my fellow neighbors yards. American Dunes is surrounded by well established, quiet family neighborhoods. For many years my family and neighbors have lived here happily and now American Dunes desires to build a Motel/Bar/Banquet Hall in the middle of the prime neighborhoods of Grand Haven. This is a preposterous idea. Can you imagine going to sleep at night and being woke up 1 AM for people leaving the bar? Can you imagine not being able to get sleep because of the band noise, or people gathering out side the bar? And again, imagine at 2 AM, people leaving the bar and setting off their car alarms in the parking lot. Imagine once more being woken up at 3 AM by motel guests returning from downtown Grand Haven Bars and slamming their car doors shut. Now picture trying to fall asleep at night with motel lights blasting through your windows.

These many things I don’t wish to happen outside the windows of my home and I hope that you take my concerns and the concerns the families of Sanctuary Place very seriously.

I invite each of you to visit my home to get a feel for the proximity of the proposed building in relation to my house.

I thank you for you time.

I can easily be reached by phone with any questions at 616-915-9344 after 4pm on most days or email: jconner1@napaanesthesia.com.

Sincerely yours,

Jennifer J Conner CRNA MS
Hi Stacy,

Thank you for your service to our community. My wife Jennifer and I live at 12714 Sanctuary Place on the 18th hole of American Dunes Golf Club. We are extremely excited for the new course and clubhouse to open for our community. The grounds look amazing as does the newly updated clubhouse.

We are however gravely concerned about the placement of the new “Bunkhouse”. The original site was perfect for what they were trying to do. I’m not sure why they would want to move it from the original site, especially since they now own the old house that sits next to the clubhouse. Our concerns are as follows; The bunkhouse will be very close to the homes on the 18th hole. When the old Grand Haven Golf Club had events in their tent the noise at our homes was unbearable and I assume this will happen with the property as well since there will be a bar and outdoor seating.

Also, having been to many events at golf clubs over the years, I can tell you that if there is onsite housing, the parties will last longer and people will start meandering down the golf course and end up in our backyards.

We are also concerned with losing parking spaces at the course. In the past when there were large events patrons of the course would park on our street because the course parking lot was full. Now they want to remove an additional 40 parking spots? We have already seen a large increase in traffic down our cul du sac and know this would increase it even further.

In closing, every neighbor I have talked with has reservations about this project in its new proposed site. However, none of them had a problem with it being built in its original location.

It is our hope that the new location of the bunkhouse will not be approved and that the integrity of the neighborhood will stay intact.

Best regards,
Brent & Jennifer Pike

Sent from my iPad
I am a resident at 12746 Sanctuary Place and am writing to formally voice my concern and dissatisfaction with the proposed Bunk House site location that is being presented by American Dunes Golf Course. I am not against the idea and personally support the addition of this to the site, but I don’t agree with the proposed location selected by the management team at American Dunes. With many other viable and better suited locations, I along with my direct neighbors are extremely opposed and concerned about site location "E". I have spent some time researching the proposed locations outlined on page three of the American Dunes drawing package and cannot agree with the “Pros & Cons” used to draw them to the decision. I believe that site location “D” would check every box and would be the best location for the Bunk House. In September of 2020, the Folds of Honor Foundation purchased the home at 16966 Lincoln Street. This house is directly adjacent to the Clubhouse to the east. With the addition of this property to their portfolio it would make sense to me that the building and additional Bunk House parking be located on this newly acquired property. If the Folds of Honor is planning to do something different with this spot, couldn’t it be designed into the Bunk House to better service everyone in the area. I would hate to think that this site location “D” the “original location” is being abandoned because a residence is going to be built on this site for one of the owners.

Listed are the issues I would like to see addressed and answered before site “E” approval is granted to American Dunes:

1. **Topography issues with Location “E”**
   - a. How is storm water going to be managed?
   - b. What will be the grade change when building this structure? With the level of the proposed area that the Bunk House is proposed it is in a low spot that floods during heavy rains today. When the grade is raised how is this new runoff going to be managed and where will it flow. If the proposed answer is to the pond, what avenue is it going to take to get there?
   - c. With the addition of the building and vast cement patio and walks, where will this drain and what is the plan to manage this.
   - d. It appears a retention wall is being proposed to the west of the structure, this area today is the lowest spot in the area, if changed where is that water runoff going to be collected and managed.
   - e. It also appears on the site map that the parking lot drainage is still being pushed to the south west corner of the property as you have left a large area of asphalt as a drain, not parking from the lot and clubhouse area. Is this the proposed retention area for all the new hard surface areas being proposed on the site?

2. **Noise and control**
   - a. Hosting Weddings, golf events and large group outings, what is the plan to control the noise and late-night outdoor socializing.
   - b. Why would the commission feel this location “E” is appropriate, mixing residential and multi-family/commercial so close when location “D” provides an area farther from residential homes and allows for suitable parking and access to the clubhouse.

3. **Parking**
   - a. The reduction of parking in the main lot does not make sense when adding hotel and social gatherings to this area. When the golf course is hosting multiple
weddings, golf and full occupancy of the Hotel, where will the overflow of cars park? Will street parking on Sanctuary Place be considered appropriate overflow parking? With over 10 kids under the age of 18 residing on this street I don’t believe increasing traffic and parking is appropriate. Will the township consider posting this street as no parking?

b. I would support the idea of parking reduction if the location of the Hotel was located at site “D” the original site location. This area would provide for additional parking for Hotel guest separate from the main lot.

