AGENDA
Planning Commission
Monday, March 21, 2022 – 7:00 p.m.

I. Call to Order

II. Roll Call

III. Pledge to the Flag

IV. Approval of the March 7, 2022 Planning Commission Meeting Minutes

V. Correspondence

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

VII. Public Hearings:
   A. Addition to STR Overlay – Rezoning – Polak
   B. Removal from STR Overlay – Rezoning – Sunset Hills Subdivision

VIII. Old Business
   A. Addition to STR Overlay Rezoning – Polak
   B. Removal from STR Overlay Rezoning – Sunset Hills Subdivision

IX. New Business
   A. Site Plan Review – American Dunes Golf Club
   B. Pre-Application – Eastbrook Homes – Reenders Property
   C. Pre-Application – Lakeshore Flats Expansion

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
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, and Taylor
Members absent: Wagenmaker
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 February 21, 2022 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING
A. Master Plan Update with Future Land Use Map Amendments

Wilson opened the hearing at 7:02pm.

Thibault provided an overview through a memorandum dated March 3rd.

There being no public comments, Wilson closed the hearing at 7:10pm.

VIII. OLD BUSINESS
A. Master Plan Update with Future Land Use Map Amendments

The Planning Commission provided the following feedback:

- Determined the Medium-High Density Residential Future Land Use Plan designation is no longer relevant and should be removed from the Master Plan.
  - The area dedicated to this use has been developed into a PUD in the time since the adoption of the 2016 Master Plan.
  - There is no land designated for this use on the Future Land Use Map.
Motion by Cousins, supported by Taylor, 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. The Medium-High Density Residential Future Land Use Plan designation shall be removed from Chapter 9 of the Master Plan.

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

Ayes: Wilson, Hesselsweet, Reenders, Mesler, Chalifoux, Cousins, Lemkuil, and Taylor

Nays: None

Absent: Wagenmaker

IX. REPORTS

A. Staff Report – None

B. Commissioner Comments

➢ Taylor noted the City of Grand Haven’s Neighborhood Housing Services is closing but has served as a valuable resource to homebuyers in the area. Taylor expressed her desire for the Township to remain accessible and allow people from all backgrounds to reside in the area.

➢ Lemkuil inquired about upcoming development projects, to which staff gave a brief summary of anticipated projects.

➢ Lemkuil asked for clarification on the upcoming Master Plan Amendment process due to the request by the Township Board to reopen the Master Plan.

   ○ Staff explained the direction by the Township Board to open the amendment process following the adoption of the currently proposed amended plan. This would be expected to begin in the upcoming months dependent on the Board’s direction.

X. EXTENDED PUBLIC COMMENTS

• David Stebbins – Redstone Homes

   ○ Explained the development company has entered into a purchase agreement for a property to the north of what was included in their original development proposal and requested that property have the Future Land Use designation be changed to High Density Residential.

XI. ADJOURNMENT

Without objection, the meeting adjourned at 7:19p.m.
Respectfully submitted,

Cassandra Hoisington
Acting Recording Secretary
Community Development Memo

DATE: March 17, 2022
TO: Planning Commission
FROM: Rory Thibault – Senior Planner
RE: STR Overlay - Polak

BACKGROUND

The applicant, Tim Polak, is requesting to rezone 1.5-acres located at 14651 Mercury Dr. (Parcel No. 70-07-01-200-047), to be included in the Short Term Rental (STR) Zoning Overlay.

The request to rezone the property for inclusion into the STR Overlay Zone is in line with the agreed upon Short-Term Rental approach established by the Township Board in November.

This rezoning consideration follows the first of a three-prong approach, with respect to establishing a Rental Regulation Ordinance and corresponding map. The criteria for the original properties, and accompanying provisions for the inclusion of additional properties into the STR Overlay Zone, are the according to these following points.

✓ STRs are not allowed in traditional neighborhoods nor subdivisions
✓ STRs are prohibited in areas that are not adjacent to Lake Michigan and whose members have testified against STRs
✓ Consideration for additional properties will be based on proving a lengthy rental history without corresponding complaints.

