AGENDA
Planning Commission
Monday, November 15, 2021 – 7:00 p.m.

I. Call to Order

II. Roll Call

III. Pledge to the Flag

IV. Approval of the November 1, 2021 Planning Commission Meeting Minutes

V. Correspondence

VI. Brief Public Comments & Questions (Limited to 3 minutes)

VII. Public Hearing
   A. Text Amendment – Two-Family Dwelling Special Land Use Standards
   B. Major PUD Amendment – Lincoln Pines – Incorporate Additional Land
   C. Master Plan Update with Future Land Use Map Amendments

VIII. Old Business
   A. Text Amendment – Two-Family Dwelling Special Land Use Standards
   B. Major PUD Amendment – Lincoln Pines – Incorporate Additional Land
   C. Master Plan Update with Future Land Use Map Amendments

IX. Reports
   A. Attorneys Report
   B. Staff Report
   C. Commissioner Comments

X. Extended Public Comments & Questions (Limited to 4 minutes)

XI. Adjournment

Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a “Speakers Form” located on the counter. Completed forms must be submitted to Township Staff prior to the meeting.
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, Mesler, Wagenmaker, Taylor Hesselsweet, Reenders, Lemkuil, Chalifoux
Members absent: Wilson
Also present: Community Development Director Fedewa and Manager Cargo

Reenders arrived at 7:03pm and joined the meeting.

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the October 18, 2021 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. PRESENTATION – Housing Needs Assessment – Ryan Kilpatrick, Housing Next
Kilpatrick provided a comparison of the 2018 and 2021 housing need assessments, which identify a need for more housing—types and prices. Kilpatrick recommended the ordinance be intentional about the Township’s desire for housing and can create as a separate document too. Subsequent concerns raised about the impact of short-term rental legislation. Workforce housing developer proposing new construction.

VIII. PUBLIC HEARING
A. Special Land Use – Accessory Building in Front Yard – Marod

Cousins opened the hearing at 7:45pm.

Fedewa provided an overview through a memorandum dated October 26th.

The applicant, Drew Marod, was present and available to answer questions.

- Explained that similar materials will be used to be cohesive with the house.
- Spoils seen on aerial photos are from digging a pond and selling the spoils.
Dean VanderMeulen – 13269 160th Avenue:

• Lives across the street. Has no objection because it will be hidden behind trees and will use the existing driveway.

There being no further public comments, Cousins closed the hearing at 7:48pm.

B. Tentative Preliminary Plat – Lincoln Pines Subdivision No. 3

Cousins opened the hearing at 7:48pm.

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

There being no public comments, Cousins closed the hearing at 7:50pm.

IX. OLD BUSINESS

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

The Planning Commission provided the following feedback:

• Well screened by existing trees.
• Topography changes.
• Overhead utility easements.

**Motion** by Taylor, supported by Chalifoux, 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 13260 160th 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 150-feet as shown on the submitted site plan.
2. No additional tree removal shall take place onsite in order to preserve remaining trees.
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 white paneled garage door and Harvard Slate shingles used for the roof.
4. The lighting fixture shall be sharp cutoff, downcast, maximum kelvin color of 4,000 or less per luminaire. Maximum lumens are 400 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 Ironstone siding used on the existing dwelling.
Which motion carried unanimously.

B. Tentative Preliminary Plat – Lincoln Pines Subdivision No. 3

Motion by Chalifoux, supported by Reenders, to recommend the Township Board approve the Tentative Preliminary Plat for Lincoln Pines Subdivision No. 3 based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Subdivision Control Ordinance. Which motion carried unanimously.

C. Review – Text Amendment – Two-Family Dwelling Special Land Use Standards

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

The Planning Commission provided the following feedback:

- In Subsection (F) of the draft amendment should be expanded to specify screening and refer to the codified ordinance for more information.

  Motion by Taylor, supported by Mesler, to confirm the public hearing on November 15th concerning two-family dwelling special land use regulations.
  Proposed revisions to the draft include:

  1. Add screening information and reference to the codified ordinance in Subsection (F).

  Which motion carried unanimously.

D. Future Land Use Map – Review Map + Discuss Outstanding Items

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

The Planning Commission provided the following feedback:

- Trustee Wagenmaker expressed concern over gravel roads and the negative impact on those residents. The gravel roads are segregated from development. Owners are unable to split the land and sell to relatives. Have to use expensive propane because natural gas is not available. Paved roads receive attention with regular maintenance but gravel roads only receiving a brining treatment. Although many residents do not want development on gravel roads, those who do should be allowed. Property owners on gravel roads are treated as second-class citizens.

