

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
FEBRUARY 21, 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: Wilson, Hesselsweet, Reenders, Mesler, Chalifoux, Cousins, Lemkuil, Taylor and Wagenmaker

Members absent: None

Also present: Senior Planner Thibault and Associate Planner Hoisington

Without objection, Wilson instructed Hoisington to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the January 31, 2022 Joint Township Board and Planning Commission meeting and the February 7, 2022 Planning Commission meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. New Business

A. Site Plan Amendment – GHCM – New Construction of Warehouse

Thibault provided information through a memo dated February 15, 2022.

Project Manager Matt Hall of CopperRock Construction was present and available to answer questions:

- The owner has requested the change in exterior materials due to aesthetic preferences and a desire to remove the red vertical accents.
- The building is set back significantly from 172nd Avenue and will be screened, therefore much of the building will not be visible.
- The proposed exterior elevations match the character of other GHCM buildings
- The proposed exterior elevations increase the visual appeal of the southern and western façades of the building and increase the amount of CMU used in lieu of the red vertical accents.

The application was discussed by the Commissioners and focused on:

- Acknowledged that previously approved exterior elevations were a compromise from the US-31 Overlay requirements which took into account the limited visibility and required screening. Therefore, architectural elements are to be focused on the most visible portions of the building from 172nd and the west approach drive – namely, the southwestern corner.
 - Alternatives for the “Building Wall” US-31 Overlay District requirements include projections, recesses, roof changes, and bands of complementary building materials and trees.
- Questioned why the previously approved elevations predominately featured smooth face block, preference to use split face block in any revisions per the “Building Materials” requirements for the US-31 Overlay District.
- Open to alternatives other than the vertical red stripes but a consensus among Commissioners to provide visual contrast and architectural interest through split face block in a contrasting fashion from the metal siding.

Motion by Wagenmaker, supported by Taylor to conditionally approve the Grand Haven Custom Molding Site Plan Review application for a warehouse located at 14016 172nd Avenue based on it meeting the requirements set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report. Approval is conditioned upon the following:

1. Revised elevations and renderings shall be provided to staff to administratively approve and shall contain the following design aspects:
 - The southwest corner of the building shall predominantly feature split face block in a contrasting color from the metal siding.
 - Smooth faced block shall be installed as horizontal accent bands and shall provide visual contrast to the split face block and metal siding.
 - The entire area (from grade to eave) surrounding the four windows on the south façade of the building shall be clad in the method described above. To the east of this, the CMU Block shall step down, rather than terminate, to meet the horizontal CMU courses running the length of the facade.
 - The entire area surrounding the six double windows (from grade to eave) on the west façade of the building shall be clad in the method above. To the north of this area, the CMU block shall step down, rather than terminate, to meet the horizontal CMU courses running to the loading bay.

Which motion carried unanimously.

REPORT – GRAND HAVEN CUSTOM MOLDING – SITE PLAN AMENDMENT

1. The application meets the site plan review standards of Section 18.07.G of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
 - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
 - C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
 - D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
 - E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 - F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
 - G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
 - H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
 - I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
 - J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.
 - K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
 - L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
 - M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.

- N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
 - O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
2. The Planning Commission also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 8.01 and 8.06 of the Zoning Ordinance.
- A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.
 - B. The Project provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.
 - C. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.
 - D. The Project ensures safe access by emergency vehicles.
 - E. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.
 - F. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways and requires alternate means of access through service drives.
 - G. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.
 - H. The Project requires coordinated access among adjacent lands where possible.
 - I. The Project provides landowners with reasonable access, although the number and location of access points may not be the arrangement most desired by the Developer.
 - J. The Project requires demonstration that prior to approval of any land divisions, the resultant parcels are accessible through compliance with the access standards.
 - K. The Project preserves woodlands, view sheds, and other natural features along the corridor.
 - L. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.
 - M. The Project implements the goals expressed in the US-31/M-45 Corridor Study.
 - N. The Project establishes uniform standards to ensure fair and equal application.
 - O. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.
 - P. The Project promotes a more coordinated development review process with the Michigan Department of Transportation and the Ottawa County Road Commission.

VIII. REPORTS

- A. Staff Report - None

B. Commissioner Comments

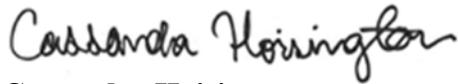
- Brief discussion on avoiding future issues with non-compliant building materials and design features in the US-31 Overlay Zone.

IX. EXTENDED PUBLIC COMMENTS & QUESTIONS – None

X. ADJOURNMENT

Without objection, the meeting adjourned at 7:34 pm.

Respectfully submitted,



Cassandra Hoisington
Acting Recording Secretary