The rezoning application was tested against the “Three C’s” evaluation method, as revised for STR properties.
COMPATIBILITY

Is the proposed rezoning *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>N/A</td>
<td>Grand River</td>
</tr>
<tr>
<td>East</td>
<td>R-1 / non STR</td>
<td>Residential – non-traditional</td>
</tr>
<tr>
<td>West</td>
<td>R-1 / non STR</td>
<td>Residential – non-traditional</td>
</tr>
<tr>
<td>South</td>
<td>C-1 / non STR</td>
<td>Mercury Store &amp; Lock</td>
</tr>
</tbody>
</table>

The property is not located in, nor adjacent to, traditional land-locked nor platted neighborhoods or subdivisions. The adjacent properties are not located in the STR Overlay Zone.

CONSISTENCY

Is the proposed rezoning *consistent* with the goals and objectives of the Rental Regulation Ordinance and does it coincide with the STR Overlay Map in terms of an appropriate use of the land?

<table>
<thead>
<tr>
<th>STATEMENT OF PURPOSE FOR STR Overlay Zone</th>
<th>SITE CONSISTENCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not in a traditional neighborhood or subdivision</td>
<td>Abuts non-platted residential and commercial areas</td>
</tr>
<tr>
<td>Adjacent to Lake Michigan</td>
<td>No, but has water frontage</td>
</tr>
<tr>
<td>No adjacent owner testimony against STRs</td>
<td>None recorded</td>
</tr>
<tr>
<td>Demonstrated history of renting without complaints</td>
<td>8 years of VRBO rentals</td>
</tr>
</tbody>
</table>

The rezoning is consistent with the current purpose for the STR Overlay Zone. Further, additional properties without Lake frontage have been included in the STR Overlay Zone by resident appeal and (1) other property on Mercury Drive with frontage on the Grand River has been included due
to its demonstrated rental history. While immediately adjacent properties are not currently located in the STR Overlay Zone, the owner is the only property owner who has a demonstrated history of renting without complaint, therefore it is not so general a case that it would apply to other properties in the vicinity.

**CAPABILITY**

*Does the proposed rezoning demonstrate a considerable history of renting in the past without complaint thereby showing the *capability* of continuing an ongoing commercial venture (as defined by the Michigan Supreme Court) without resident complaint?*

The owner has provided yearly invoices dated back to May, 2014 without any pause in the operation of his house as a VRBO Rental. In that time there have not been any enforcements levied against the property. The property is managed by an external party, Chris Davis.

For these reasons, **staff is supportive of the application to move through the rezoning process.** In accordance with the adopted Rental Regulation Ordinance and general approach, the property will have to apply for a Special Land Use permit, requiring a site plan review and Public Hearing. This ensures the property meets all applicable Zoning requirements, performance standards, and other considerations outlined in the Rental Regulation Ordinance.

**SAMPLE MOTIONS**

If the Planning Commission finds the rezoning application meets the standards, the following motion can be offered:

**Motion** to recommend the Planning Commission **approve** the rezoning application for 14651 Mercury Dr. to be included in the Short Term Rental Overlay Zone on the basis of the application meeting the standards of the Short Term Rental Ordinance.

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 14651 Mercury Dr. to be included in the Short Term Rental Overlay Zone on the basis of the application not meeting the standards of the Short Term Rental Ordinance.

Please contact me prior to the meeting if you have questions.
Community Development Memo

DATE: March 17, 2022
TO: Planning Commission
FROM: Rory Thibault – Senior Planner
RE: STR Overlay – Sunset Hills

BACKGROUND

The applicant, Charles Rop, President of the Sunset Hills/Sunset Terraces Association is requesting to exclude their properties from the Short Term Rental (STR) Zoning Overlay. The Association has adopted an amendment to their bylaws restricting Short Term Rentals, effective 02/06/2022. The Township is not required to change any land use designations based on an Association’s bylaws — but can elect to do so, if the Township agrees with their decision.

The request for removal from the STR Overlay Zone is in line with the agreed upon Short-Term Rental approach established by the Township Board in November.

