

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
June 7, 2021

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, Taylor, Reenders, Hesselsweet, Wagenmaker, Mesler and Lemkuil

Members absent: Chalifoux

Also present: Community Development Director Fedewa, Associate Planner Hoisington, and Attorney Bultje

Without objection, Cousins instructed Hoisington to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Motion by Wagenmaker, supported by Wilson, to **approve the amended minutes** of the May 3, 2021. **Which motion carried unanimously.**

V. CORRESPONDENCE

A. Received between 5/4/2021 and 6/1/2021:

- Anonymous – No Address Provided – Oppose vandenBerg application
- Mary Doane – No Address Provided – Oppose vandenBerg application
- Russ Doane – 13462 Hidden Creek Ct – Oppose vandenBerg application
- Richard Edwards – 13224 Hidden Creek Dr – Oppose vandenBerg application
- Israel Hildebrandt – No Address Provided – Support vandenBerg application
- Nathan Hoffman – No Address Provided – Oppose vandenBerg application
- Brandon & Sarah Kaines – 13257 Hidden Creek Dr – Oppose vandenBerg application
- Scott LaRue – No Address Provided – Oppose vandenBerg application
- Jim & Sandy Miller – 13465 Hidden Creek Ct – Oppose vandenBerg application
- Thomas O’Bryan – 16979 Buchanan – Oppose vandenBerg application
- Don Reis – 13213 Hidden Creek Dr – Oppose vandenBerg application
- Susan Robertson – 13252 Hidden Creek Dr – Oppose vandenBerg application
- Michael Voss – No Address Provided – Traffic Info on vandenBerg application
- Curtis D. Walburg – No Address Provided – Support vandenBerg application
- Shannon & Doug Mulder – No Address Provided – Oppose vandenBerg application

B. Received after 6/2/2021:

- Don Reis – 13213 Hidden Creek Drive
- Bob & Julie Koning – 13210 Hidden Creek Drive
- William & Bonnie Trap – 13497 Hidden Creek Court

- Norma Wieringa – 13454 Hidden Creek Court
- Dan & Laura Bradbury – 13490 Hidden Creek Court
- Theron & Bonnie S. – Name Illegible – 13563 Hidden Creek Court
- Jeremy Heavilin – 13545 Hidden Creek Court
- Michael & Geralyn Lamkin – 13221 Hidden Creek Drive
- Gary – Name Illegible – No Address Provided
- Jason & Abbei Monme – Name Illegible – No Address Provided
- Sadi Ragus – Name Illegible – No Address Provided
- Paul & Brenda Curtis – No Address Provided
- Sharri & James McCarr – No Address Provided
- Patricia & Joseph Elenbaas – NO Address Provided
- Russ & Mary Doane – 13462 Hidden Creek Court
- Derek – Name Illegible – No Address Provided
- Jordan Nyhof – No Address Provided
- Howard & Linda Mulder – 13498 Hidden Creek Court
- Emily & Matt Mooa – Name Illegible – No Address Provided
- Sam & Julie – Name Illegible – 13445 Hidden Creek Court
- Michael Sweet & Rocio Gomez de Segura – 13238 Hidden Creek Drive
- Mary Kolkr – No Address Provided
- Michael Bielinski & Helena Flannagen – No Address Provided
- Roger & Ruth Joslin – No address Provided
- Ben Wieringa – 13454 Hidden Creek Court
- Tim & Janet Walker – 13475 Hidden Creek Drive
- Craig & Jenna Curtis – No Address Provided
- Joan Fandler & Brian Anderson – No Address Provided
- Sharon Barton – 13583 Hidden Creek Court
- Deane Hatt – No Address Provided
- Name Illegible – No Address Provided
- Jim & Sandra Miller – No Address Provided
- Dil & Kerr S. – Name Illegible – 13302 Hidden Creek Drive
- Tricia & Tim Gardner – 13334 Hidden Creek Drive
- Kathryn Apostle – No Address Provided
- Joan Tradlu & Brian Anderson – No Address Provided
- Alex Craigmile – 13473 Hidden Creek Court
- Pamela & Edward Tysman – No Address Provided
- Bernadine & Ray Cibor – No Address Provided
- Jeff Babbitt – No Address Provided
- Delores Stalper – 13500 Hidden Creek Drive
- Joe & Deb Sutherland – 13450 Hidden Creek Ct
- L.S.K. – Name Illegible – No Address Provided
- Shannon & Dacy Mulder – 13476 Hidden Creek Court
- Ben Lillmans – 13263 Hidden Creek Drive
- Richard & Carol Brook – No Address Provided
- J.D. – Name Illegible – 13307, No Street Name Provided
- Sarah Kains – No Address Provided
- Carol & Gary TenHagen – No Address Provided