Thank you for supporting the thought and expressed concerns. As I stated in my opening, I fully support the idea of adding the Bunk House to the American Dunes Golf Course but feel the location and outlined pros & cons do not support proposed location outlined in the plan. I would hope the commission and township see that there are many other areas located to the east of the main club house that would be more appropriate locations than at site locations “E”.

Kevin Mesler
Vice President and General Manager
phone: 231-799-3202 x216
mobile: 616-366-6094
16928 148th Avenue
Spring Lake, MI 49456

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Stacey,

We live on the 9th hole which is perpendicular to the club house. I have several concerns in reference to the proposed hotel.

My first concern is, additional pooling of water on the 9th hole. This was a problem in the past and the hotel could generated more run off. Also, we bought on the golf course in 2005. The neighborhood was quaint and quiet. It still is very peaceful and I am worried the hotel will change our “Sanctuary”!
DATE: January 14, 2021
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Site Plan Review – Lakeshore Antiques Storage Building

## PROPERTY DETAILS

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## BACKGROUND

As you may recall, a pre-application presentation was held on October 19, 2020 for a new accessory building at Lakeshore Antiques. Business is good and additional storage is needed for inventory.

A formal application has been submitted and is ready for the Planning Commission’s review.
PROPOSAL

Construct a 3,375 sqft (45’x75’) accessory building to be used for storage. From staff’s perspective the application is substantially compliant but believe there a couple items that are best addressed between the Planning Commission and applicant.

**Architectural Recess of Loading Bay Doors**

Section 8.11.A.3.d – building walls over 50’ in length shall be broken up with architectural features.

To comply, the applicant is proposing an 8-inch recess of the loading bay doors.

Is this an acceptable recess?

**Visibility of Loading Bay Doors**

Section 8.12.G – prohibits loading and service bay doors from facing a public street. There have been 3 iterations of the building orientation.

1. Pre-application
2. PC recommendation
3. Submittal

Does Orientation #3 comply with this provision?

**Landscaping that Abuts Building**

Section 8.08.C – requires landscaping to be provided along all walls to reduce the visual impact of the building mass as viewed from the street.

- No landscaping is proposed along the building walls.
- Orientation #2 would negate this requirement.
- Staff supplied the following illustration to the applicant as a compliance suggestion:

To comply, the applicant must include landscaping that abuts the walls that can be viewed from the street.
**Miscellaneous Items**

These items are straight-forward requirements that staff is recommending be incorporated into conditions, if the Planning Commission approves the application.

1. Section 8.09.C – written cross-access agreement to provide for the building of the shared access facility when it becomes available. This would be drafted by the Township Attorney.
2. Section 4.02.A.3 – a stormwater seed mix that contains milkweed is required.
3. Section 4.02.B.9 – minimum planting size for a shrub is 30-inches, measured from grade.
4. Chapter 6 – need spec sheets for the outdoor lighting fixtures to determine compliance.

**SAMPLE MOTIONS**

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

**Motion** to **conditionally approve** the Site Plan Review application for an Accessory Building at Lakeshore Antiques, located at 10300 US-31. 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. Revise the landscape plan to ensure all shrubs have a minimum planting size of 30-inches.
2. The stormwater basin shall include a seed mix containing milkweed.
3. Shall provide the necessary documentation for staff to determine compliance with outdoor lighting. The lighting plan shall be approved by staff administratively prior to receiving a building permit.
4. A written cross-access agreement shall be drafted by the Township Attorney. The agreement must be executed and recorded with the Ottawa County Register of Deed prior to receiving a Final Certificate of Occupancy.

**Potential conditions as a result of the discussion**

5. *Recess of loading bay doors shall be increased to ***-inches.*
6. *Orientation of building shall be revised so loading bay doors do not face the street.*
7. *Revise landscape plan to add landscaping that abuts the building.*

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

**Motion** to **deny** the Site Plan Review application for an Accessory Building at Lakeshore Antiques, and direct staff to draft a formal motion and report for those
discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

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

**Motion to table** the Site Plan Review application, and direct the applicant to make the following revisions:

1. *List the revisions…*

Please contact me if this raises questions.

---

**REPORT (TO BE USED WITH A MOTION FOR APPROVAL)**

1. The application meets the site plan review standards of Section 18.07.G of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:

   A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.

   B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.

   C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

   D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.

   E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

   F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.

   G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.

   H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.

   I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.

   J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.
K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets and consists of sharp cut-off fixtures.

L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.

M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.

N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.

O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

2. The Planning Commission also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 8.01 and 8.06 of the Zoning Ordinance.

A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.

B. The Project provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.

C. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.

D. The Project ensures safe access by emergency vehicles.

E. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.

F. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways and requires alternate means of access through service drives.

G. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.

H. The Project requires coordinated access among adjacent lands where possible.

I. The Project provides landowners with reasonable access, although the number and location of access points may not be the arrangement most desired by the Developer.

J. The Project requires demonstration that prior to approval of any land divisions, the resultant parcels are accessible through compliance with the access standards.

K. The Project preserves woodlands, view sheds, and other natural features along the corridor.

L. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.

M. The Project implements the goals expressed in the US-31/M-45 Corridor Study.

N. The Project establishes uniform standards to ensure fair and equal application.

O. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.