This rezoning consideration follows the first of a three-prong approach, with respect to establishing a Rental Regulation Ordinance and corresponding map. The criteria for the inclusion of properties, and accompanying provisions for the inclusion of additional properties into the STR Overlay Zone, are the according to these following points.

- STRs are not allowed in traditional neighborhoods nor subdivisions
- STRs are prohibited in areas that are not adjacent to Lake Michigan and whose members have testified against STRs
- Consideration for additional properties will be based on proving a lengthy rental history without corresponding complaints.
This Public Hearing is in alignment with all rezoning requests. Absent any public comments requesting properties to remain in the STR Overlay zone, Staff are supportive of removing the properties located in the Sunset Hills/Sunset Terraces Association from the STR Overlay zone in alignment with the newly adopted bylaws.

**SAMPLE MOTIONS**

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 Sunset Hills/Sunset Terraces Association to be removed from the Short Term Rental Overlay Zone based on the application meeting the standards of the Short Term Rental Ordinance.

Please contact me prior to the meeting if you have questions.
Amendment to the Bylaws of Sunset Terraces Association, Inc.

The Bylaws of Sunset Terraces Association, Inc. are amended by adding the new Article XIV set forth below and renumbering current Article XIV as “Article XV.”

“ARTICLE XIV

SHORT TERM RENTALS

No real property in the Sunset Hills Subdivision shall be rented or sublet for a rental period of less than 28 days except that a property may be rented for 1 or 2 rental periods of at least 6 but not more than 14 days, not to exceed 14 days total in a calendar year.”

Adopted: 2-6-2022
Community Development Memo

DATE: March 17, 2022
TO: Planning Commission
FROM: Rory Thibault – Senior Planner
RE: American Dunes Bathrooms – Site Plan Review

BACKGROUND

The manager, Doug Bell, of American Dunes Golf Course is wanting to construct (2) new gendered bathrooms on the golf course in the general area of the original bathrooms which were removed in 2020.

For thematic and functional purposes, a concrete-bunker-esque bathroom facility is proposed. This will be partially embedded into a constructed hill with sand and fescue covering. The intention is to minimize disturbance to the surrounding properties viewsheds and will be effectively screened from public visibility. The proposed lighting is full-cutoff and anticipated occupancy is from dawn - dusk.

The updated bathrooms will modernize the facilities and bring them into ADA compliance. The new facilities will be connected to municipal water and electrical facilities and will be served by a septic tank and drain field. Accessible entrances to the bathrooms will be maintained, and a water station is available to the public — which is secured with a roll up steel door when not in use.

Ottawa County Health Department has approved the site plan already.

Items of Compliance

- A concept plan of the proposed Site Plan (drawn to scale)
- A location map of the proposed development
- The total land area of the project
After reviewing the proposed development and having conditional approval from Fire and the Department of Public Works, **Staff is supportive of the development.**

### SAMPLE MOTIONS

If the Planning Commission finds the application meets the standards, the following motion can be offered:

**Motion to conditionally approve** the Site Plan Review application for a pair of outdoor restroom facilities for American Dunes Golf Club located at 17000 Lincoln Street 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. Must install a fire extinguisher in compliance with the International Fire Code, Section 906 and NFPA 10.

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

**Motion to table** the Site Plan Review application, and direct the applicant to make the following revisions:

1. **List the revisions.**

Please contact me prior to the meeting with questions or concerns.
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.
GRAND HAVEN CHARTER TOWNSHIP

SITE PLAN REVIEW APPLICATION

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Fee</th>
<th>Escrow*</th>
</tr>
</thead>
<tbody>
<tr>
<td>New – Commercial/Industrial</td>
<td>$300</td>
<td>$2,000</td>
</tr>
<tr>
<td>Building Addition</td>
<td>$200</td>
<td>$1,000</td>
</tr>
<tr>
<td>Amendments &amp; All Others</td>
<td>$150</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utility Escrow**</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Extension</td>
<td>$5,000</td>
</tr>
<tr>
<td>Lift Station</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

Applicant Information
Name: Doug Ball, American Dunes Golf Club
Phone: Cell 231-239-3621, Work 616-842-4040
Address: 17000 Lincoln St.
Email Address: dball@americandunesgolfclub.com

