

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
MARCH 9, 2021  
**Remote Electronic Meeting**

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. by Chair Voss.

II. ROLL CALL

Board of Appeals members present: Voss, Slater, Loftis, Behm, Hesselsweet, and Egedy-Bader (alternate)  
Board of Appeals members absent: None

Also present: Community Development Director Fedewa and Associate Planner Hoisington

**Without objection**, Hoisington was instructed to record the minutes for the meeting.

III. STATEMENT ON REMOTE MEETINGS

It was noted the ZBA 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 the public may participate. All members present noted they are meeting remotely and are located within Grand Haven Charter Township.

IV. APPROVAL OF MINUTES

**Without objection**, the minutes of the February 9, 2021 ZBA Meeting were approved.

V. OLD BUSINESS

A. ZBA Variance Application No. 20-03 – Grand Rapids Filtration Plant – Solar Arrays

Party Requesting Variance:	Wayne Jernberg, City of Grand Rapids
Applicant Representative:	Krishnan Kandasamy, CMS Energy
Address:	One Energy Plaza, Jackson 49201
Parcel Number:	70-07-28-100-011
Location:	11177 Lakeshore Drive

The City of Grand Rapids is requesting to place a 3.5-acre ground-mounted solar array in the front yard. Section 3.03.A.2.a prohibits solar arrays in the front yard. The applicant indicated other locations for the solar array will not provide equivalent benefits.

**Motion** by Slater, supported by Hesselsweet, to remove the City of Grand Rapids application from the table for further consideration. **Which motion carried unanimously.**

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

Representatives from the City of Grand Rapids, Alison Sutter – Sustainability and Performance Management Officer and Wayne Jernberg – Water System Manager were present as were staff from CMS Energy, Krishnan Kandasamy – Director of Strategic Projects and Julio Morales – Executive Director. The following were points of discussion:

- A construction schedule will be provided to the Planning Commission as part of the site plan review application.
- Planting schedule will be determined by construction progress – wish to avoid planting too soon or in poor planting conditions.
  - Agreed to a deadline of June 1<sup>st</sup>, 2022 to complete the landscaping.
- Construction on the berm could start earlier than the planting schedule.
- Discussed irrigation system to maintain landscaping and pollinator field.
  - Likely using treated water.

The Board discussed the application and noted the following:

- Debated the planting schedule for landscaping. Set the deadline at June 1<sup>st</sup>, 2022 to ensure visual screening is provided.
- Discussed possibility of holding the Township holding an escrow to ensure planting is completed, but instead chose to set the deadline.
- Expressed desire to see an irrigation plan in place to maintain the landscaping and pollinator field.
  - Concern the planting would not receive enough water naturally.

Following the discussion and public comments the Board directed staff to revise the resolution to include a condition that all landscaping would be completed by June 1<sup>st</sup>, 2022 and a condition to include an irrigation plan with the site plan application to the Planning Commission.

**Motion** by Behm, supported by Hesselsweet, to **approve** and adopt Resolution 2021-03-01 concerning the City of Grand Rapids dimensional variance application to allow a 3.5-acre ground-mounted solar array in the front yard of 11177 Lakeshore Drive. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met and are subject to the conditions held within the aforementioned resolution.

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

Ayes: Voss, Slater, Loftis, Behm, Hesselsweet

Nays: None

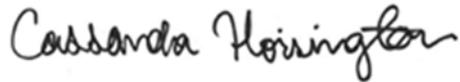
Absent: None

Absent: None

- VI. REPORTS – None
- VII. EXTENDED PUBLIC COMMENTS – None
- VIII. ADJOURNMENT

**Without objection**, the meeting was adjourned at 7:38pm.

Respectfully submitted,



**Cassandra Hoisington**  
Acting Recording Secretary