- Justin Stanly – 13429 Hidden Creek
- Gary Brugger – 13562 Hidden Creek Court
- Name Illegible – 13481 Hidden Creek Court
- Name Illegible – 13542 Hidden Creek Drive
- Name Illegible – 13363 Hidden Creek Drive

VI. PUBLIC COMMENTS

Russ Doane – 13462 Hidden Creek Ct, Grand Haven, MI 49417

- Opposes the vandenBerg Excavating application due to an anticipated adverse impact on the Hidden Creek Neighborhood.
- Opposes the proposed text amendment for outdoor businesses.

Mary Doane – 13462 Hidden Creek Ct, Grand Haven, MI 49417

- Opposes the vandenBerg Excavating application.
- Wants to preserve quiet neighborhood.
- Questioned if Planning Commission had received electronic petition in opposition of vandenBerg Excavating’s application.

Bob Koning – 13210 Hidden Creek Dr, Grand Haven, MI 49417

- Claims the opposition electronic petition was sent to the full Township Board.
- Questioned the ordinance requirements for the vandenBerg Excavating application.
- Does not feel the zoning ordinance should be amended.
- Suggested alternate solutions to increase business.

VII. PUBLIC HEARING

A. Special Land Use – Accessory Building in Front Yard – Gabel

Cousins opened the hearing at 7:12pm.

Fedewa provided an overview through a memorandum dated May 28th.

The applicant, Blake Dedoes of DeDoes Homes & Renovations and property owner, Russ Gabel, were present to answer any questions.

There being no further comments, Cousins closed the hearing at 7:14pm.

B. Special Land Use – Accessory Building in Front Yard – Rauschert

Cousins opened the hearing at 7:14pm.

Fedewa provided an overview through a memorandum dated May 28th.

The applicant, Casey Van Dyke, and property owner, Stephen Rauchert, were present to answer any questions.

There being no further comments, Cousins closed the hearing at 7:16pm.

C. Text Amendment – Minimum Floor Area per Dwelling Unit

Cousins opened the hearing at 7:16pm.

Fedewa provided an overview through a memorandum dated May 27th.

There being no further comments, Cousins closed the hearing at 7:17pm.

VIII. OLD BUSINESS

A. Special Land Use – Accessory Building in Front Yard – Gabel

The Planning Commission noted the following points of discussion:

- Clarified accessory buildings can be permitted in the front yard when the owner wants to protect valuable natural resources and the building is aesthetically compatible with the dwelling.

Motion by Wilson, supported by Wagenmaker, to **conditionally approve** the Special Land Use application to allow a 1,200 square foot accessory building to be located in the front yard of 15996 Winans Street. This approval is based on the application meeting the standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following conditions and report:

1. Accessory building shall maintain the 85-foot setback from Winans Street as shown on the site plan dated 5/28/2021.
2. Tree removal shall be the least amount necessary based on the applicant's desire to preserve natural features.
3. Building shall contain at least 1 window per wall (white vinyl), a service door, and overhead doors which shall be to the same quality as the dwelling. Including the Gallery Steel with grooved panel design, Sandstone color, and minimally the Plain Short Glass windows.
4. Three decorative lighting fixtures are required. Shall be sharp cutoff, downcast, maximum kelvin color of 4,000 or less per luminaire. Maximum lumens are 635 based on the amount of impervious surface in Lighting Zone 2. Staff will verify compliance prior to the building and/or electrical permit is issued.
5. Siding shall be D4 vinyl and match the color of the existing dwelling.

Which motion carried unanimously

REPORT – SPECIAL LAND USE – ACCESSORY BUILDING IN FRONT YARD –
GABEL

1. This approval is based on the affirmative findings that each of the following standards of 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, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - 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 water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - 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. 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.
 - B. 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.
 - C. 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.
 - D. 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.
 - E. 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.