Owner Information (If different from applicant)
Name: Dan Rooney, Managing Partner
Phone: 616-842-4040
Address: 18193 E. Falcon Pass, Owasso, OK 74055

Property Information
Address/Location: 17000 Lincoln St., Grand Haven, MI 49417
Parcel Number: 70-07-10-200-031
Current Zoning: R-1
Size (acres): Master-Planned Zoning: R-1

Description of Proposed Use/Request (attach additional pages as needed)
Applying for permit to build 2 new bathrooms on the golf course. The location is very close to original location of the old bathrooms we took down. Old ones were not ADA compliant or modern.

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapter 18 of the Zoning Ordinance.

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

Signature of applicant

Date: 12/21/21

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

** If approval of this application requires/includes the extension of a municipal utility, an additional $5,000 escrow fee shall be required, and an additional $2,000 escrow fee shall be required for the installation of a lift station.
March 4th, 2022

Rory Thibault  
Senior Planner  
Grant Haven Charter Township

Rory,

As a brief letter of explanation to you and the Planning Commission American Dunes is requesting a plan review and building permit to replace two bathrooms that were taken down in 2020 as part of the remodeling of the golf course.

The bathrooms that were on the property were highly visible and were out of code when it came to ADA requirements.

Our desire is to build 2 new buildings that will be ADA compliant that will be located very close to the locations they were before. They will conveniently be ¼ way around the front 9 and the back 9 so they will properly serve our guests.

The bathrooms will be connected to Township water source which is different than the past when they were connected to a well.

These buildings will be hidden from public view as much as we can and are designed to be visible to the golfers on course and not visible to road traffic or to the homes that border the property.

We have been approved by the Health Department and have that permit in hand. I believe we have met/answered all the township requirements as you and I have discussed.

Thank you for the assistance in this project and I look forward to hearing from you.

Sincerely,

Doug Bell, PGA  
General Manager
Proposed:
Golf Course Restroom - American Dunes
17000 Lincoln Street
Grand Haven, Mi.

Contacts

Owner: American Dunes Golf Club
17000 Lincoln Street
Grand Haven, MI 49417
Phone: 616-842-4340
Fax: 616-991-3807
Email: info@americandunesgolfclub.com

Architect: Oppenhuisen Architects
100 Michigan Avenue
Grand Haven, MI 49417
Phone: 616-842-4700
Fax: 646-846-8290
Email: info@oppenhuisenarchitects.com
Website: www.oppenhuisenarchitects.com

Location
Community Development Memo

DATE: March 17, 2022
TO: Planning Commission
FROM: Rory Thibault – Senior Planner
RE: Pre-Application Presentation – Eastbrook Homes – Proposed Development

PRE-APPLICATION GUIDELINES

Pursuant to Section 18.05.A, the purpose of a pre-application meeting is to exchange information and provide guidance to the applicant to assist in preparation of application materials. None of the information provided by the Planning Commission is binding upon the Township.

BACKGROUND

The 40 acre property on Comstock St. is currently owned by the Reenders Blueberry family and farmed for blueberries. The owners are in support of and favorable toward the PUD request by Signature Land Development / Eastbrook Homes.

The applicant has revised their original PUD plan. Eastbrook Homes and Township staff have held multiple meetings over the last few months. They have reduced the density of the development from 269 housing units to 170 units, a ↓ reduction of 99 units from their previous proposal. The changes to the PUD are in response to the previous concerns and comments both the Planning Commission and adjacent residents had expressed over the course of last year. This proposed development has also made changes reflecting the current Zoning Ordinance.

LOCATION

The proposed development is situated to the east of a manufactured home park, north of an industrial park, airport, and a single-family affordable housing development and west of existing traditional R-2-zoned residential homes. (See map on next page) As a result, the proposed PUD proposes a mix of densities (through the use of a parallel plan) which locates higher density units adjacent to more intensive uses and lower density lots closer to the residential areas.
PLANNING

Master Plan – Medium Density Residential

The Future Land Use for the site is currently Medium Density Residential. As a result, any PUD shall be in alignment with Master Plan as defined.