P. The Project promotes a more coordinated development review process with the Michigan Department of Transportation and the Ottawa County Road Commission.
GRAND HAVEN CHARTER TOWNSHIP

SITE PLAN REVIEW APPLICATION

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Applicant Information
Name: Miedema Metal Building Systems, INC / Tom Miedema
Phone: 616-896-1700
Address: 3309 Hudson Trails Drive, Hundsonville MI, 49426
Email Address: tom@mmbssinfo.com

Owner Information (If different from applicant)
Name: Mills Realty, LLC / Tressa Mills
Phone: 616-836-6553
Address: 107 Crestwood Dr. Holland, MI 49424
Email: mills.tressa@gmail.com

Property Information
Address/Location: 10300 W Olive Rd, West Olive, MI 49460
Parcel Number: 70 - 70-35-200-015 -
Current Zoning: C-2
Size (acres): 4.5296
Master-Planned Zoning: C-2

Description of Proposed Use/Request (attach additional pages as needed)
New building to satisfy additional storage needs and additional HMA pavement to provide access to the proposed building.
No additional parking provided due to intended use of the new building.

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

* 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.

Last Revised 7/15/20
EXISTING UNDERGROUND UTILITY DATA

LOCATION MAP

PREPARED FOR:
MIEDEMA METAL BUILDING SYSTEMS INC.
3309 HUDSON TRAILS DRIVE
HUDSONVILLE, MI, 49426
PHONE: 616-896-1700
FAX: 616-896-9300
TOM@MMBSINFO.COM

SURVEY PLAN
FOR
LAKESHORE ANTIQUES
GRAND HAVEN TOWNSHIP
OTTAWA COUNTY, MICHIGAN

PLAN SCALE: 1" = 30'

LEGEND
- PHONE RISER (PR)
- STORM SEWER (STM)
- UTILITY POLE (UP)
- AERIAL UTILITY LINE (AERIAL)
- SAN CLEANOUT (CO)
- HOT MIX ASPHALT SURFACE (HMA)
- TELECOMMUNICATIONS PEDESTAL (PED)
- MAILBOX (MB)

Know what's below before you dig. Call Moore & Ruggink Consulting Engineers.
HIGHWAY
US - 31
EXISTING UNDERGROUND UTILITY DATA
CONTROL POINTS
BENCHMARKS

LOCATION MAP
PREPARED FOR:
MIEDEMA METAL BUILDING SYSTEMS INC.
3309 HUDSON TRAILS DRIVE
HUDSONVILLE, MI, 49426
TOM MIEDEMA
PHONE: 616-896-1700
FAX: 616-896-9300
TOM@MMBSINFO.COM

SITE & UTILITY PLAN
LAKE SHORE ANTIQUES
GRAND HAVEN TOWNSHIP
OTTAWA COUNTY, MICHIGAN

PLAN SCALE: 1" = 30'

PLAN REVISIONS

FOR
LAKESHORE ANTIQUES
GRAND HAVEN TOWNSHIP
OTTAWA COUNTY, MICHIGAN

SECTION A-A
4' DIA. CATCH BASIN DETAIL
(IN PAVED AREAS)

WOOD DUMPSTER ENCLOSURE DETAIL

24" ROLLED CURB & INVERTED GUTTER DETAIL
STONE (""

2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801     mailbox@mbce.com

UNKNOWN WATER ROUTE
TO BE MARKED

PROPERTY OWNERS

GENERAL NOTE:
1. All construction shall comply with applicable local, state, federal, and national codes and regulations.
2. All construction shall comply with the requirements of the design drawings.
3. All construction shall comply with the Stormwater Management Plan.
4. All construction shall comply with the requirements of the construction specifications.
5. All construction shall comply with the requirements of the construction plan.

REVISION
4/1/2021
DENNIS REAUME
FIELD SURVEY / DATE

DESIGN DRAWN BY:

DESIGNED BY:

CHECKED BY:

PLAN DATE:

PROJECT NO.:

OF
SHEET NUMBER

Know what's below.
before you dig.
Call
Moore
+B
ruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801     mailbox@mbce.com

PLAN SCALE: 1" = 30'
Manufactures' Representatives
Lighting Equipment

**DISCLAIMER**

Values represent an approximation. Footcandle Levels are considered at the end of the life of the lamp and ballast.

**Illumination results shown on this lighting design are based on project parameters provided to Crites, Tidey & Assoc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with applicable lighting or energy codes. Any changes to the room reflectances and/or obstructions not noted will alter the light levels. Please verify the date listed to assure the accuracy of the report.**
Illumination results shown on this lighting design are based on project parameters provided to Crites, Tidey & Assoc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with applicable lighting or energy codes. Any changes to the room reflectances and/or obstructions not noted will alter the light levels. Please verify the date listed to assure the accuracy of the report. Values represent an approximation. Footcandle Levels are considered at the end of the life of the lamp and ballast.

### Calculation Summary

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### Luminaire Schedule

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**NOTES:**
- CALC AT GRADE

---

Lakeshire Antiques

SALES

SCHEDULE

DATE

DESIGNED

FOR:

Manufacturers' Representatives

Lighting Equipment

Crites, Tidey & Assoc., Inc.

908C West River Center Dr

Comstock Park MI 49321

PH: 616-647-2400

www.critestidey.com

File name: S:\GRAND RAPIDS\Layouts\Brian Lock\LAKESHORE ANTIQUES\LAKESHORE LIGHTING.AGI
Community Development Memo

DATE: January 14, 2021
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Board Request – Close West Warner Street + Railroad Crossing?

BACKGROUND

On October 19, 2020 the Planning Commission held a discussion on whether to close Pierce Street at US-31, close the railroad crossing, and install a cul-de-sac.

This was brought before the Board on January 11th and Supervisor Reenders inquired if MDOT would be willing to close Warner Street, west of US-31, along with its railroad cross as well. The rest of the Board was supportive, but prior to adopting a resolution making the formal recommendation to MDOT, they requested the Planning Commission review the matter first.

