

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
July 19, 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, Taylor, Hesselsweet, Wagenmaker, Mesler, Lemkuil

Members absent: Reenders

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

Without objection, the minutes of the July 6, 2021 meeting were approved with clarification to the public comments section by referencing the agenda item.

V. CORRESPONDENCE

- Russ Doane – 13462 Hidden Creek Court
 - Opposes the proposed text amendment for Outdoor Storage.

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Text Amendment – Minimum Dwelling Unit Sizes

Cousins opened the hearing at 7:03pm.

Fedewa provided an overview through a memorandum dated July 13th.

There being no public comments, Cousins closed the hearing at 7:05pm.

B. Text Amendment – Outdoor Storage

Cousins opened the hearing at 7:05pm.

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

There being no public comments, Cousins closed the hearing at 7:07pm.

VIII. OLD BUSINESS

A. Text Amendment – Minimum Dwelling Unit Sizes

The Planning Commission noted the following points of discussion:

- Requested staff clarify the language to indicate the minimum floor area for the R-3 district is per unit and incorporate a reference to Section 2.14 for the R-4 district.

Motion by Wagenmaker, supported by Wilson, to recommend the Township Board **approve** the proposed Zoning Text Amendment Ordinance concerning the Minimum Floor Area for Dwelling Units with the per unit clarification for R-3 and Section 2.14 reference for R-4.

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

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

B. Text Amendment – Outdoor Storage

The Planning Commission noted the following points of discussion:

- A member expressed concern over the text amendment because of the opposition received from residents.
- Attorney Bultje clarified the Planning Commission is obligated to make a recommendation to the Township Board on how to proceed with the text amendment because they are the legislative body with the authority to amend ordinances.

Motion by Chalifoux, supported by Hesselsweet to recommend the Township Board **approve** the proposed Zoning Text Amendment Ordinance with draft date 7/14/2021, concerning Outdoor Storage. **Which motion carried**, with Wagenmaker voting no because residents have expressed concerns.

C. Site Plan Review – Southtown Market – Addition + Conceptual Gas Station

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

The project architect, Gordan Julius, and the property owner Tony Singh and his father were present to provide information:

- Will accept an agreement allowing the owner to delay Phase 1 improvements until Phase 2, but if the delayed items are not completed within 2 years, after providing written notification to the owner 6 months to complete the specified items, or the Township will perform the work and assess the expenses against the property taxes.
- Requesting a temporary dumpster enclosure with arborvitae trees and opaque gate in the south yard because the permanent Phase 2 location will include block walls.
- Intends to stripe the parking lot as part of Phase 1.

The Planning Commission noted the following points of discussion:

- Directed the applicant to install some new landscaping in the northeast corner of the property to help with the aesthetics during the phased upgrades. It is anticipated this landscaping will be permanent and remain during both construction phases.
- Inquired about compliance standards to review the food truck.
 - Fedewa explained initial research on permanent food truck locations has been completed and found there are no such regulations. All provisions being found are related to temporary locations. Planning Commission will need to discuss and determine appropriate regulations at a future meeting.

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

1. Shall provide a revised Phase 1 site plan that is scaled, includes dimensional callouts, and is signed and sealed.
2. Shall add a general note to the site plan that the parking lot will be striped as part of Phase 1.
3. Shall add the dimensions of the loading zone to the site plan and a general note that it will be striped as part of Phase 1.
4. Shall add dumpster enclosure detail to the site plan and a general note indicating 6' minimum height arborvitaes will be planted 3' off center around three sides of the dumpster with a wooden slat gate along the front.
5. Shall revise the Phase 1 landscaping plan to include landscaping in the northeast corner of the site.
6. Shall provide information to determine the number of trees required to be planted for each phase.
7. Shall provide correspondence from Ottawa County Water Resources indicating a permit is not required.
8. Shall create the Exhibit Site Plan that will be incorporated into an agreement, which will be drafted by the Township Attorney. The Exhibit Site Plan shall identify the Phase 1 improvements that are being delayed until Phase 2. In the event Phase 2 does not come to fruition, the applicant will be required to comply with the Exhibit Site Plan.

Which motion carried unanimously.

IX. NEW BUSINESS

A. Information Packet – Eastbrook Homes – Comparable Housing Developments

Fedewa provided an overview through a memorandum dated July 12th.

As requested by the Planning Commission, Eastbrook Homes identified a number of residential developments that have similar density. Commissioners are encouraged to visit each development to gain a first-person perspective.

X. REPORTS

- A. Attorney's Report – None
- B. Staff Report – None
- C. Commissioner Comments – None

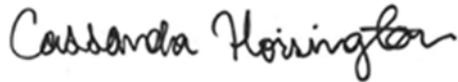
XI. EXTENDED PUBLIC COMMENTS

- Renate Watters – 13745 Lake Sedge Drive
 - Inquired on the location of the proposed Eastbrook Homes development.

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:37pm.

Respectfully submitted,



Cassandra Hoisington
Acting Recording Secretary