The types of housing appropriate as determined by the Master Plan are as such:
- accommodates both single and two-family residences
- individual lot sizes may be smaller in a PUD as determined by the Planning Commission
- wide range of housing and residential densities provided
- well balanced, but diverse pattern of land uses

The housing as described by the applicant:
- single-family lots with single and two-story homes
- attached single-family homes (*i.e. townhomes*) with direct access to a private yard and shared greenspace
The applicant has **reduced the density by 63%, or 99 units*** relative to the previous proposal.

In prior conversations, the applicant has expressed that the townhouse model allows for a reduced building cost, due to inherent efficiencies in construction. This cost savings is passed onto future buyers. It has been characterized as “attainable housing,” targeting price-points below $350,000. Detached single-family homes are currently priced between $350,000 – $425,000. Now, while this certainly exceeds the ALICE threshold, multi-family buildings are not permissible on this site and previous concerns over higher densities have limited the ability for more cost-effective housing to occur on this property.

<table>
<thead>
<tr>
<th></th>
<th>Total # units</th>
<th># Townhome units</th>
<th># Lots (R-2)</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Proposal</strong></td>
<td>170</td>
<td>79 (↓ 99)</td>
<td>91 (↑ 57)</td>
<td>4.16 units/ac**</td>
</tr>
<tr>
<td><strong>Previous Proposal</strong></td>
<td>269</td>
<td>235</td>
<td>34</td>
<td>6.59 units/ac**</td>
</tr>
</tbody>
</table>

* all PUDs use the term units as opposed to lots
** density = units proposed / total acreage (40.84 ac).

**Parallel Plan**

Per Section 7.04 of the Zoning Ordinance, the maximum lots permissible when deviating from the underlying zoning district may be established by a parallel plan. **The parallel plan may utilize an alternate underlying zoning classification.** The Planning Commission shall evaluate the proposal based on a set of criteria ensuring the development is still in alignment with the goals and objectives of the Master Plan as well as the Zoning regulations.

Therefore, a parallel plan utilizing a mix of R-2 and R-3 zoning classifications was created by the applicant to establish a base number of units fully built out (pending Planning Commission approval).

<table>
<thead>
<tr>
<th></th>
<th>Total # units</th>
<th>Density Bonus</th>
<th>Units permissible</th>
<th>Density shown</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Proposal</strong></td>
<td>170</td>
<td>10% unit increase ( = 25% open space)</td>
<td>229</td>
<td>4.16 units/ac</td>
</tr>
<tr>
<td><strong>Parallel Plan</strong></td>
<td>210</td>
<td>-</td>
<td>210</td>
<td>5.14 units/ac</td>
</tr>
</tbody>
</table>

**Comparable Development Density**

- R-3 Zoning max   13.4 units/ac
- R-2 Zoning max   3.35 lots/ac
- Robinson Landing 4.3 lots/ac
- Village Green    5.4 lots/ac
Open Space

Open Space, a priority for any PUD, serves a community benefit. The applicant has proposed a “central park” spine linking the townhomes with shared communal greenspace, smaller activity-focused parklets throughout the development, meandering pathways with landscape buffers, a tree preservation perimeter, and an enlarged retention pond (i.e. “lake”) with community beach access and kayak launch.

Per the Zoning Ordinance, all PUDs must meet open space requirements. Further, single-family residential PUDs are required to have a **minimum of 25%** open space, which cannot be included as part of any buildable lot area, and the width must exceed that of the smallest buildable lot. **Currently the applicant exceeds this requirement**, showing 25.71%. However, the applicant has included 20’ wide tree preservation zones, and 20’ wide linear landscape buffer areas on corner intersections in this calculation.

