

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
July 6, 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, Chalifoux, Reenders, Hesselsweet, Wagenmaker, Mesler

Members absent: Taylor, Lemkuil

Also present: Community Development Director Fedewa

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the June 21, 2021 meeting were approved with the correction.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS

- Laura Newman – 10574 168th Avenue
 - In regard to the Stillwater Development rezoning application, knows the area will develop at some point in the future. Believes the RP district is still better suited than RR with the conditional rezoning.

VII. OLD BUSINESS

A. Conditional Rezoning – Stillwater Development – Winans Street – AG to RR

Fedewa provided an overview through a memorandum dated June 30th.

The applicant, Kelly Kuiper of Stillwater Development, was present to answer any questions and provided the following information:

- Submitted the written proposal for a conditional rezoning.
- The overall density is less with the agreement than it would be with a strict RP zoning.
- Anticipates the driveway easement between Lots B and C and is willing to add the condition to the proposal because the Development group intended to place it in that location.
- The understanding of item 4 is a prohibition of a crossing over the creek. Is willing to modify the language in the proposal to make it clearer.

The Planning Commission noted the following points of discussion:

- Best location for the driveway easement is between Lots B and C. Would have least impact on adjacent property owners. Inquired if applicant would be willing to incorporate this condition.
 - Fedewa reiterated the applicant is not obligated to revise the proposal.
 - Applicant verbally agreed to incorporate this provision into a revised proposal.
- Inquired about the “paved crossing” reference in item 4. Concerned it could be misinterpreted to mean any non-paved crossing is allowed. Asked if the applicant would be willing to clarify the language to establish a prohibition on all crossings.
 - Fedewa reiterated the applicant is not obligated to revise the proposal.
 - Applicant verbally agreed to incorporate the revised language into an updated proposal.

Motion by Chalifoux, supported by Hesselsweet, to recommend the Township Board **approve** the Stillwater Development Conditional Zoning Agreement for Parcel No. 70-07-27-300-003 from Agricultural (AG) to Rural Residential (RR). The recommendation is subject to the applicant’s verbal approvals and representations that two items in the written proposal would be modified prior to the Board meeting: 1) any form of vehicular access over Little Pigeon Creek is prohibited; and 2) the driveway easement will be located between Lots B and C. **Which motion carried unanimously.**

VIII. NEW BUSINESS

A. Discussion – Text Amendment – Two-Family SLU – Minimum Lot Width

Fedewa provided an overview through a memorandum dated June 30th.

The Planning Commission noted the following points of discussion:

- Appears the previous R-2 special land use standards were intended to prohibit two-family dwellings in platted subdivisions. As well as prohibiting the conversion of a single-family dwelling to a two-family.
- Consensus that varying housing types such as two-family are acceptable in PUDs.
- Restrictive Covenants expire and want to prevent the mixing of housing types without scrutiny by the Planning Commission first.
- Master-planning areas for R-3 may be the next step to allow more housing types.
- Residents will be upset with changes regardless if a two-family dwelling is built next door via special land use, or whether new areas are master-planned for R-3 and allows two-family and multi-family by right.
- Fedewa suggested a combination of items be incorporated into new special land use requirements for consideration at a future meeting:
 - Wider side yard setback.

- Design to appear as a single unit.
- Garages to be recessed or located rear of dwelling.
- Identify key streets to allow the use.
- Location for garbage can storage must be shown on site plan.

Motion by Reenders, supported by Hesselsweet, to direct staff to draft a zoning text amendment ordinance for review at a future meeting. The contents of which are reflected in the meeting minutes. **Which motion carried unanimously.**

B. Training Video – Roles & Responsibilities (16 minutes)

C. Training Video – Housing (30 minutes)

IX. REPORTS

A. Attorney's Report – None

B. Staff Report

- Upcoming agendas likely to include—Eastbrook pre-application, American Dunes pre-application, and Southtown Market addition.

C. Commissioner Comments – None

X. EXTENDED PUBLIC COMMENTS – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:36 pm.

Respectfully submitted,



Stacey Fedewa, AICP
Acting Recording Secretary