Kris Foondle of MDOT indicated there are bonus funding opportunities when multiple railroad crossing are closed. He estimates the Township may be able to receive $250,000 of additional PA 51 monies that can be used on transportation-related projects.

Representatives from MDOT will be attending the meeting to assist in the discussion:

- Marc Fredrickson, Muskegon Transportation Service Center Manager
- Kris Foondle, Local Grade Crossing Program Manager

WARNER STREET CHARACTERISTICS

- Supervisor Reenders is a resident on this road and has requested it be closed.
- This western segment of Warner Street is approximately 1,900 linear feet or 0.36 miles in length.
- Only 6 properties require access to Warner Street.
  - 3 of the 6 contain dwellings, the other 3 are vacant.
- 5 other properties have double frontage to 168th and Buchanan.
  - 4 of the 5 properties contain dwellings, the other 1 is vacant.
- Is a double-chip and seal road, which the property owners are paying 50% of the cost.

Creating a dead-end would elongate the life expectancy of this material.
**SAMPLE MOTIONS**

If the Planning Commission finds the request to close Warner Street at US-31, the following motion can be offered:

**Motion** to recommend the Board *close* Warner Street west of US-31, remove the railroad crossing, and build a cul-de-sac.

However, if the Planning Commission does not believe the road should be closed, the following motion can be offered:

**Motion** to recommend the Board *not close* Warner Street west of US-31 or to remove the railroad crossing.

Please contact me if this raises questions.
Community Development Memo

DATE: January 14, 2021
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Discussion – DDA Boundaries + Potential Projects – Step 1 of 3

BACKGROUND

At their September 25, 2020 meeting, the Grand Haven Charter Township Downtown Development Authority (DDA) Board discussed its future and whether there are other opportunities to make improvements before ending the Tax Increment Financing (TIF) Plan. As a result of the conversation, the DDA Board adopted a motion formally requesting the Planning Commission (1) review the boundaries and determine if new areas should be incorporated; and (2) determine if additional projects should be considered.

Being that the Planning Commission is responsible for the Master Plan, it was the appropriate body to perform this review and provide a recommendation to the DDA.

The DDA has completed the vast majority of the projects outlined in the TIF Plan.

► The GHT DDA has almost exclusively focused on infrastructure projects.
► Primarily, installing municipal water and sanitary sewer around the Hayes, Comstock, 172nd, US-31 corridor.
► Other projects have included installing sidewalks, bituminous pathway and upgrade traffic signals.

DEFINITIONS

Downtown Development Authority (DDA) is a type of tax increment finance authority available to a city, village or township. Typically, a DDA captures the growth in tax revenue within a designated development area for use in financing a variety of public improvements in the area.

Tax Increment Financing (TIF) is a public financing method used to stimulate private investment within a designated area. Usually, TIF helps pay for infrastructure improvements within the DDA boundaries. This can also include “brownfield” cleanup.

HERE IS THE GAME PLAN

This is a significant task for the Planning Commission to undertake and will be spread out over a few meetings to ensure it receives the time and attention necessary.
**Step 1**
Introduce the project; initial discussion; identify areas of DDA you are least familiar with (list):
1. ____________________________
2. ____________________________
3. ____________________________

**Step 2**
Share your experience familiarizing with DDA areas; compile robust list of potential projects; draw potential boundary adjustments; review and compare draft list/map with the Master Plan Goals & Objectives and Strategic Plan; adjourn and absorb the information.

**Step 3**
Share your current thoughts on map boundaries and potential projects; adjust map and list as needed; select 5 priority projects; and finalize report to DDA.

**Think big, but realistic...**

**DDA BOUNDARIES**

The first item of business is to determine if the DDA boundaries should be expanded.

The current boundaries are shown in the map to the right.

Should these boundaries be expanded, and if so, where?

Ideas:

__________________________
__________________________
__________________________
__________________________
__________________________
__________________________
__________________________
__________________________
__________________________

![Map of DDA Boundaries](image)
Staff will be advocating for a specific project. Eastbrook Homes was approached by the Reenders family to acquire and develop a 40-acre blueberry field on Comstock. See map, right.

Eastbrook Homes intends to request a pre-application presentation with the Planning Commission on the February 15th agenda. It is proposed as a high-density residential development **focused on the missing middle housing types.**

That said, sanitary sewer is a bit tricky in this location. In essence, the City’s sewer is at capacity for their industrial park. The area is also quite flat, so finding enough fall for gravity sewer is difficult. Likely, a small lift station will be required on this 40-acres (*developer is fully aware*).

If this project comes to fruition, the two municipalities and the developer will need to invest in the infrastructure. The City agrees because this 40-acres shares its southern boundary with the 32-unit affordable housing development on the city-owned land. It is being developed by Michigan Community Capital. You may recall several news articles covering this story in 2020.

For the reasons described above, staff is advocating the DDA boundaries be extended to include this 40-acre parcel as well as including the utility extension on the list of priority projects.

**DDA PROJECTS**

To jumpstart discussions and spark your creativity, a list of potential projects is below.

1. Extend utilities to the 40-acre parcel on Comstock Avenue for a high-density residential development, featuring the Missing Middle Housing types.

2. Install streetscaping to beautify an area.
   a. Street trees
   b. Seating areas
   c. Boulevards
   d. Mid-block crosswalks

3. Upgrade traffic signals.
   a. Change from diagonal span to a box span, which improves safety and aesthetics.
   b. Utilize heat/movement activation at intersections.
   c. Adjust signal timing and/or hire company to study and recommend appropriate timing.