- F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers, and/or landscaping shall be used, as appropriate, to accomplish these purposes.
- G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the Fire/Rescue Department.
- H. All streets and driveways are developed in accordance with the Township Subdivision Control Ordinance, the Ottawa County Road Commission and/or Michigan Department of Transportation specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in the codified ordinances of the Township.
- I. Sidewalks or pathways shall be deemed to be required along all public and private roadways unless the applicant provides compelling evidence, in the opinion of the Planning Commission, that they are not necessary for pedestrian access or safety.
- 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 storm water, 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. Lighting is minimized to reduce light pollution and preserve the rural character of the Township.
- 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. As appropriate, fencing has been required by the Planning Commission around the boundaries of the development to minimize or prevent trespassing or other adverse effects on adjacent lands.
- P. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

B. Special Land Use – Accessory Building in Front Yard – Rauschert

The Planning Commission noted the following points of discussion:

- Questioned placement of existing easement.
 - Rauschert clarified the placement of the easement and the location of the proposed building would not be impacted. The survey showing the easement will be emailed to staff.

Motion by Wilson, supported by Wagenmaker, to **conditionally approve** the Special Land Use application to allow a 1,948 square foot accessory building to be located in the front yard of 12977 152nd Avenue. This approval is based on the application meeting the standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following conditions and report:

1. Accessory building shall maintain the 243-foot setback from 152nd Avenue as shown on the site plan dated 5/17/2021.

2. Applicant shall provide evidence from the utility company establishing the setback requirement from the overhead lines prior to issuance of a building permit.
3. Tree removal shall be the least amount necessary based on the applicant's desire to preserve natural features.
4. Building shall contain at least 1 window per wall (Anderson 400 series or comparable), at least 1 service door, and overhead doors which shall be to the same quality as the dwelling. Including the Wayne Dalton insulated 9605 Sonoma style with Stockbridge window glass design.
5. 6 decorative lighting fixtures are required. Shall be sharp cutoff, downcast, maximum kelvin color of 4,000 or less per luminaire. Maximum lumens are 1,081 based on the amount of impervious surface in Lighting Zone 2. Staff will verify compliance prior to the building and/or electrical permit is issued.
6. Siding shall be vinyl shaker and of the same material and color family as the existing dwelling.

Which motion carried unanimously.

REPORT – SPECIAL LAND USE – ACCESSORY BUILDING IN FRONT YARD –
RAUSCHERT

1. This approval is based on the affirmative findings that each of the following standards of 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, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - 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 water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - 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:
 - Q. 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. 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.
 - R. 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.
 - S. 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.
 - T. 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.
 - U. 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.
 - V. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers, and/or landscaping shall be used, as appropriate, to accomplish these purposes.
 - W. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the Fire/Rescue Department.
 - X. All streets and driveways are developed in accordance with the Township Subdivision Control Ordinance, the Ottawa County Road Commission and/or Michigan Department of Transportation specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in the codified ordinances of the Township.
 - Y. Sidewalks or pathways shall be deemed to be required along all public and private roadways unless the applicant provides compelling evidence, in the opinion of the Planning Commission, that they are not necessary for pedestrian access or safety.
 - Z. 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 storm water, prevent erosion and the formation of dust.
 - AA. 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. Lighting is minimized to reduce light pollution and preserve the rural character of the Township.
 - BB. 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.
 - CC. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
 - DD. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
 - EE. As appropriate, fencing has been required by the Planning Commission around the boundaries of the development to minimize or prevent trespassing or other adverse effects on adjacent lands.
 - FF. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

C. Text Amendment – Minimum Floor Area per Dwelling Unit

The Planning Commission noted the following points of discussion:

- Wagenmaker indicated the Township Board’s preference is to revert the minimum dwelling sizes back to the 1999 figures. Acknowledged the prior compromise with sizes, but the Board is concerned if homes burn down in existing neighborhoods it will create a visual imbalance.
 - Shared concern over smaller minimum for two-family dwellings resulting in single family homes being demolished and replaced with duplexes.
- Other Commissioners noted extensive research and consideration was conducted during the ordinance re-write, and do not believe eliminating the 800 sqft in all districts is appropriate.
- Discussion on re-creating the R-3 district to establish appropriate areas for smaller dwellings.
 - Staff clarified that the R-3 District exists, but few properties are zoned R-3. More can be incorporated into the Future Land Use map when it is amended this year.