- Discussed other blueberry fields on Pierce Street and potentially master-planning for Agricultural Preservation. However, the consensus was to not revise because most of the land is less than the 20-acre minimum lot size and surrounded by single-family dwellings.

- Consensus:
o Low Density Residential and Rural Residential Master Plan Designations – consensus to amend the corresponding zoning districts in the Future Land Use and Zoning Plan.

o Regarding agricultural parcels—do not change the designation on 160th Avenue. Update the active blueberry fields on 168th Avenue and Pierce Street to Agricultural Preservation. Update the active horse stables on 152nd Avenue at Lincoln Street to Agricultural Preservation.

X. REPORTS
A. Staff Report – None
B. Commissioner Comments – None

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:31pm.

Respectfully submitted,

Stacey Fedewa, AICP
Acting Recording Secretary
Community Development Memo

DATE: November 10, 2021
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Zoning Text Amendment Ordinance – Two-Family SLU Requirements

BACKGROUND

In July, the Planning Commission began to discuss incorporating special land use criteria for two-family dwellings.

On October 18th the Planning Commission discussed and considered various options for new special land use standards for two-family dwellings.

On November 1st the Planning Commission reviewed the draft and affirmed the text amendment language (with an amendment to be more specific on screening refuse containers) and holding the public hearing on November 15th.

Enclosed, is the proposed Zoning Text Amendment Ordinance for your review.

SAMPLE MOTIONS

If the Planning Commission finds the text amendment acceptable, the following motion can be offered:

Motion to recommend the Township Board approve the proposed Zoning Text Amendment Ordinance with draft date 11/04/2021, concerning Special Land Use regulations for Two-Family Dwellings.

If the Planning Commission finds the text amendment is in need of revisions before a recommendation can be made, the following motion can be offered:

Motion to table the text amendment, and direct staff to make the following revisions:

1. List the revisions…

Please contact me if this raises questions.
ORDINANCE NO. ______

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE GRAND HAVEN CHARTER TOWNSHIP ZONING ORDINANCE (THE “ZONING ORDINANCE”) TO ADDRESS SPECIAL LAND USE STANDARDS FOR TWO-FAMILY DWELLINGS.

THE CHARTER TOWNSHIP OF GRAND HAVEN, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Special Land Use – Two-Family Dwellings. Section 12.50 of the Zoning Ordinance shall be established and stated as follows.

Section 12.50 TWO-FAMILY DWELLINGS.

(A) Two-family dwellings shall only be permitted on paved public roads. Must be located so traffic generated will not tend to infiltrate and use streets running through any single-family areas.

(B) The minimum side yard setback shall be 35-feet each, for a combined total of at least 75-feet.

(C) Two-family dwellings shall be connected to municipal water, and if available, sanitary sewer.

(D) Two-family dwellings shall be designed to look like a single-family dwelling and shall include architectural details found on the majority of dwellings in the neighborhood, so the two-family dwelling is consistent with the aesthetic character of existing buildings. Scaled elevations depicting the features shall be provided.

(E) Any garage(s) serving a two-family dwelling shall be (1) placed to the rear of the dwelling with side or rear entry, or (2) recessed at least ¼ of the depth of the garage.

(1) For example, a 24’ wide x 30’ deep garage must be recessed at least 7½-feet from the front plane of the dwelling.

(F) Site plan shall include a screened area for outdoor refuse container storage which uses quality building materials similar to the dwelling. Refer to Codified Ordinance No. 334, Section 40.0403.5 – Outside Storage of Trash Receptacles, for the specific regulations.
Section 2. **Effective Date.** The foregoing amendment to the Grand Haven Charter Township Zoning Ordinance was approved and adopted by the Township Board of Grand Haven Charter Township, Ottawa County, Michigan on ____________, 2021, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended, and after a first reading of the amendment by the Township Board on ____________, 2021. This Ordinance shall be effective on ____________, 2021, which date is eight days after publication of the Ordinance as is required by Section 401 of Act 110, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Mark Reenders, Township Supervisor

Laurie Larsen, Township Clerk

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**CERTIFICATE**

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Grand Haven Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on ____________, 2021. The following members of the Township Board were present at that meeting: ____________ _______________. The following members of the Township Board were absent: ________________. The Ordinance was adopted by the Township Board with members of the Board _______________ voting in favor and members of the Board _______________ voting in opposition. The Ordinance or a summary of the Ordinance was published in the *Grand Haven Tribune* on ____________, 2021.