4. Bury overhead utility lines.

5. Construct sidewalks and/or bituminous pathway.
6. Loop or extend municipal water and/or sanitary sewer.

7. Road improvements.
   a. Widen shoulders
   b. Add center turn lane
   c. Road diet

8. Outdoor lighting
   a. Upgrade existing streetlights to decorative lamps
   b. Add new lights at intersections
   c. Add streetlights along pathway and/or sidewalks
   d. Convert all streetlights and intersection lights to LED

WHAT'S NEXT?

Take the next 2 weeks to mull over the information in this memo along with the initial discussions held at the meeting. Here are some ideas to get you started:

- Let your **creative** juices flow and think outside the box.

- **Drive** through the current DDA boundaries, look at what is nearby, and consider if it should be incorporated into the DDA.

- If you don’t frequent areas of the DDA make a **special trip** and spend time looking around.

- Get out of the car and **walk around**. A pedestrian’s experience is far different than a vehicle. Have a bicycle, take a ride!

- Bring a member of your household during your walk, drive, and/or bike ride and ask for their help. An **outside perspective** is beneficial.

- Have a good list? Go drive around again and look at it from a **new perspective**—a person with a wheelchair or on crutches; parents with a stroller; teenager riding a bike; etc. You will experience the area differently and generate new ways to improve these areas.

While you’re working on this, compile a list of projects and recommendations for boundary adjustments. On February 1st the PC will discuss each other’s findings, which are sure to spark new ideas and conversations. You will then have another 2 weeks to digest the new information.

Finally, the PC will reconvene at the February 15th meeting to finalize the recommendation to the DDA Board on boundary adjustments and a list of projects to consider.
RESILIENT GRAND HAVEN CHARTER TOWNSHIP
Grand Haven Charter Township 2016 Master Plan
CHAPTER 7. GOALS AND OBJECTIVES

The primary function of the Resilient Grand Haven Charter Township Master Plan is to guide future development and growth within the Township. The Master Plan identifies a vision for the future and a series of goals and objectives to guide decision making. The goals and objectives in this chapter of the Master Plan provide guidance for the future planning of the Township, and are based on the input gathered during the Resilient Grand Haven planning process, discussions with the Grand Haven Charter Township Planning Commission, and previous community planning efforts.

Goals provide statements that describe the desired future for the Township and provide general direction for local decision makers. Objectives are more detailed descriptions of actions needed to achieve the goals. The following pages identify the goals and accompanying objectives of the Resilient Grand Haven Charter Township Master Plan.

Goal 1: The Township will preserve valuable natural resources, and the shorelines along Lake Michigan and the Grand River. These natural assets provide a cultural identity and add economic value to the community.
   1. The sensitive natural resources that distinguish the Grand Haven landscape will be identified and protected, which include but are not limited to: wetlands, critical dunes, high risk erosion, floodplains, and water resources.
   2. Develop and implement shoreline protection standards such as riparian buffers, erosion protection with native vegetation plantings, and low-impact development.
   3. Limit the amount of impermeable surface with all new development to minimize surface runoff and maintain infiltration.
   4. The Township will take thoughtful measures to ensure residents will have long-term sustainable water sources.
   5. Develop best management practices to prevent the introduction, and spread, of invasive species and diseases transmitted by flora and fauna.
   6. Encourage forest stewardship practices through public education.

Goal 2: The preservation and enhancement of natural features of the community will be a central consideration in all civic decisions in Grand Haven Township. Buildings and infrastructure will be planned, constructed and maintained to protect and improve the quality of the natural environment while serving the needs of the population and allowing residents and visitors appropriate access to enjoy natural features.
   1. Develop a green infrastructure plan to enhance and sustain the network of natural features.
   2. Preserve the viewsheds of Lake Michigan, the Grand River, and the bayous by minimizing encroachment into riparian areas, floodplains, and steep slope areas within the Township.
   3. Recognizing the importance and value of tree coverage the Township will evaluate the need and feasibility of implementing a tree planting policy.
4. Incorporate the use of renewable energy whenever feasible.


**Goal 3: Discourage the inappropriate and unplanned use of land through sporadic and isolated land divisions. Encourage carefully planned developments that are responsive to market demands.**

1. Support a Township land use policy that results in a well-balanced, but diverse pattern of land uses that incorporates sustainable growth principles.

2. Establish ordinances to achieve the targeted growth areas defined in the 2009 Master Plan.
   a. Land east of US-31 – new residential development should generally be limited to the north side of Lincoln Street. However, the Township may consider future residential Planned Unit Developments or Cluster Developments along the immediate southern edge of Lincoln Street in limited circumstances. Such as, the proposed development would fulfill a unique housing niche (i.e., affordable housing, senior housing, assisted living, PUD with a crop and livestock theme, etc.).
   c. Limit future commercial and industrial development along US-31 and M-45 to those areas that are currently served, or are planned to be served, by municipal water and sewer. The costs associated with any utility extensions must be assumed by the developer.
   d. Limit new development to land that is supported by existing infrastructure and paved roads. All proposed developments within 2,700 feet of municipal water or sewer must bear all costs to extend the infrastructure services.

3. Preserve the local character of the Township by implementing development regulations to protect the rural character, thriving agricultural operations, and successful agri-businesses, which include roadside stands and farmers markets.

4. Refine and enhance the Planned Unit Development (PUD) and Cluster Development Ordinances to ensure that residential developments are designed to promote the goals of clustered residential development, the preservation of large tracts of contiguous open space, and the preservation of development buffers along external county roads.