### Departures – Single-Family Lots

<table>
<thead>
<tr>
<th>District</th>
<th>Lot Dimensions</th>
<th>Maximum Structure Height</th>
<th>Minimum Required Setback (feet)</th>
<th>Maximum Lot Coverage</th>
<th>Impervious Surface %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum Area</td>
<td>Minimum Width</td>
<td>Feet, Stories</td>
<td>Front Yard</td>
<td>Rear Yard</td>
</tr>
<tr>
<td>Existing R-2</td>
<td>13,000 sf</td>
<td>80’</td>
<td>35’, 2.5</td>
<td>50’</td>
<td>50’</td>
</tr>
<tr>
<td>Proposed PUD*</td>
<td>7,500 sf</td>
<td>56’</td>
<td>35’, 2.5</td>
<td>20’</td>
<td>25’</td>
</tr>
<tr>
<td>Proposed Deviation from R-2</td>
<td>5,500 sf</td>
<td>24’</td>
<td>None, None</td>
<td>30’</td>
<td>25’</td>
</tr>
</tbody>
</table>

### Departures – Townhomes

<table>
<thead>
<tr>
<th>District</th>
<th>Lot Dimensions</th>
<th>Maximum Structure Height</th>
<th>Minimum Required Setback (feet)</th>
<th>Maximum Lot Coverage</th>
<th>Impervious Surface %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum Area</td>
<td>Minimum Width</td>
<td>Feet, Stories</td>
<td>Front Yard</td>
<td>Rear Yard</td>
</tr>
<tr>
<td>Existing R-3</td>
<td>G</td>
<td>100’</td>
<td>40’, 3</td>
<td>50’</td>
<td>30’</td>
</tr>
<tr>
<td>Proposed PUD*</td>
<td>N/A</td>
<td>N/A</td>
<td>40’, 3</td>
<td>10’</td>
<td>20’</td>
</tr>
<tr>
<td>Proposed Deviation from R-3</td>
<td>N/A</td>
<td>N/A</td>
<td>None, None</td>
<td>40’</td>
<td>10’</td>
</tr>
</tbody>
</table>
Sewer:

As staff understands, the City, Township, and applicant have been in conversation regarding who shares the responsibility for running the main, as well as the potential cost implications. The Township remains willing to work with the developer and any engineer they choose should the Township run and own the proposed main. The City has not yet provided a cost estimate for a shared scenario.

DISCUSSION

- Is the Planning Commission comfortable with the reduction in density/number of units from the previous proposal to the current? In general, in compatibility with the area?
- Is the Planning Commission comfortable with the proposed departures?
  - Allowing a reduced rear yard setback to accommodate the tree preservation zone?
  - Using the R-3 unit width (20”) as the minimum buildable width thereby allowing the tree preservation zone to be considered “open space”?
    - Thereby allowing the linear parks to be considered “open space”?
  - Reduced lot dimensions to maximize the number of single-family lots as opposed to higher numbers of townhomes?
Reenders Property
Grand Haven, Michigan

February 25, 2021

Eastbrook Homes
Overall Location Map
Parcel Aerial
Project Narrative

Project at a glance

Name: To be determined
Site: 40.84 acres, mostly comprised of an active blueberry farm + wooded areas
Location: Grand Haven Charter Township, Michigan
Utilities: Public Water and Sewer

Community Overview

Eastbrook Homes is pleased to introduce our new community concept for the Reenders property located south of Robbins Road and north of Comstock Street in Grand Haven Township, Michigan.

We got involved in this potential new residential community when we were approached by the owner and farmer of this agricultural property, to inquire and pursue the best long-term use for the site. Based on the current demand, and the lack of size of this blueberry farm, the Owner’s believe the property would better serve the community as a residential development. We agree this property is in an ideal future Eastbrook home site given the Township’s Master Plan zoning and proximity to residential and commercial properties.

Overall, the site is well-situated for a community like the one being proposed. We consider this a “transitional site”, since it borders industrial buildings and a mobile home park to the west, a higher density affordable home community (recently approved by the City of Grand Haven) to the south, and single-family homes to the north and east. We believe this site will bridge the uses of the surrounding properties by creating an attractive, vibrant community that can serve potential buyers in various stages of life and income groups. This site will offer homeowners the convenience of nearby shopping and restaurants, as well as being within a desirable distance of the lakeshore.