Laurie Larsen, Clerk

Grand Haven Charter Township
Community Development Memo

DATE: November 11, 2021
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: PUD – Lincoln Pines – 2nd Expansion of 6-acres

BACKGROUND

- 2014 – the Lincoln Pines PUD was approved for a 99-lot single family subdivision.
- 2016 – the first phase of 38-lots, was officially platted.
- 2018 – an amendment was approved to reconfigure the development and add condos, which included 72-lots and 53-units, totaling 125 units.
- 2018 – the developer acquired an additional 20-acres of land.
- 2020 – the second phase of 56-lots, was officially platted.
- 2021 – the developer has a purchase agreement for an additional 6-acres of land.

PROJECT INFO + STATUS

This PUD Amendment will require a rezoning to the PUD-Residential district as part of bringing the land into the development. The 6-acres lies between Lincoln Pines and Brighamwoods. It also has a sewer force main and part of it is encumbered by a conservation easement held by EGLE.

The addition will bring the total size to approximate 86-acres with 114 single family platted lots and 60 condominiums for a grand total of 174-units. Currently, there are only 18 condos in the second phase, but the additional land enables them to have 30-units. They are limited to 30-units based on the International Fire Code because it lacks a second means of egress.

Based on staff direction, the applicant submitted the PUD Amendment application earlier than normal because I wanted to get the ball rolling before my departure.

Existing and planned utilities are already sufficient to incorporate the 12 new condos and it is unlikely it will need to tie into the existing force main.
**PROPOSAL**

The engineer is currently building the civil plans and intended to have them prepared for the hearing. However, they discovered the conservation easement held by EGLE, which encumbers portions of the eastern property line.

This will likely change the layout slightly to stay out of the encumbered areas.

You are still in need of updated open space calculations.

For these reasons, staff is recommending the application be tabled after the hearing to provide the applicant time to complete the civil drawings and return with final documents before a recommendation is made to the Board.

**DEPARTURE REQUESTS**

The applicant is requesting the same departures that have been granted for the rest of the developer.

<table>
<thead>
<tr>
<th>Regulation</th>
<th>Developer Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side yard setback shall be a minimum of 10’ with a total combined of 25’.</td>
<td>Requesting an 8’ side yard setback with a total combined of 16’.</td>
</tr>
<tr>
<td>Minimum width of a private road serving more than 8 premises is 30’.</td>
<td>Requesting a 26’ width which has been approved for the other private road in the development.</td>
</tr>
</tbody>
</table>

**SAMPLE MOTION**

Prior to making a recommendation to the Board, the Planning Commission should view the final civil drawings that contain dimensions and open space information.

**Motion** to **table** the Lincoln Pines PUD expansion and direct the applicant to provide a complete set of civil drawings.

Please let me know if this raises questions.
Community Development Memo

DATE: November 11, 2021
TO: Township Board
FROM: Stacey Fedewa, AICP – Community Development Director
RE: 2021 Future Land Use Map + Future Land Use and Zoning Plan

BACKGROUND

The Township wants to assist the manufacturing industry find additional land to expand in the community rather than moving elsewhere. To accomplish this feat the DDA boundaries have been expanded and a new work plan is being created.

The boundaries now extend down to the US-31/M-45 corridor. Along with the expansion, new land needed to be master-planned for industrial. However, there are numerous single family homes in the area which will be impacted.

To mitigate those impacts, the Planning Commission is proposing a new Future Land Use designation as well as a new Zoning District known as Light Industrial. This will require all new manufacturing sites in this corridor to develop as a PUD, which enables the Township to require mitigation strategies to protect existing homeowners.

ADOPTION PROCESS

1. Planning Commission holds a Public Hearing.

2. Planning Commission formally approves it by an affirmative vote of no less than the majority of the members, which is 5. A roll call vote is required.
   a. The motion to approve can be conditional, which allows for other amendments and/or revisions to be done before it is forwarded to the Board.