5. Support an amendment of the PUD ordinance that permits residential crops and livestock as the main theme of the new development.

**Goal 4: Support multiple housing options and mixed-use developments for all segments of the population that place users near daily services.**

1. Support the development of diverse housing types to expand choices available to current, and new, Township residents.

2. Examine the need, and viability, of increasing densities in certain segments of the Township.

3. Support and encourage senior housing and assisted living facilities (i.e., aging in place).
Goal 5: Grand Haven's public facilities, including its roads, utilities, parks, and public buildings will be carefully planned, constructed and maintained to efficiently serve the needs of current and future generations.

Goal 6: Residents and visitors to the greater Grand Haven community will have safe and convenient access by way of non-motorized pathway system, private automobiles, and public transportation.

1. Expand the Township's pathway system to promote the health and safety of residents and visitors.
2. Investigate the potential impacts of the new M-231 bypass on future development, traffic, and infrastructure in the Township.
3. Develop a best practices access management plan with OCRC and Ottawa County Planning Commission. This plan will strive to reduce traffic volumes; correct unacceptable traffic conditions; address safety concerns on major thoroughfares; and develop street design standards.
4. Coordinate current and future development projects with the Ottawa County Road Commission (OCRC).
5. Support efforts to increase access to a regional transit system. This includes supporting the goals and objectives of Harbor Transit's strategic plan.

Goal 7: Grand Haven Township will continue to be a vital economic center that includes a balance of clean manufacturing, professional and personal service, the arts, hospitality, retail, commercial, and institutional employment.

1. Research the viability of incorporating an incentive-based development plan for all land uses, including energy efficiency and brownfield redevelopment.
2. Support the manufacturing sector in the Township by promoting existing opportunities and encouraging future growth.
3. Support the expansion, and improved access, to high-speed and reliable wireless broadband service.

Goal 8: Grand Haven Township will be a leader in working with other units of government, state agencies, schools, and special authorities to manage growth and service delivery to the residents and businesses of the area in the most efficient and transparent manner possible.

1. Coordinate planning efforts with surrounding municipalities for well-planned and cooperative communities.
2. Cooperate with other area communities in the evaluation and implementation of any feasible joint approach to service delivery.
3. Consolidate separate community initiatives into a common vision, which results in sound community building, promotes leadership, engages volunteers, and involves students.
4. Complete an evaluation of Township buildings and facilities to identify improvements to reduce energy consumption and stormwater runoff and implement those that prove feasible.
5. Partner with the Tri-Cities to create a marketing and branding strategy for the community.
Above all else, our purpose is to provide superior customer service to our community
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Simply put, strategic planning is an organization’s process for defining its direction and identifying objectives to guide decisions regarding the allocation of capital and people. The focus of a strategic plan is typically on the whole organization and they are established for a specific timeframe, typically three to five years. Since strategic planning cannot foretell exactly how the marketplace will evolve and what issues will surface over time, it is essential to re-visit this plan on an annual basis.

Why is the Township doing a Strategic Plan?

Grand Haven Charter Township is a desirable place to live with its beautiful natural features, lakeshore location, and reasonable commute to regional employment centers. Over the last 20 years the Township has become the largest of the Northwest Ottawa communities in terms of area (28+ square miles), population (17,000+), and tax base (SEV over $1 billion). This rapid growth has led to an increased demand for public services.

Although growth is not as robust as the pre-2006 levels, the current growth rate is expected to continue. Consequently, the Township is facing questions regarding the levels of service and capital projects designed to improve both safety and quality of life of its residents.

How will the Township use the Strategic Plan?

The plan will be used as a tool to:

- Assist with communicating the Township’s goals
- Assure that elected officials are all “on the same page”

- Set priorities and make decisions
- Monitor and measure implementation progress
- Identify needed changes
Grand Haven Township strives to meet the changing needs of our community. In 2016, the Resilient Grand Haven Master Plan was adopted. This was a joint effort between the Township and City of Grand Haven. By crafting cohesive plans the greater Grand Haven community is better served.

The current Zoning Ordinance was adopted in 1999. To be good stewards of the community’s wants and needs, it was determined the Ordinance needed to be updated.

In 2019, the Township is expected to adopt a new Zoning Ordinance. It will support the goals and objectives the community created in the Master Plan. It will also reflect the current qualities of life the community enjoys. For example, outdoor-living is more valued today than it was in the late-90s, so new provisions will support those activities and interests, which have lead to our new standard of living.

Improving walkability throughout the Township is another priority. For example, through a voter-approved millage another 10 miles of pathway is being constructed. The Board has approved a project to install a sidewalk on the south side of Robbins Road, as well as adding mid-block crosswalks on 172nd Avenue at Timber View Apartments and on Lakeshore Drive at the entrance to Rosy Mound.
The 2019 Mission statement shows an evolution from the original 1997 Strategic Plan Mission statement:

“The mission of the Grand Haven Charter Township Board is to provide those professional quality services that can best be furnished by the Township and are necessary for the health, safety and welfare of the residents.

The Township shall continually improve these services to accommodate the needs and expectations of the residents, who are the customers and stakeholders of the Township.”