This community will feature walking paths and sidewalks, making their way down tree-lined sidewalks, through natural greenway features and parks. In addition to the central network of paths and a variety of parks, the community will have a large pond with fountains as a prominent feature. Access to the pond will be provided by a linear park leading to the water’s edge, where there will be a community kayak launch. Careful attention will be given to the streetscape presentation of the community as it relates to home design, landscaping/street trees, central mailbox locations, street lighting layout. Trash and recycling will be handled in individual trash bins and stored in resident garages.

To make this property developable, Eastbrook will need to construct significant public utility infrastructure both on and off-site. The infrastructure will include either:

- A lift station on our property, likely positioned at the north end of this project, and a new force main on and off our property to handle the sewer and send it to the discharge point into a gravity manhole to the southwest of the site, or
• A potential improvement to the neighboring City sanitary infrastructure heading west out of this site.

Either of these options will be improvements that will not only serve the proposed homes but could also provide additional capacity for the surrounding area homes sanitary sewer service, should that need arise in the future.

Zoning / Density

The underlying density of the property is R-2 (MDR currently proposed on the Future Land use map). The surrounding uses around the property are industrial and mobile home park to the west, medium density residential to the north and east, and high density residential to the south. We are proposing to use a blend of R-2/R-3 zoning as the baseline for our density calculation. Our parallel plan blending those two districts shows 210 lots maximum allowable. Since we are doing a cluster development PUD with 25% open space, we are entitled a 10% bonus density, which would net us a maximum allowable unit count of 229 units for the development.

Our current plan proposes 170 residential units, which is 59 units less than our parallel plan under a PUD would allow. We believe this compromise is ideal based on discussions we have had with community members and is a significant reduction of numbers from our original designs.

Homes

Eastbrook has extensive experience building quality homes and communities for over 54 years. We build custom-drawn homes based on the site and customer selections. By doing this, we allow each customer to stay within a budget they set for themselves and choose the features and options they want to invest in, to truly personalize their home. We also build showcase homes that provide our customers with move-in ready options or inspiration for their future home. Given the large variety of plans, elevation styles and home options, each project we build creates a vibrant and varied community for our residents.

For this community specifically, we plan to offer a wide variety of housing types. The homes built on the single family lots will be a mixture of single-story ranch style homes, two-story homes with all bedrooms upstairs, and some main floor master bedroom homes with additional bedrooms upstairs. By offering three different housing styles, with at least 10 different floor plans and around 50-60 different front elevations, we can be assured that the streetscape will be interesting and varied. The mixture of housing types also ensures that we can serve buyers at various price points and life stages.

The attached townhomes, which are focused to the west side of the project, offer yet another housing option for homeowners. These homes will be slab-on-grade construction and feature individual private outdoor spaces for each homeowner, along with gracious shared green spaces and walking paths sprinkled throughout this portion of the project. The plans themselves are geared toward a very low maintenance lifestyle where the Homeowners Association (HOA) takes care of the lawn fertilization, irrigation, and mowing. Snow removal is also taken care of by the HOA. The townhome plans have multiple floor plan options from which to choose and can
be personalized with different options and features. This type of home is not geared toward any one type of buyer. Our experience building townhomes in other communities has shown us that they attract a variety of homebuyers; mature single parents, young singles, young families, mature single adults who live in GR part-time, and even some empty nesters.

Included in our submittal package are brochures for the floor plans mentioned above, and we will also share these images as part of our presentation. We are truly excited about what we can offer to create a community that is welcoming to various demographic groups, and likely multiple generations purchasing new homes in the same community.
Project data

The following tables provide information regarding the departures from the Zoning Ordinance for Grand Haven Charter Township:

Single Family

<table>
<thead>
<tr>
<th>District</th>
<th>Lot Dimensions</th>
<th>Maximum Structure Height</th>
<th>Minimum Required Setback (feet)</th>
<th>Maximum Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum Area</td>
<td>Minimum Width</td>
<td>Feet</td>
<td>Stories</td>
</tr>
<tr>
<td>Existing R-2</td>
<td>13,000 sf</td>
<td>80’</td>
<td>35’</td>
<td>2.5</td>
</tr>
<tr>
<td>Proposed PUD*</td>
<td>7,500 sf</td>
<td>56’</td>
<td>35’</td>
<td>2.5</td>
</tr>
<tr>
<td>Proposed Deviation from R-2</td>
<td>5,500 sf</td>
<td>24’</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

*Setbacks are to the foundation.