3. Township Board must do one of the following:
   a. Give final approval by way of a resolution; or
   b. Reject the plan and submit a statement of objection to the Planning Commission.
If the Planning Commission finds the Future Land Use Map and associated Future Land Use and Zoning Plan acceptable, one of the following motions can be offered:

**Motion to approve** the 2021 Future Land Use Map and associated Future Land Use and Zoning Plan, which replaces Chapter 9 of the Resilient Master Plan, pursuant to the Michigan Planning Enabling Act of 2008, as amended. This requires a roll call vote.

OR

**Motion to conditionally approve** the 2021 Future Land Use Map and associated Future Land Use and Zoning Plan, which replaces Chapter 9 of the Resilient Master Plan, pursuant to the Michigan Planning Enabling Act of 2008, as amended. Approval shall be conditioned upon the following revisions that must be completed prior to sending the documents to the Township Board for final approval. This requires a roll call vote.

1. *List revisions/amendments here...*

Please contact me if this raises questions.
CHAPTER 9. FUTURE LAND USE AND ZONING PLAN

The Future Land Use Plan depicts the preferred but generalized composition of future land uses for Grand Haven Charter Township. The Future Land Use Plan is the general framework upon which land use and policy decisions will be guided for the next 20 to 25 years. The Future Land Use Plan was developed after careful consideration of several dynamic factors, including: availability of utilities, type of roadway (paved or gravel), existing land use, future development plans, community services, environmental features and a built-out analysis.

RELATIONSHIP BETWEEN THE MASTER PLAN AND ZONING PLAN

The Master Plan describes the vision, goals and objectives for the Township. The Zoning Plan is based upon the Master Plan and is intended to guide in the development of the zoning ordinance. The zoning ordinance is the primary implementation tool for the future development of Grand Haven Charter Township.

There are two key elements to a Future Land Use Plan:

- **Future Land Use Map** - The Future Land Use Map (Map 9.1) designates specific land uses that are to occur on certain parcels or areas of the Township.
- **Future Land Use Text** - The Future Land Use text provides the written support for the map regarding the purposes and intent of the plan, as well as strategies for implementation.

The Township should continue to develop as a place with quality residential neighborhoods, natural beauty, and limited commercial and industrial development. This plan bases many of its policies on the 2009 and 2016 Master Land Use Plans. A foundation for the success of that plan has been the policy of “balanced residential development,” which still remains a critical component. The goal of balanced residential development is to protect rural, agricultural, and environmentally sensitive land from untimely or inappropriate residential development. In support of such a goal a two-pronged strategy is recommended:

- Encourage residential development in those areas adequately served by infrastructure, including paved roads, natural gas, municipal water, and sanitary sewers.
- Employ zoning regulations, in conjunction with the Future Land Use Plan, to prevent residential development from occurring in areas designated as Agricultural Preservation.

While commercial and industrial uses are critical for the economic health of any community, an expansive amount of such land uses would have a significant impact on the Township’s character. However, such expansion, especially in area’s where dense commercial and industrial uses already exist may be necessary to attract new industries and expand the Township’s tax base.

This balance weighs the community’s current character against opportunities for future economic growth and development. Consequently, the Plan supports an appropriate amount of land available for both commercial and industrial uses. These land uses are strategically
clumped on the US-31, M-45 and Robbins Road corridors. These concentrations focus development activity in locations that are well served by roads and utilities, and result in separating additional traffic and nuisances from the Township’s residential neighborhoods. Concentrating such activities allows residents, laborers, and visitors to enjoy shopping, restaurants and other services without disturbing residential neighborhoods.

**FUTURE LAND USE CLASSIFICATIONS**

**AGRICULTURAL PRESERVATION**

**Intended Land Uses**

This designation describes areas of the Township that consist of agricultural and agri-business uses such as blueberry and Christmas tree farms, dairies, commercial nurseries, and other such farm-related uses. However, it also includes large vacant properties, fallow fields, and woodlots that contribute to the rural character in certain areas of the Township.

Agri-business remains a significant activity in the growing Township, particularly on those lands deemed valuable for specialty farms, such as blueberry production. While a home that is subordinate to an agricultural use conducted on a property would be allowed, this classification is not intended for residential development. In fact, the creation of residential lots through land divisions or new residential development are strongly discouraged given the lack of appropriate infrastructure and the large inventory of pre-approved residential lots and units located elsewhere in the Township.

Properties identified as Agricultural Preservation on the Future Land Use Map that are not currently zoned Agricultural, but meet its criteria, should be allowed to downzone to Agricultural, or be used for agricultural purposes whenever the opportunity arises.