The 1997 Mission Statement recognize the fiscal constraints that exist even during periods of growth and placed an emphasis on meeting the service needs of the citizens.
OUR GOALS

Maintain a Healthy Financial Balance that Reflects Current Revenues and Future Projections  (see page 7)

Deliver Superior Essential Services that Can Best Be Provided by the Township  (see page 9)

Maintain and Improve the Infrastructure that is Necessary to Enhance the Community’s Health, Safety, and Quality of Life  (see page 10)

Establish Strong Partnerships within Our Community, with Our Neighbors, and with Other Governmental Agencies to Promote Shared Essential Services and Resources  (see page 12)

Support and Retain Economic Development that Enhances the Quality of Life in Balance with the Protection of Our Community Character  (see page 13)
GOAL: Maintain a Healthy Financial Balance that Reflects Current Revenues and Future Projections

Grand Haven Charter Township maintains twelve (12) funds with majority of operations found in nine (9), including the General Fund, Fire/Rescue Fund, Police Services Fund, DDA Fund, Municipal Street Fund, Pathway Fund, IT Fund, Water Fund and Sewer Fund. In general, monies from one fund cannot be transferred to other funds.

The $3.4± million annual expenditures from the General Fund are the source of many of the services associated with local government, such as assessing, building and zoning services, parks, elections, drain maintenance, etc. Grand Haven Charter Township relies on various sources of revenues to supply its General Fund, including property taxes, fees and state revenue sharing. Most of the revenue sources are stable with the exception of the building fees that can vary widely.

Although the Township collects over $22 million in property taxes each year, the vast majority of these taxes are not kept by the Township. Rather, they are distributed to the State of Michigan, the local school districts, Ottawa County and other taxing jurisdictions. For every tax dollar that the Township collects, about 87.2 cents is distributed to others.
Objectives:

- Adopt policies that support – “living within our means.”
- Have sufficient financial reserves to respond to emergencies, economic downturns, and future capital spending. (Current policy has a minimum unrestricted General Fund fund balance of $1.6 million.)
- Prioritize taxing and spending to focus on both safety and “quality of life”.

Low Millage Rate

Grand Haven Township’s millage rate is the 5th lowest of all 24 municipalities in Ottawa County and is about 4.12 mills below\(↓\) the average.
GOAL: Deliver Superior Essential Services that Can Best Be Provided by the Township

Grand Haven Charter Township provides a broad array of public services and amenities to its citizens. The Township recognizes that unlike the private sector, citizens cannot “choose” to do business or receive their services from another local government or agency. With this in mind, the Township staff adopted the creed that “Above all else, our purpose is to provide superior customer service to our community.”

As the Township’s population has increased, so has the demand for services and the need to both maintain and expand the existing infrastructure (e.g., pathways, streets, drain districts, bus service, etc.).

The Township’s goal is to carefully evaluate and prioritize the services and amenities it offers to ensure they can be provided at the highest possible level and in a fiscally responsible manner.

Under state law, the only services that the Township Board must provide are:

Property assessments, tax collection, and elections.

However, the Board has chosen to provide or support a variety of services, many of which are considered foundational for local governments, including:

1. Fire/Rescue Services
2. Contracted Police Services
3. Municipal Water
4. Sanitary Sewer
5. Planning and Zoning
7. Parks
8. Pathways
9. Cemeteries
10. Economic Development
11. Ambulance Service
12. Road Maintenance
13. Stormwater Maintenance
14. Code Enforcement
15. Drain Maintenance
16. Trash Collection
17. Library Services
18. Liquor Control Enforcement
19. Yard Waste Collection
20. Website and IT Services
21. Recreational Programs
22. Bus Service

Objectives:

- Define and prioritize those essential services that can be best furnished by the Township.
- Continually improve the services provided by the Township, especially those services that relate to public safety (i.e., fire/rescue and police services).
- During the annual budget approval process, review department organization, responsibilities, functions, and staffing (including succession planning).
- Develop a versatile and professional Township workforce that is crossed trained.
- Continue the “Grand Way” program to ensure superior customer service.
- Show appreciation for staff, committee and board service through recognition events, a personal “thank you”, and/or awards.
GOAL: Maintain and Improve the Infrastructure that is Necessary to Enhance the Community’s Health, Safety, and Quality of Life

Grand Haven Charter Township prides itself on the quality infrastructure it provides to its citizens. This is considered to be a basic and fundamental function for the Township.

Even during the so-called “Great Recession,” the Township was able to sustain road maintenance in cooperation with the Ottawa County Road Commission (OCRC) at levels “fair” or higher. And, in cooperation with the Ottawa County Water Resources Commission (OCWRC), the Township was able to maintain the storm systems throughout the community.

Objectives:

- Establish and implement asset management principles for roads in the Township to address issues of safety, mobility and community character.

- Maintain funding source for basic infrastructure maintenance (e.g. roads, pathways and storm drains).

- Provide high quality water and sewer services.

- Collaborate and partner with other communities and agencies to provide and maintain essential infrastructure and services.

- Use technology to enhance services and to increase efficiencies in every aspect of operations.

- Integrate other Township plans with the Strategic Plan and use these as key tools in making decisions regarding operations, capital investments, and natural resource protection.

- Maintain and refine planning and zoning requirements so they are responsive to community character and priorities.
## Infrastructure Facts Sheet