Motion by Wagenmaker, supported by Reenders, to **table** the text amendment, and direct staff to make the following revisions.

1. Revise the language to a minimum 1100 sqft for R-1 and 960 sqft for the R-2 district.
2. Require 140-foot minimum lot width for two-family special land use applications in the R-2 district.

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

Ayes: Wilson, Hesselsweet, Wagenmaker, Reenders, Mesler, Lemkuil
Nays: Cousin, Taylor
Absent: Chalifoux

IX. NEW BUSINESS

A. Site Plan Review – Addition + Food Truck – Southtown Market

Fedewa provided an overview through a memorandum dated June 1st.

The applicant, Brandon Hartel of 4U Construction, LLC, and the property owner Tony Singh and his father were present to provide information:

- Proposed addition would include a beer cave.
- Proposed food truck is already on site and has food license from the County Health Department.
- Intend to add gas station later this year.

- No food preparation on site at any phase within the building, only the food truck will have prepared food.

The Planning Commission noted the following points of discussion:

- Need to see the entire project on the plans, showing phases of development if needed.
- Questioned dumpster location and enclosure
 - Hartel noted the dumpster enclosure on the plans were included in error.
- Asked how parking would be impacted by the proposal.
 - No proposed changes to parking.
 - Commissioners noted the need for parking to be striped and include ADA compliant spaces.
- Discussed impact of proposal on existing restrooms. Need to discuss implications of project with Township Building Official to determine impact on restrooms.
- Concerns over site circulation. Need to see site circulation on plans, including food truck and phase with gas station.
 - Need to define loading area on plans.
- Questions over what requirements are applicable to the food truck.
 - Bultje clarified that many municipalities regulate food trucks through a general ordinance, rather than the zoning ordinance.

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

1. Provide a full site plan including the following details:
 - a) Include food truck, building addition, and future gas pumps. This may be shown in development phases.
 - b) Provide loading area information and location.
 - c) Provide dumpster enclosure location and details.
2. Provide curb details for the site.
3. Provide occupancy information for staff to review for restroom requirements.

B. Discussion – Text Amendment – Outdoor Business Uses & Outdoor Storage

Fedewa provided an overview through a memorandum dated June 2nd.

The Planning Commission noted the following points of discussion:

- Noted the text amendment was sent back at the Planning Commission from the Township Board to address concerns raised by residents.
- Debated purpose of amendment.
- Asked about existing restrooms and if more would be required.

- This would be left to Building Code requirements based on the structure.
- Discussed how proposed ordinance would be applied to the vandenBerg Excavating SLU application.
 - If the text amendment is amended to allow customers onsite around heavy machinery the proposed business could be located in the rear yard, which may address some concerns of adjacent property owners.
- Comparisons were made between roadside farm stands and outdoor storage. The differences were questioned.
 - Fedewa explained Michigan Department of Agriculture and Rural Development has established Generally Accepted Agricultural Management Practices for Farm Markets, which may impact certain regulations. Therefore, it may not be a good comparison.
- Discussed other possible outdoor businesses. Determined the Planning Commission may need the ability to use discretion in making decisions.

Without objection, staff was directed to amend the proposed text amendments based on the discussion, which will be reflected in the meeting minutes.

X. REPORTS

A. Attorney's Report – none

B. Staff Report – none

C. Commissioner Comments

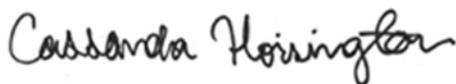
- Taylor shared concerns over increasing the minimum floor area.
 - Most new homes are not being built at the minimum floor area, just leaves the option open.
 - Fears long-term impact may keep people out of the community.
- Reenders brought up a new housing development in Port Sheldon Township.
 - Questioned if Ottawa County's sanitary sewer on Fillmore Street could also be used for a future GHT project.
 - Bultje explained the County has agreements in place with other municipalities. Potential connections would have to be negotiated.
 - Fedewa will inquire and report back.

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:49 pm.

Respectfully submitted,



Cassandra Hoisington
Acting Recording Secretary