

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 20, 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, Mesler, Lemkuil, Wagenmaker

Members absent: Hesselsweet and Chalifoux

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 September 7, 2021 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. OLD BUSINESS

A. Future Land Use Map – Review Special Requests – 16097 Mercury Drive

1. 16097 Mercury Drive

Fedewa provided an overview through a memorandum dated September 16th.

Property owners, Aletha and Greg VanderMaas, explained the property began as a grocery store in 1950. Subsequently a car repair garage and hair salon were added. There is a two-bedroom rental behind the commercial building. In recent decades, the two buildings have only been used as residential rentals. Ideally, the house would be rented, the former salon would be converted to a studio apartment rental, the former grocery store would be converted to Aletha's Interior Design office, and the former repair garage would be used as storage and a workshop for Greg.

The Planning Commission noted the following points of discussion:

- Noted the property has lost its legally non-conforming status.
- A change to the future land use map is not warranted in this case.
- Find the plan of two rentals, professional office, and personal storage to be an acceptable proposal.

Consensus: Directed the property owners to work with staff on finding the appropriate method to bring the proposal back to the Planning Commission with an application. Likely to be a conditional zoning request or multiple special land uses. Staff will confirm with the Township Attorney.

2. 10441 152nd Avenue

Fedewa provided an overview through a memorandum dated September 16th.

Potential property owners, Richard and Nichole Brege, explained the desire to keep the 10.5-acres in the family and pass down to their children.

The Planning Commission noted the following points of discussion:

- Chair Cousins noted his concerns with master-planning a single parcel as Rural Residential in a sea of Agricultural Preservation designations. It is possible to create AG uses on the land. Adding residential to an outlying area could strain public services such as police, fire, and utilities.
- **Consensus:** Update the master-plan to reflect a Rural Residential designation to enable the land division and rezoning to occur.

B. Future Land Use Map – Review Industrial Parcels

Fedewa provided an overview through a memorandum dated September 16th. The Chair directed the Fedewa and the Commission to discuss, review, and come to a consensus by each section outlined in the staff memo.

Section 1: Hayes Street to Johnson Street

- **Consensus:** Master-plan for General Industrial.

Section 2: 16015 Lake Michigan Drive

- Light Industrial PUD seems appropriate given the proximity to existing residential uses. However, believe a new zoning district is necessary to delineate the potential uses.
- Should also incorporate a description into the Master Plans Future Land Use and Zoning Plan chapter.
- **Consensus:** Master-plan for Light Industrial PUD. Directed staff to draft a list of potential land uses for a new light industrial district, as well as a description to be inserted into the master plan.

Section 3: 16127 Winans Street

- General Industrial is a good use for all the land.
- Should develop as a PUD to provide buffers for existing residential.
- Concerns with truck traffic on Winans.

- Reenders noted that Winans is an all-weather road up to the truck staging area. Truck traffic occurred regularly under the previous owner. Albeit seasonally.
- A Commissioner noted, that if it was not for the property being a single parcel, it is unlikely the land south of Winans would be considered for industrial. Costs of extending utilities from the north to the southern land is expensive.
- If land south of Winans is to be master-planned as industrial it may be worthwhile to consider including 16064 Winans as well.
- **Consensus:** Master-plan all 228-acres as General Industrial. Staff directed to send the engagement letter to the owner of 16064 Winans to gauge their interest in being master-planned for industrial.

Section 4: 156th Avenue

- **Consensus:** Master-plan for Light Industrial PUD.

Section 5: 11333 156th Avenue + Vacant Lot

- **Consensus:** Master-plan the large vacant lot for General Industrial and the smaller lot as Light Industrial PUD.

VIII. REPORTS

A. Staff Report – None

B. Commissioner Comments

- Chair Cousins provided a summary of the recent Planning & Zoning for Electric Vehicles through the MSU Ext Master Citizen Planner Training.

IX. EXTENDED PUBLIC COMMENTS – None

X. ADJOURNMENT

Without objection, the meeting adjourned at 8:19pm.

Respectfully submitted,



Stacey Fedewa, AICP
Acting Recording Secretary