

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 15, 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, Mesler, Taylor, Reenders, and Chalifoux

Members absent: Wilson, Wagenmaker, Hesselsweet and Lemkuil,

Also present: Community Development Director Fedewa, Manager Cargo, and Associate Planner Hoisington

Attorney Bultje arrived at 7:06pm and joined the meeting.

Without objection, Cousins instructed Hoisington to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the November 1, 2021 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Text Amendment – Two-Family Dwelling Special Use Standards

Cousins opened the hearing at 7:05pm.

Fedewa provided an overview through a memorandum dated November 10th.

There being no further public comments, Cousins closed the hearing at 7:06pm.

B. Major PUD Amendment – Lincoln Pines – Incorporate Additional Land

Cousins opened the hearing at 7:10pm.

Fedewa provided an overview through a memorandum dated November 11th.

There being no public comments, Cousins closed the hearing at 7:13pm.

C. Master Plan Update with Future Land Use Map Amendments

Cousins opened the hearing at 7:13pm.

Fedewa provided an overview through a memorandum dated November 11th.

There being no public comments, Cousins closed the hearing at 7:18pm.

VIII. OLD BUSINESS

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

The Planning Commission provided the following feedback:

- Compared draft language to requirements for two-family dwellings in the previous version of the zoning ordinance.
 - Municipal water requirement matches previous ordinance and ensures two-family dwellings will be built in an appropriate environment.
- Confirmed standards discussed in previous meetings are included in current draft text ordinance language.

Motion by Reenders, supported by Chalifoux, 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. **Which motion carried unanimously.**

B. Major PUD Amendment – Lincoln Pines – Incorporate Additional Land

The Planning Commission provided the following feedback:

- The proposed setback reduction is consistent with the setbacks currently used in the existing subdivision.
- The proposed road layout does not comply with the Township’s Private Road Ordinance due to a stub street being used on the southeastern road segment instead of a cul-de-sac.
- The request for reduced road width is consistent with existing roads in the subdivision and with Ottawa County Road Commission standards.
- Noted visitor parking needs to be included in the submitted plans.

Motion by Chalifoux, supported by Mesler, to table the Lincoln Pines PUD expansion and direct the applicant to provide a complete set of civil drawings. **Which motion carried unanimously.**

C. Master Plan Update with Future Land Use Map Amendments

The Planning Commission provided the following feedback:

- Change the language for “Rural Residential” designation to “Rural Preservation” to avoid confusion with Rural Residential zoning district which corresponds with “Low Density Residential” designation.

Motion by Taylor, supported by Chalifoux, 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.

1. Change language for future land use classification from “Rural Residential” to “Rural Preservation.”

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

Ayes: Cousins, Mesler, Taylor, Reenders, and Chalifoux

Nays: None

Absent: Wilson, Wagenmaker, Hesselsweet and Lemkuil,

IX. REPORTS

A. Staff Report

- A special public hearing regarding a draft text amendment for short-term rentals is to be held on November 23rd.

B. Commissioner Comments

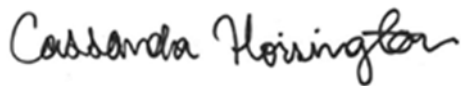
- This being her last meeting, the Commissioners noted their appreciation for Fedewa’s seven years of service to the Township.

X. EXTENDED PUBLIC COMMENTS – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 7:31pm.

Respectfully submitted,



Cassandra Hoisington
Acting Recording Secretary