<table>
<thead>
<tr>
<th>INFRASTRUCTURE</th>
<th>WHAT DO WE HAVE?</th>
<th>FUNDING SOURCE</th>
<th>FACTS</th>
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<tr>
<td><strong>Roads</strong></td>
<td>107.09 Miles of Public Roads</td>
<td><strong>Facts</strong>&lt;br&gt;OCRC Tax Monies&lt;br&gt;Municipal Street Fund&lt;br&gt;General Fund&lt;br&gt;Transportation Revenues are increasing</td>
<td>At the end of 2018, all of the subdivision roads were rated “5” or better on the Pavement Surface Evaluation and Rating System (PASER) where “10” is excellent.</td>
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<tr>
<td></td>
<td>24.21 Primary</td>
<td></td>
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<tr>
<td></td>
<td>40.41 Subdivision</td>
<td></td>
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<tr>
<td></td>
<td>23.79 Paved Local</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>18.68 Gravel</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Drains</strong></td>
<td>17 County Drainage Districts</td>
<td><strong>Facts</strong>&lt;br&gt;Special Assessments&lt;br&gt;General Fund</td>
<td>All costs are paid through assessments, except for minor maintenance (i.e., less than $10,000).</td>
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<tr>
<td><strong>Water</strong></td>
<td>110.2 Miles of Main&lt;br&gt;Two 500,000 Gallon Elevated Storage Tanks&lt;br&gt;5 Meter Stations or Vaults&lt;br&gt;5,360 Taps</td>
<td><strong>Facts</strong>&lt;br&gt;Water Use Fees&lt;br&gt;Connection Fees</td>
<td>A cost of service rate study was completed in 2015. Next Study will be in 2020.</td>
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<tr>
<td><strong>Sewer</strong></td>
<td>30.34 Miles of Main&lt;br&gt;9 Pump Stations&lt;br&gt;860 Connections</td>
<td><strong>Facts</strong>&lt;br&gt;Sewer Use Fees&lt;br&gt;Connection Fees</td>
<td>A cost of service rate study was completed in 2015. Next Study will be in 2020.</td>
</tr>
<tr>
<td><strong>Pathway</strong></td>
<td>33.3 Miles by 2020</td>
<td><strong>Facts</strong>&lt;br&gt;Expansion = Millage&lt;br&gt;Maintenance = General &amp; Pathway Fund</td>
<td>A significant expansion will be completed in 2019.</td>
</tr>
<tr>
<td><strong>Parks</strong></td>
<td>Township&lt;br&gt;6 Parks = 596 Acres&lt;br&gt;Ottawa County&lt;br&gt;3 Parks = 597 Acres</td>
<td><strong>Facts</strong>&lt;br&gt;General Fund&lt;br&gt;Grants&lt;br&gt;Donations&lt;br&gt;Special Millages</td>
<td>The Township continues discussions to add additional park lands for active recreation immediately south of Hofma Park &amp; Preserve.</td>
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<td></td>
<td>Historic Cemetery&lt;br&gt;Lakeshore Cemetery</td>
<td><strong>Facts</strong>&lt;br&gt;General Fund&lt;br&gt;User Fees</td>
<td>A planned expansion of the Historic Cemetery will begin in 2019.</td>
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GOAL: Establish Strong Partnerships within Our Township, with Our Neighbors, and with Other Governmental Agencies to Promote Shared Essential Services and Resources

To further reduce costs and to provide benefits to the region as a whole, Grand Haven Charter Township is working cooperatively through partnerships with adjacent communities and organizations. In addition to the cost savings that result from improved efficiency, regional cooperation has also led to improved relations with adjacent municipalities and local agencies. The Township currently cooperates on a regional basis in the following ways:

- Grand Haven/Spring Lake Sewer Authority
- Harbor Dredging
- Harbor Transit
- Loutit District Library Authority
- Fire Department Mutual Defined Response Areas
- NOCH Ambulance Authority
- North Ottawa Community Hospital
- North Ottawa Recreation Authority
- North Ottawa Water System (NOWS)
- Regional Economic Development contract
- Resilient Grand Haven Plan
- Robbins Road Corridor Plan
- July 4th Fireworks
- Emergency Management and Planning

Objectives:

- Share positive progress with the community through articles in the newsletters.
- Regularly communicate and be transparent with the community about the real issues facing the region.
- Identify meaningful ways to engage citizens.
- Collaborate with other governmental agencies to provide essential services, enhance natural resources, and support the local economy.
GOAL: Support and Retain Economic Development that Enhances the Quality of Life in Balance with Protecting Our Community Character

Community wealth is created by businesses that sell products or provide services to others that are outside of the region. These businesses attract dollars to this region. The Township is fortunate to benefit from three different types of wealth creating businesses—tourism, agriculture, and manufacturing.

Grand Haven Charter Township is a unique community that benefits from its proximity to Lake Michigan, the Grand River, and bayous. The economic vitality of the region is sustained by the agricultural, manufacturing, and tourism industries and the community supports its existing businesses and employers. It also encourages economic growth and development. While the makeup of the Township is varied, its rural character is nonetheless a prime asset. This unique dimension adds importance to establishing and maintaining development standards that appropriately respond to community character, surrounding land uses, and environmental features.

- Ottawa County is ranked 3rd in Michigan and 95th in the U.S. in the total value of agricultural production.
- Tourism attracts nearly $58 million each year to the greater Grand Haven area.
- Manufacturing provides for about 36% of the jobs in this region. This is more than 8,000 jobs.
- In comparison, only 12% of jobs in Michigan and only 9% of the jobs in the nation are provided by manufacturing.
- Of the three types of wealth creating businesses in this region, manufacturing is the most important.
Objectives:

• Support business retention and expansion.

• Seek economic development opportunities that provide employment and sustain community character and quality of life.

• Work with businesses and economic development organizations to identify and support the assets necessary for economic growth in alignment with the Township’s Master Plan.

• Collaborate with local agencies, private developers, and neighboring municipalities to attract a new industrial park near the US-31 and M-45 intersection.

• Protect the Township’s environmental features that help define its rural character, including water resources, wetlands, and woodlands.

• Continue a policy of balanced development that is based on community character, surrounding land uses, and environmental features; establish design standards.

• Expand park land to increase active recreational opportunities.