**Corresponding Zoning District**

Land uses that are allowed in the Agricultural zoning district should correspond to the Agricultural Preservation land use designation and require a 20 acre minimum lot size. This will ensure that agricultural and rural lands are not subdivided into small parcels, which affect their ability to maintain adequate, contiguous areas for farm land and the preservation of rural character.

**General Location**

Agricultural Preservation land uses are primarily located south of Lincoln Street (east of US-31) and south of Buchanan Street (west of US-31).

**RURAL RESIDENTIAL (RURAL PRESERVATION?)**

**Intended Land Uses**

Areas planned for Rural Residential (RR) are characterized by single-family homes on lots that range from 5 to 10 acres. This “rural development” pattern is typically integrated, with or adjacent to, agricultural activities and generally there is a significant separation distance between homes. Unchecked, the indiscriminate application of this type of development can lead to an early or inappropriate transition of agricultural/rural land uses.
to a sprawling suburban residential development pattern. Therefore, this classification should be applied cautiously. The transition to Rural Residential should be guided by the availability of public infrastructure. For parcels smaller than five acres this means requiring direct access to a paved public roadway.

**Corresponding Zoning Districts**

Rural Preserve (RP) zoning district corresponds to areas planned for Rural Residential. This zoning district requires 5 acre minimum lot sizes. The primary purpose for the RP zoning district is to preserve large areas of rural land from premature development and act as a buffer in order to reduce development pressure on agriculture land. Therefore, parcels five acres or greater that are designated Rural Residential and are currently zoned RR, or more intensely, are encourage to be rezoned to RP.

**General Location**

Small pockets of Rural Residential are found throughout the Township primarily near areas designated Agricultural Preservation. Specifically, these areas are concentrated in the Southwest quadrant of the Township. Rural Residential areas are so designated because of existing patterns of this type of land use. Most existing lots either contain a single family home, or they are vacant but are too small to subdivide or develop as a Planned Unit Development due to the lack of infrastructure. Therefore, to avoid an inappropriate transition from agricultural/rural land to residential sprawl development. This plan limits its application.

**LOW DENSITY RESIDENTIAL**

**Intended Land Uses**

When served by adequate public infrastructure, Low Density Residential areas are appropriate places for future residential development. However, additional residential growth in the Township, even in areas master-planned for such uses, must be carefully evaluated and should be permitted only where there is a demonstrated need.

To promote high quality development, Planned Unit Development (PUD) or Open Space Cluster requirements should apply to all future development in Low Density Residential areas. While these development options may allow increased residential densities, they also promote innovative design techniques (e.g. open space preservation, public amenities, and mixed housing and land use types) which are supported by this Master Plan.

As established by a 2011 Zoning Ordinance Text Amendment, certain large scale developments with eight or more lots (includes subdivisions, site condominiums, and mixed uses) shall not be created in the RR Zoning District unless it is developed as a Planned Unit Development. This form of regulation will enable the Township to control and moderate the size, scope and impact of future projects.

**Corresponding Zoning Districts**

The Rural Residential District accommodates the land uses in this category. Specifically, the minimum lot size is 45,000 square feet, or in the case of a PUD, it should be used to establish a base density that is appropriate for the area.

**General Location**

This category is primarily found near Buchanan Street, west of 168th Avenue, and east of Lakeshore Drive.
The Southwest quadrant is facing high development pressures to convert agricultural land into residential uses. Therefore, it is important to establish gradient buffers to preserve the valuable agricultural land. To accomplish this, LDR designations are established between Medium Density Residential and Rural Preservation land uses. Another substantial pocket of an LDR designation is found along Ferris Street between US-31 and the Schmidt Heritage Park.

**Medium Density Residential**

- **Intended Land Uses**
  
  Medium Density Residential accommodates both single and two-family residences on lot sizes ranging from 13,000 to 15,000 square feet for single family residences, and 26,000 for two-family residences. However, individual lot sizes within a Planned Unit or Open Space Development may be smaller provided the overall density does not exceed the appropriate levels of the underlying zoning district and surrounding area, as determined by the Planning Commission. This wide range of housing and residential densities provides the well balanced, but diverse pattern of land uses the Master Plan encourages. However, any future residential growth in the Township, even in areas master-planned for such uses, must be carefully evaluated and allowed only where there is a demonstrated need.

