

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 18, 2021
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, Taylor, Reenders, Mesler, and Lemkuil

Members absent: Hesselsweet and Wagenmaker

Also present: Community Development Director Fedewa and Associate Planner Hoisington

Without objection, Cousins instructed Hoisington to record the minutes.

III. STATEMENT ON REMOTE MEETING

It was noted that the Planning Commission was meeting remotely on the Zoom platform because of health concerns associated with COVID-19 pandemic. Information on this remote meeting has been posted so that the public may participate. All commissioners present noted that they are meeting remotely and are located within Grand Haven Charter Township.

IV. APPROVAL OF MINUTES

Without objection, the minutes of the December 7, 2020 meeting were approved.

V. CORRESPONDENCE

Many emails were received regarding the bunkhouse project for American Dunes Golf Club:

- Letters of Support:
 - Capt. James Baas – 12728 Sanctuary
- Letters of Opposition:
 - Casey Bruhn – 12771 Sanctuary
 - Jennifer J. Conner – 12750 Sanctuary
 - Brent & Jennifer Pike – 12714 Sanctuary
 - Kevin Mesler – 12746 Sanctuary
 - Patrick Modaff – 12700 Sanctuary
 - Steve Wilson – 12743 Sanctuary

All correspondence was noted and indicated it would be reviewed again if/when the golf course is on a future agenda.

VI. PUBLIC COMMENTS – None

VII. NEW BUSINESS

A. Site Plan Review – Accessory Building – Lakeshore Antiques Storage Building

Reenders recused himself due to a conflict of interest – he has a financial interest in adjacent property.

Fedewa provided an overview through a memorandum dated January 14th.

The owner, Tressa Mills of Mills Realty, project engineers Justin Longstreth and Dennis Reaume of Moore and Bruggink, and applicant Tom Miedema of Miedema Metal Building Systems were present and available to answer questions.

- Purpose of building would be to act as warehouse for excess inventory.
- Proposed building location was revised after listening to comments from the pre-application meeting with the Planning Commission.
- Building location is designed to be more efficient for loading and require less paved surface to be added on site.

The Planning Commission noted the following points of discussion:

- If the accessory building were moved behind the existing main building, there would be fewer design and landscaping requirements for the accessory building.
 - Suggested location behind the main building would cut down on costs for building materials and landscaping.
- The proposed building would be in the sightline from US-31.
- Proposed location features loading doors that are visible from US-31 which is not compliant with the overlay zone requirements.
 - More information showing the sightlines is required if the current orientation is maintained.

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

1. Must revise the proposed accessory building location to comply with the Zoning Ordinance
2. Must provide the sightlines from US-31 to the proposed accessory building.

Which motion carried unanimously.

B. Recommendation – Closing West Warner St + Railroad Crossing @ US-31

Reenders rejoined the meeting.

Fedewa provided an overview through a memorandum dated January 14th.

Representatives from MDOT – Marc Fredrickson, Muskegon Transportation Service Center Manager and Kris Foondle, Local Grade Crossing Program Manager, were present and available to answer questions.

- Additional bonus monies are granted when multiple railroad crossings are closed.
- MDOT encourages closing passive railroad crossings, like the one at Warner Street.
 - Passive crossings lack certain safety features such as crossing bars or lights.
 - There's a lack of storage space for vehicles when waiting for traffic to clear.
 - More access points on US-31 increase the chances of an accident occurring.
- Noted that MDOT would reach out to residents impacted by closures after decisions are made by the local municipality.
- Explained that possible money granted to Township is required to be spent on transportation-related projects.

The Planning Commission noted the following points of discussion.

- Discussed the impact of closing both access points on Warner and Pierce Street.
- Noted the road being closed could result in a longer life expectancy for the road due to reduced traffic load.
 - Result would be lower costs for residents that share 50% of the price to maintain the road with double chip and seal treatment.
- Concern the closing of the road would be an inconvenience to the affected residents.
- Questioned if the Township had contacted residents regarding the change. Concerned that the existing residents would make decisions impacting future property owners.
- Asked if the money received from MDOT could be used to extend utilities or a similar benefit to residents in the Warner Street and Pierce Street areas.

Motion by Reenders, supported by Wilson to recommend the Board **not close** Warner Street west of US-31 or to remove the railroad crossing, pending more information.

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

Ayes: Wilson, Chalifoux, Reenders, Mesler

Nays: Cousins, Taylor, Lemkuil

Absent: Hesselsweet, Wagenmaker

C. Initial Discussion – DDA Boundaries + Potential Projects

Fedewa provided an overview through a memorandum dated January 14th.

The Planning Commission noted the following points of discussion:

- Questions about the current DDA area.
 - Fedewa clarified that the DDA may be extended outwards but needs to make sense – not having random spots in areas that are not adjacent to the boundaries.
- Noted benefits from projects the DDA has completed in the past.
- Multiple commissioners agreed it would make sense to consider expanding utilities in areas where the infrastructure is close.

A follow up discussion is to take place at the next Planning Commission meeting on February 1st after the Planning Commission has had time to brainstorm new ideas.

VIII. STATEMENTS FROM COMMISSIONERS

- Chalifoux noted that construction on a long-awaited garage addition on Mercury Drive has started and look forward to it being completed.

IX. REPORTS

A. Staff Report

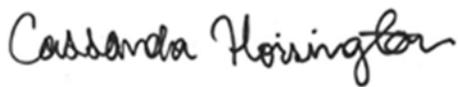
- Fedewa noted an exemption in the ordinance that does not require Grand Haven Custom Molding to add parking lot perimeter landscaping to the new addition. Applicant will be notified.

B. Other – None

X. EXTENDED PUBLIC COMMENTS – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:21 pm.



Cassandra Hoisington
Acting Recording Secretary