I. Call to Order

II. Roll Call

III. Pledge to the Flag

IV. Approval of the January 3, 2022 Planning Commission Meeting Minutes

V. Correspondence

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

VII. Public Hearing
   A. Rezoning – Chittenden

VIII. Old Business
   A. Rezoning – Chittenden

IX. New Business
   A. Discussion – Rejection of Master Plan Amendments

X. Reports
   A. Staff Report
   B. Commissioner Comments

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

XII. 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, Wilson, Chalifoux, Mesler, Taylor, Hesselsweet, Reenders, Lemkuil, and Wagenmaker
Members absent: None
Also present: Associate Planner Hoisington and Senior Planner Thibault

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 15, 2021 meeting and November 23, 2021 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. New Business
A. Platted Lot Division - Butler

Hoisington provided information through a memo dated December 20th, 2021.

The Planning Commission provided the following feedback:
• Confirmed the new lots would meeting zoning requirements for new lots as well as setback requirements for the existing structures.

Motion by Taylor, supported by Wilson to recommend the Township Board conditionally approve the Platted Lot Division for 15596 Mercury Drive with current Parcel No. 70-03-35-199-015, based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Subdivision Control Ordinance and Zoning Ordinance. Approval is conditioned upon:

1. Any future residential dwellings shall connect to municipal water.

B. Housekeeping Duties
   i. Appointment of Officers
      o Without objection, Wilson was nominated and appointed as Chair.
Without objection, Hesselsweet was nominated and appointed as Vice Chair.

Without objection, Mesler was nominated and appointed as Secretary.

ii. 2022 Meeting Date Schedule
Motion by Wilson, supported by Taylor to approve the 2022 Meeting Date Schedule.

VIII. REPORTS
A. Staff Report
   ➢ Hoisington introduced Senior Planner Thibault.
B. Commissioner Comments - None

IX. EXTENDED PUBLIC COMMENTS – None

X. ADJOURNMENT

Without objection, the meeting adjourned at 7:13pm.

Respectfully submitted,

Cassandra Hoisington
Acting Recording Secretary
Community Development Memo

DATE: February 7, 2022
TO: Planning Commission
FROM: Rory Thibault – Senior Planner
RE: Chittenden – AG to RR

BACKGROUND

The applicant, Dwight Chittenden, is requesting to rezone 5-acres located at 15721 Lincoln St (Parcel No. 70-07-11-300-007), from Agricultural (AG) to Rural Residential (RR).

The request to rezone to RR sets the minimum lot area at 45,000 sf and 150-ft lot width per Section 2.08 of the Zoning Ordinance, for which the current lot is compliant. The property currently has one home on it with over 1000’ of frontage on Lincoln St. The applicant has expressed a desire to sell the lot, with option to sub-divide the lot in the future.

The rezoning application was tested against the “Three C’s” evaluation method.

COMPATIBILITY

Is the proposed re zoning compatible with the existing developments or zoning in the surrounding area?

The adjacent zoning is:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Current Zoning</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Agriculture (future Schmidt Heritage Park)</td>
</tr>
<tr>
<td>East</td>
<td>R-2</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>AG/PUD/RR</td>
<td>Residential</td>
</tr>
</tbody>
</table>
The 2016 Future Land Use Map has master-planned the subject parcel for Low Density Residential (LDR) which aligns with the applicant’s proposal.

For this reason, **staff is supportive of the application to move through the rezoning process.**

### CONSISTENCY

*Is the proposed rezoning consistent with the goals and objectives of the Master Plan and does it coincide with the Future Land Use Map in terms of an appropriate use of the land?*

<table>
<thead>
<tr>
<th>STATEMENT OF PURPOSE FOR RR ZONING DISTRICT</th>
<th>SITE CONSISTENCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Semi-open area, where rural and residential activities co-exist</td>
<td>Abuts land zoned-agricultural, and single-family residential</td>
</tr>
<tr>
<td>Natural Gas and Municipal Water not required but served by paved roads</td>
<td>Lincoln St. is paved</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTENT FOR Low Density Residential FUTURE LAND USE</th>
<th>SITE CONSISTENCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intermediate district between Medium Density Residential and Rural Residential properties</td>
<td>Abuts zoned-agricultural but Master-planned LDR, medium-density residential land, and a future park</td>
</tr>
<tr>
<td>PUD or Open Space Cluster requirements should apply to all future development</td>
<td>Lincoln St. falls under a double-lot width, so future splits may be limited to 3 parcels</td>
</tr>
<tr>
<td>No Natural Gas, Municipal Water, or San. Sewer required</td>
<td>6” water main and hydrant present, natural gas likely</td>
</tr>
</tbody>
</table>