  To promote high quality development, Planned Unit Development (PUD) or Open Space Cluster requirements should apply to all future development in Medium Density Residential areas. In addition, two-family residences are preferred to locate in areas planned for High Density Residential rather than Medium Density Residential. However, new residential developments that include two-family residences may be considered on lands planned for Medium Density Residential if approved as a Planned Unit Development in order to provide the Township with an opportunity to require high standards of site layout, architectural design, and construction quality.

  As established by a 2011 Zoning Text Amendment Ordinance, certain large scale developments with eight or more lots (includes subdivisions, site condominiums, and mixed uses) shall not be created in the R-1 and R-2 Zoning District unless it is developed as a Planned Unit Development. This form of regulation will enable the Township to control and moderate the size, scope and impact of future projects.

- **Corresponding Zoning Districts**
  
  The R-1 and R-2 single family residential zoning districts correspond to the Medium Density Residential category.

- **Minimum Infrastructure Required**
  
  Direct Access from a Paved Public Roadway, Natural Gas, Municipal Water, and if available, Sanitary Sewer
PUD land uses include a variety of housing types that act as a transition between a traditional single-family neighborhood to higher densities and more intense land uses. Furthermore, these lighter uses should generate less traffic than a traditional high density use, which makes it more appropriate to be located near single-family residential neighborhoods. These residential land uses may include senior housing, assisted living facilities, housing for the elderly, family foster care facilities, adult day care facilities, nursing or convalescent homes, and housing types identified as the “missing middle” in Chapter 3.

This use is not intended to reach the level of intensity that is afforded by the High Density Residential district. Rather, this designation is intended to act as a transition between medium density residential land uses, high density residential land uses, and more intense land uses such as commercial and industrial. Land in this district must be developed as a Planned Unit Development to ensure the Township can control and moderate the size, scope and impact of a project.

Corresponding Zoning Districts
The Residential Planned Unit Development district corresponds to the Medium-High Density Residential PUD category.

General Location
This category is limited, and the only area designated for this land use is on Rosy Mound Drive between Lakeshore Drive and US-31.

HIGH DENSITY RESIDENTIAL
Intended Land Use
High Density Residential land uses include a variety of housing types at a density greater than a typical neighborhood. These residential land uses may include duplexes, apartments, multi-unit condominiums, and senior housing. Since these are more intense land uses they should only be allowed if a property is well served by public infrastructure including natural gas, municipal water, sanitary sewer, and has direct access to a paved public roadway.

Corresponding Zoning Districts
The R-3 multi-family residential zoning district corresponds to the areas designated High Density Residential. The application of a PUD is strongly encouraged whenever a rezoning is considered in order to provide the Township with an opportunity to require high standards of site layout, architectural design, and construction quality.

General Location
Existing High Density Residential designated areas include the 43 North Apartments PUD, Timber View Apartments PUD, Piper Lakes Apartments PUD, Lakeshore Flats PUD, and the area flanked by numerous two- to four-unit structures along Clovernook Drive. These developments are all located near, or north of, Comstock Street.

Understanding the Township is expected to experience continued growth, it was necessary to identify additional...
locations suitable for High Density Residential development. Therefore, land south of the 43 North PUD, south of the Timber View Apartments PUD, and north of the Piper Lakes Apartments PUD have been master-planned for additional HDR. This designation also aligns with the goals found in the Robbins Road Sub-Area Plan. Other High Density Residential developments (that are inconsistent with the Master Plan) could be considered on a case-by-case basis only where there is a clear demonstrated need, and where adequate public infrastructure exists and surrounding land uses are compatible and would help support a particular land use proposal. For example, a higher density senior housing development located near shopping and personal services could be considered given a desire to accommodate this type of housing for an aging population.

**MANUFACTURED HOME PARK**

**Intended Land Use**

Manufactured Home Parks are designed for a long-term duration of stay, and must comply with the applicable requirements of Public Act 419 of 1976, as amended, and Public Act 96 of 1987, as amended, and all other applicable local, county, state, or federal regulations.

**Corresponding Zoning District**

The R-4 Manufactured Home Park Residential District is the only applicable zoning district.

**General Location**

The only area designated for this land use is the River Haven Manufactured Home Park located at the corner of Mercury Drive and 144th Avenue.

**OFFICE/SERVICE**

**Intended Land Use**

Areas planned for Office/Service should allow low-intensity commercial uses such as general office buildings, service professional offices, medical clinics, financial institutions, and service establishments. These land uses are desirable transitions between major thoroughfares, commercial, and residential areas.

