

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
FEBRUARY 7, 2022

I. CALL TO ORDER

Wilson called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00pm.

II. ROLL CALL

Members present: Reenders, Wilson, Chalifoux, Mesler, Hesselsweet, Cousins, Lemkuil, and Wagenmaker

Members absent: Taylor

Also present: Senior Planner Thibault and Associate Planner Hoisington

Without objection, Wilson instructed Thibault to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the January 3, 2022 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS

Joy Gaasch — 15195 Lakeshore Dr., Grand Haven

- Grand Haven Chamber of Commerce Director noted the need for ALICE housing in the area and provided a summary of the 2021-2025 Projected Housing Needs Assessment as prepared by Housing Next.

Elizabeth Butler — 14735 154th St., Grand Haven

- Chamber Economic Development Director noted the Chamber's support for further amendments to the Master Plan to accommodate the Jost International expansion and to seek creative solutions for viability in consolidating operations onsite.

Terry Nash — 17863 170th Ave., Spring Lake

- Coach Road Capital discussed their proposal to expand the Lakeshore Flats apartment complex to the east of the existing development and requested that the proposed Master Plan Amendment change the designation for the applicable properties to High Density Residential.

Zach Voogt — 2020 Monroe Ave NW, Grand Rapids 49505

- Moore & Bruggink on behalf of The Redstone group discussed their proposal to develop a mix-use residential development near M-45 and US-31 with 500± units and requested that the proposed Master Plan Amendment allow for High Density

Residential for the applicable parcels.

VII. PUBLIC HEARING

A. Rezoning – Chittenden

Thibault provided information through a memo dated February 7, 2022.

Wilson opened the hearing at 7:17 pm.

- Dwight Chittenden, the property owner, explained the desire to rezone the land in order to be allowed to divide the land and sell to family members.

There being no further comments, Wilson closed the hearing at 7:18 pm.

VIII. Old Business

A. Rezoning - Chittenden

Motion by Cousins, supported by Mesler, to recommend the Township Board **approve** the rezoning application for 15721 Lincoln St. from Agricultural (AG) to Rural Residential (RR) based on the application meeting the rezoning standards of the Zoning Ordinance and Master Plan. **Which motion carried unanimously.**

IX. New Business

A. Discussion — Rejection of the Master Plan Amendments

Thibault provided information through a memo dated February 3, 2022.

The Planning Commission provided the following feedback:

- JOST Expansion
 - In support of the effort to consolidate and expand the business in place.
 - In support of changing the FLU designation for Cech property to the South from Medium Density Residential to Industrial.
 - Considered if Light Industrial would restrict the area to much for future expansion.
 - Discussed if a lot split was possible.
 - Questioned if air right restrictions from the Airport are present (*i.e. glider path*).
- Lakeshore Flats Expansion
 - In support of changing the FLU designation from Office/Service to High Density Residential.
 - In support of the studio apartments, per the housing needs assessment referenced by the Chamber of Commerce.
- Redstone Homes

- Recognized the site issues limiting the extent of potential development.
- Recognized the need to densify in order to make cost-competitive development.
- Recognized the need for workforce housing, and different housing options in this location.
- Recognized the fact that development would be screened from the highway with significant natural buffers.
- In support of changing the FLU designation to High Density Residential from Industrial/Light Industrial.

Consensus: Amend the Future Land Use Map in accordance with the discussion points as recorded in the minutes and direct staff to schedule a Public Hearing for the next available meeting.

X. REPORTS

- A. Staff Report - None
- B. Commissioner Comments - None

XI. EXTENDED PUBLIC COMMENTS & QUESTIONS – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 7:47 pm.

Respectfully submitted,



Rory Thibault
Acting Recording Secretary