

**GRAND HAVEN CHARTER TOWNSHIP BOARD  
MONDAY, APRIL 19, 2021**

**REGULAR MEETING**

I. CALL TO ORDER the special joint meeting of the Grand Haven Charter Township Board and Planning Commission to order at 7:00 p.m.

II. ROLL CALL

**Board members present:** Larsen, Meeusen, Wagenmaker, Behm, Reenders, and Kieft

**Board members absent:** Redick

**Planning Commissioners present:** Cousins, Wilson, Taylor, Reenders, Mesler and Lemkuil

**Planning Commissioners absent:** Chalifoux, Hesselsweet

Also present was Manager Cargo, Attorney Bultje; Community Development Director Fedewa; Zoning Administrator Hoisington; Chamber President Gaasch, Chamber Economic Development Director Butler; and, Housing Next Director Kilpatrick

III. STATEMENT ON REMOTE MEETING

It was noted that the Township Board and 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 officials present noted that they are meeting remotely and are located within Grand Haven Charter Township, except for Supervisor Reenders who is in Grand Haven City.

IV. PUBLIC COMMENTS – (Agenda Items Only)

Cousins announced that a period for public comments on agenda items was now opened.

Cousins noted that if a person would like to comment on an Agenda Item Only, please click “Raise Hand” at the bottom of your screen or press Alt+Y. The Zoom moderator (*i.e.*, Stacey Fedewa) will unmute you when it is your turn to speak. Comments will be limited to three (3) minutes.

Chamber of Commerce Economic Director Butler noted that there is a need for additional industrial land and that both local businesses and the State MEDC often contact the Chamber for potential sites. Businesses are being forced to leave the area because of the lack of industrial land.

There being no further public comments, Cousins announced that the period for public comments on agenda items was now closed.

V. NEW BUSINESS

1. The group discussed the necessary Master Plan Update and the proposed expansion of Industrial Land.

The group agreed to initially focus on amending the Master Plan map and planning for additional industrial land in the vicinity of M-45 and US-31. It was noted that certain parcels would be better suited for light industry/commercial or, after development begins, multi-family residential.

A complete update of the Master Plan would be budgeted for completion in 2022.

2. The group discussed amending the minimum floor area of dwelling units.

Community Development Director Fedewa presented a report on Minimum Dwelling Unit Size.

It was noted that the new Zoning Ordinance, which lowered all of the minimum dwelling unit sizes, went beyond what was discussed at a previous joint meeting.

Housing Next Director Kilpatrick discussed the need for Missing Middle housing and that maintenance had more of an impact on housing values than size.

Various ideas were discussed. However, there is disagreement among the various members with about half supporting the reduction in dwelling unit size and half wanting to return to the numbers from the previous Zoning Ordinance. There was agreement that PUD minimums should be eliminated to allow greater discretion in planned developments.

The Planning Commission was tasked with reviewing the dwelling unit sizes and returning a recommendation to the full Board.

3. The group discussed the Planning Commission's recommendation for the DDA to expand the district boundaries and amend the Tax Increment Finance (TIF) plan.

Manager Cargo noted that the DDA Board has a meeting scheduled for Thursday, May 13<sup>th</sup>. The process to expand the DDA borders and amend the TIF plan will be complicated and requires numerous steps under state law. Staff will coordinate this action with legal staff.

## VI. PUBLIC COMMENTS

Cousins announced that a period for public comments on non-agenda items was now opened.

Cousins noted any person would like to comment on a non-agenda item only, please click "Raise Hand" at the bottom of your screen or press Alt+Y. The Zoom moderator will unmute you when it is your turn to speak. Comments will be limited to three (3) minutes.

There being no public comments, Cousins announced that the period for public comments on agenda items was now closed.

VII. ADJOURNMENT

**Without objection**, the special joint meeting was adjourned at 8:48 p.m.

Respectfully Submitted,



Laurie Larsen  
Grand Haven Charter Township Clerk



Mark Reenders  
Grand Haven Charter Township Supervisor