**Corresponding Zoning Districts**

The C-1 Neighborhood Commercial and Commercial PUD zoning districts correspond to the Office/Service classification. Any future development proposals that are significant in scale or scope should be considered as Planned Unit Developments.

**General Location**

Areas designated Office/Service are limited in the Township and are mainly located near existing uses, such as Robbins Road. This corridor has been subject to more detailed planning and is included in Appendix A. Other existing and planned Office/Service areas are found at the southeast corner of 168th and Lincoln, and at the southwest corner of Ferris and U.S.-31.
COMMERCIAL

Intended Land Use

The Commercial designation provides for the continuation, redevelopment and new construction of a variety of commercial uses in the Township. These include retail businesses, restaurants, theaters, shopping centers, as well as most of the uses in the Office/Service land use classification.

Commercial land uses that are appropriately located, high quality, and further the intent and purpose of this Master Plan are very important for the continued economic prosperity and quality of life.

Corresponding Zoning Districts

The C-1 Neighborhood Commercial, C-2 Regional Commercial, and Commercial PUD zoning districts correspond with the Commercial land use designation. Any future development proposals that are significant in scale or scope should be considered as Planned Unit Developments.

General Location

The major areas designated as Commercial are located adjacent to the US-31 and Robbins Road corridors. Both locations are appropriate for commercial activity because of existing land uses and available infrastructure. Additionally, this area can accommodate higher traffic volumes, provide relatively easy access, and offers the visibility that is desirable in a suburban setting.

A primary goal for the US-31 corridor is to keep businesses and the environment they inhabit attractive and unobtrusive. This concept is buttressed by the Township’s Overlay Zoning District. Several large areas along US-31 are also planned for non-commercial uses so as to preserve the existing rural character. Commercial land uses are located in several areas of the Township but the majority are along US-31. These have been clustered in three primary commercial “nodes” and include:

- US-31/M-45 intersection (including a small area south of Buchanan Street)
- US-31/Ferris Street intersection (extending north to Johnson and south to Lincoln)
- US-31/Robbins Road intersection (extending south to Hayes Street)

LIGHT INDUSTRIAL

Intended Land Use

Light Industrial land uses include a narrow range of low-impact industrial-related operations such as warehousing, general storage, distillery, wholesale, research and development, and similar facilities that are suitable to locate in a rural area that contains large-lot single-family dwellings. Uses should not have the potential to impact properties beyond its boundaries.

The Township is expanding its Downtown Development Authority boundaries to make more industrial land available to the area’s largest employers—manufacturing. However, much of the new land abuts existing residential. This new designation is intended to buffer the existing residential from the more intense land uses found in the General Industrial district. To ensure a cohesive juxtaposition between land uses, properties found in this designation must develop as a PUD.
The manufacturing sector is important for the continued economic prosperity and quality of life in Grand Haven Charter Township. Quality manufacturing jobs are highly sought after across the country and successful manufacturing operations can provide numerous benefits to a community, such as jobs and tax revenues. For those reasons, high-quality light industrial land uses that further the intent and purpose of this Master Plan are encouraged.

**Corresponding Zoning Districts**
The LI Light Industrial zoning district corresponds to the Light Industrial land use designation. All future development proposals that are significant in scale or scope shall be considered as Planned Unit Developments.

**General Location**
The Light Industrial designation is found at the US-31/M-45 corridor because there is direct access to all season roads, two state trunklines, high-capacity electricity, natural gas, and the Township anticipates supplying the corridor with municipal water and sanitary sewer with the new TIF funds to be captured as part of the expanded DDA.

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**Intended Land Use**
General Industrial land uses include a wide range of industrial-related operations such as manufacturing, assembly, fabrication, millwork, wholesale businesses, warehousing, and research and development facilities. They may also include more intense commercial uses that have potential to impact properties beyond their boundaries.

These land uses are also important for the continued economic prosperity and quality of life in Grand Haven Charter Township. Quality manufacturing jobs are highly sought after across the country and successful manufacturing operations can provide numerous benefits to a community, such as jobs and tax revenues. For those reasons, high-quality industrial land uses that further the intent and purpose of this Master Plan are encouraged.

**Corresponding Zoning Districts**
The I-1 Industrial zoning district corresponds to the General Industrial land use designation. Any future development proposals that are significant in scale or scope should be considered as Planned Unit Developments.