The rezoning is consistent with the current purpose in the Zoning Ordinance and the intended future land use in the Master Plan. Future subdivisions of the land should encourage Open Space preservation specifically as it relates to rear-yard setbacks to the Schmidt-Heritage Park and to remain consistent with the intent with the Low Density Residential category in the Master Plan.

### CAPABILITY

*Does the proposed rezoning require an extension of public sewer and water, roadway improvements, or enhanced fire and police protection, and if so, is it in an area capable of being provided with such services?*

Parcels in RR are not intended to have public utilities or even paved roads. Lincoln Street is paved and public utilities are available.
If the Planning Commission finds the rezoning application meets the standards, the following motion can be offered:

**Motion** 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.

If the Planning Commission finds the rezoning application does not meet the standards, the following motion can be offered:

**Motion** to recommend the Township Board **deny** the rezoning application for 15721 Lincoln St. from Agricultural (AG) to Rural Residential (RP) based on the application not meeting the rezoning standards of the Zoning Ordinance and Master Plan.

If the Planning Commission finds the rezoning application is premature or needs revisions, the following motion can be offered:

**Motion** to **table** the 15721 Lincoln St. rezoning application, and direct the applicant to address the following items:

1. *List the items…*

Please contact me prior to the meeting if you have questions.
GRAND HAVEN CHARTER TOWNSHIP

REZONING APPLICATION

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Fee</th>
<th>Escrow*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rezoning</td>
<td>$400</td>
<td>$500</td>
</tr>
</tbody>
</table>

Zoning Ordinance can be found at www.ghct.org/zoning

Applicant Information
Name
Phone
Address
Email Address

dwight.chittenlow
(916) 848-0790
15721 Lincoln St, Grand Haven MI 49417
dwight.d.chittenlow@Hotmail.com

Owner Information (If different from applicant)
Name
Phone
Address

Property Information
Address/Location
Parcel Number
Current Zoning
Master-Planned Zoning
Zoning Requested
Size (acres)
15721 Lincoln St, Grand Haven MI 49417
70-07-11 - 300 - 007
AG
Low Density Residential
FL
14.97

Other Information
Reason for Rezoning Request
To sell parcel
Present Use of the Subject Property
Residential Home
Number & Type of Existing Structures
House (1) Shed (1)
Subject Property Located on a Paved Road
Yes
What Utilities are Available
Sewer Water, Gas, Electric, Cable, Telephone

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following requirements for zoning amendments and procedures as stated in Chapter 16. Please submit fourteen (14) copies of the required information with the application.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Signature of applicant

Date

*To cover cost of legal and consulting fees, may be increased as necessary
NOTICE

IF I PLAN TO SPLIT THE PARCEL(S) AFTER THE ZONING APPROVALS ARE GRANTED, I REALIZE THAT I MUST APPLY FOR A LAND DIVISION WITH THE ASSESSING DEPARTMENT. ALL LAND DIVISION REQUIREMENTS MUST BE CONFORMED TO BEFORE PROCEEDING WITH FURTHER DEVELOPMENT.

Signature of applicant

Date: 1/6/2022

For Office Use Only

Date Received: ___________________ Fee Paid: ___________________
Materials Received: Site Plans: ___________________
Survey: ___________________
Location Map: ___________________
Legal Description: ___________________
Dated copy of approved minutes sent to applicant? _________ Date Sent: _____________

PLANNING COMMISSION USE ONLY

Approval: ___________________
Tabled: ___________________
Denied: ___________________
Conditional Approval: ___________________

The following conditions shall be met for approval:

______________________________
______________________________
______________________________
______________________________
______________________________
______________________________
______________________________
______________________________

Signature of Planning Commission Chair: ___________________ Date: _____________

Last Revised 7/15/20
Community Development Memo

DATE: February 03, 2021
TO: Planning Commission
FROM: Rory Thibault — Senior Planner
RE: Future Land Use Map Update – Proposed Amendments

BACKGROUND

The Township Board has approved Resolution 22-01-03 rejecting the Master Plan due to three objections. These are tied to each of three proposed development projects that arose after the Planning Commission approved the Master Plan amendments in November. The Township Board is requesting the Planning Commission consider the following developments and their impact on the proposed Master Plan.