**General Location**
Currently, there are many industrial uses in the Township, and these are a vital part of the region’s economy. However, due to the intensive nature of industrial activities, the area planned for General Industrial is somewhat limited. In fact, most of the areas are already developed, such as along 172nd Avenue (between Comstock Street and Johnson Street) and Hayes Street (between 172nd Avenue and 168th Avenue), the property south of Lincoln Street (west of US-31), and the properties south of Lake Michigan Drive (west of US-31). There is also a small section of General Industrial planned along the west side of US-31 near Hayes Street where Heyboer Excavating operates.
**Extraction**

**Intended Land Use**
Extraction is essentially a sub-category of the General Industrial classification and recognizes the continued existence of former Standard Sand, the sole sand mining operation in the Township.

**Corresponding Zoning Districts**
Zoning districts that permit the removal and processing of natural resources, either by right or as a special land use, correspond with the Extraction land use classification. However, the property that the former Standard Sand occupies is currently zoned R-1 Residential and should not be zoned otherwise. This will allow the property to someday revert back to a residential use, which is consistent with the surrounding properties.

**General Location**
This land use classification is tied directly to the former Standard Sand mining operation, located west of Lakeshore Drive, south of Hayes Street and is the only area master-planned for Extraction.

**Public/Quasi-Public**

**Intended Land Uses**
This designation accommodates schools, government facilities, public utilities, parks, natural areas, and public recreational uses. It also recognizes churches, private recreational uses, and other community-oriented activities located on privately-owned land. These uses positively contribute to the quality of life for Township residents and businesses. They foster interaction between neighbors and are important for the future stability of the community.

**Corresponding Zoning Districts**
All zoning districts that permit these types of uses either by right or as a special land use correspond with the Public/Quasi-Public land use designation. Specifically, schools, parks, recreation areas, and churches are permitted in most of the Township’s residential zoning districts as special land uses.

**General Location**
Public/Quasi Public land uses can be found throughout Grand Haven Charter Township and are closely tied to neighborhoods and conveniently located for residents. Because of the importance of these land uses, the Future Land Use Plan accounts for all such existing uses in the Township.
ZONING REGULATIONS

AGRICULTURAL DISTRICTS
The agricultural zoning districts in Grand Haven Charter Township are:

• AG - Agricultural District
• RP - Rural Preserve

The primary purpose of the Agricultural District is to provide for farming, dairy farming, forestry operations and other rural activities. The primary purpose of the Rural Preserve District is to provide a buffer between the agricultural uses and residential uses.

RESIDENTIAL DISTRICTS
The residential zoning districts in Grand Haven Charter Township are:

• RR - Rural Residential District
• R-1 - Single Family Residential District
• R-2 - Single Family Residential District
• R-3 - Two Family Residential District
• R-4 - Manufactured Home Park Residential District

The main purpose of these zoning districts is to provide a variety of housing options within the Township. The Rural Preserve District is intended to provide for large-tract housing developments that co-exist with agricultural activities on open areas in the Township. The Rural Residential District is designed to support new residential development between large areas of rural residential properties and medium density development. The R-1 and R-2 Single Family Residential Districts are intended to provide for single family neighborhoods. The R-3 is intended provide for a higher density of single family and multi-family neighborhoods along with high density residential developments, nursing homes and other adult care or medical facilities. The R-4 Manufactured Mobile Home Park Residential District is dedicated to providing for manufactured housing.

COMMERCIAL DISTRICTS
The commercial zoning districts in Grand Haven Charter Township are:

• C-1 - Neighborhood Commercial District
• C-2 - Regional Commercial District

The primary purpose of these zoning districts is to provide for a variety of commercial and service uses that serve local residents as well as those traveling throughout the region. The C-1 Neighborhood Commercial District is designed to accommodate uses such as offices, banks and other services in areas adjacent to neighborhoods. The C-2 Regional Commercial District allows all C-1 uses including office buildings and
personal service establishments. In addition, the C-1 and C-2 Districts are intended to provide for retail operations and other commercial services with a variety of land use intensities.

**INDUSTRIAL DISTRICTS**
The industrial zoning districts in Grand Haven Charter Township are:

- LI - Light Industrial District
- I-1 - Industrial District

The primary purpose of these zoning districts is to provide for manufacturing, assembling, and fabricating activities within the Township.

**PUD DISTRICT**
The PUD District is designed to provide for unique developments that substantially benefit both the users of the project and the community. In areas where such benefits would be unfeasible or unlikely under the other zoning districts.