OBJECTION 1 – JOST INDUSTRIAL EXPANSION

Jost International must either expand their current facility within the City Industrial Park or move to a different location. However, to expand their facility, the Township’s Master Plan will need to be amended allowing for light industrial zoning north of the Vincent Drain. This is a Master Plan amendment that has historically been supported by staff and the Chamber of Commerce.
At the last Planning Commission meeting on January 3rd during the Public comment period, the Cech family who own the lot South of the JOST property, expressed support for the change based on a plan by the owners to sell part of the land the to JOST in the future. The land is currently Master Planned for Medium Density Residential and Zoned Agricultural.

- Does the Planning Commission approve of changing the Future Land Use designation to Industrial or Light Industrial?

It is important to note, the current JOST property is located within the City limits, the proposed 4 parcels are located within the Township.

- Any future expansion of the existing building would not be allowed to cross jurisdictional boundaries, but a new facility may be allowed so long as it is contained within the property boundaries of the parcels located in the Township.

Objection 2 – LAKESHORE FLATS EXPANSION

Coach Road Capital has requested that the Master Plan designation on two parcels adjacent to and abutting the Lakeshore Flats apartment complex be changed from Office/Service to High Density Residential to allow for the expansion of this apartment complex.

Discussion

The current property is Master Planned for “Office/Service” and zoned C-1. The parcels to the South are currently Master Planned for High Density Residential.

Coach Road Capital has a purchase agreement for the parcel immediately east of their existing Lakeshore Flats property. They have asked for the additional parcels immediately south and North to also be considered for changing the designation from Office/Service to High Density Residential.
At the prior Township Board meeting during the public comment period Coach Road Capital expressed that the new development would operate as an extension of Lakeshore Flats, with shared access to the amenities already in place. Additionally, one of the new buildings proposed would consist entirely of studio units, which have seen a consistent waiting list in the current development.

- Does the Planning Commission feel the change is appropriate?

**OBJECTION 3 – M-45/US-31 Redstone Group Property**

The Redstone Group has requested that four parcels adjacent to and including the NOCH property near the M-45/US-31 property be Master Planned to High Density Residential to allow for a mixed-use residential property (i.e., apartments, condominiums and single-family).

**Discussion**

The parcels were originally Master Planned for Commercial. This designation was changed in September to General and Light Industrial in order align with the expansion of the DDA. In conversation with Redstone Group they have requested the property be changed to allow for High Density Residential PUD.

Now, why this as opposed to Medium Density Residential? As the Planning Commission knows, any development with over 8 units must go through the residential PUD process.

In the PUD process a developer establishes a parallel plan which lays out a maximized parcel plan to establish a base density.

The developer can elect to use a different designation than the underlying Master Plan designation but **must meet the definitions of the underlying district**.

**In a Medium Density Residential district, single-family and two-family residences (singular homes, attached condos, attached townhomes) are allowed but multi-family apartments are not.** Redstone Group would like to include multi-family apartments on this property.
As shown in the map, the parcels have significant wetlands (reference only – EGLE must verify), therefore limiting the amount of developable area. As such, a residential use will allow for the areas of impact to avoid the wetlands easier than another use designation.

- Does the Planning Commission feel the change is appropriate?
- Does the Planning Commission feel High Density Residential is appropriate? (with a base density of 13.4 units/acre)
- Does the Planning Commission feel Medium Density Residential is appropriate? (with a base density of 3.35 lots/acre)
- Does the Planning Commission feel a blend is appropriate? (established density through a parallel plan)

**GENERAL CONSENSUS**

The Planning Commission will need to generate a consensus to direct staff to make any necessary amendments to the Future Land Use Map. Staff will prepare an amended Future Land Use Map based on this direction and schedule a Public Hearing to review the new map.

Please contact me if this raises questions.