Townhomes

<table>
<thead>
<tr>
<th>District</th>
<th>Lot Dimensions</th>
<th>Maximum Structure Height</th>
<th>Minimum Required Setback (feet)</th>
<th>Maximum Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum Area</td>
<td>Minimum Width</td>
<td>Feet</td>
<td>Stories</td>
</tr>
<tr>
<td>Existing R-3</td>
<td>G</td>
<td>100’</td>
<td>40’</td>
<td>3</td>
</tr>
<tr>
<td>Proposed PUD*</td>
<td>N/A</td>
<td>N/A</td>
<td>40’</td>
<td>3</td>
</tr>
<tr>
<td>Proposed Deviation from R-3</td>
<td>N/A</td>
<td>N/A</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

*Townhomes setbacks in this condominium project are measured foundation to foundation in the case of side yards. Townhome rear setback is measured from the garage to edge of alley pavement. Front setbacks are measured from front porch to the edge of ROW.
Summary

A transitional site like this is rare to find, one that naturally allows for varying density levels and price points as you transition across the community. We have a strong desire as a developer and home builder to serve the needs of our communities. We believe there is a growing need for the “missing middle” housing. Not every person or family wants or can afford to purchase a $400,000 to $500,000 detached single-family home. Currently, that is roughly the starting price for new construction in Grand Haven Township. Some of the homes in this community will likely be in that price range, but by designing a diverse PUD plan with clusters of lots, more than 25% open space, and offering Townhomes, this community will provide an opportunity to fill the need that exists at price points well below $400,000. The Townhomes may even allow us to serve customers at prices under $300,000, subject of course to building material costs which are currently very hard to pin down.

To accomplish our vision for this community, we’ll use our many years of experience and expertise to do it in a way that is very well thought out and provide the residents with a great place to call “home”. We hope that you share our vision and help us make this community come to life.

Sincerely,

EASTBROOK HOMES

Brian Papke
Project Manager, Architect

EASTBROOK HOMES

Michael McGraw
Vice President
FIRST FLOOR
8’ CEILING HT.
DIMENSIONS
42’W x 48’D
1499 SF TOTAL

OWNER’S SUITE
14’-9” X 14’-0”

FAMILY ROOM
18’-0” X 15’-2”

DINING
12’-0” X 12’-0”

KITCHEN
20’ X 20’

LAUNDRY
10’-0” X 11’-5”

BEDROOM 2
12’-0” X 10’-0”

BEDROOM 3
10’-0” X 11’-5”

ENTRY

PORCH

BATH

W.I.C.

MECH.

STORAGE

UNEXCAVATED

UP

UNFINISHED BASEMENT

LOWER LEVEL
Rowen

Elevation ‘A’

Elevation ‘B’

Elevation ‘C’

Elevation ‘D’

Elevation ‘K’
(4 Bedroom Option)
Taylor

Hometown Series

FIRST FLOOR
8' CEILING HT.
DIMENSIONS
32'W x 40'D
1720 SF TOTAL

SECOND FLOOR

DINING
15'-1" X 9'-10"

FAMILY ROOM
16'-0" X 15'-5"

2-CAR GARAGE
20'-0" X 20'-0"

ENTRY

PORCH

PWDR.
RM.

Owner's Suite
14'-0" X 13'-0"

Bedroom 2
11'-8" X 9'-6"

Bedroom 3
11'-5" X 10'-10"

Bedroom 4
12'-0" X 10'-10"

W.I.C.

Bath 1

Bath 2

Owner's Suite

Laundry

Bedroom 2

Bedroom 3

Bedroom 4

EastbrookHomes.com | concierge@eastbrookhomes.com | 616-455-0200 | 1188 East Paris Ave SE, Ste 100, Grand Rapids, MI 49546 ©

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10.9.18
Mayfair
Hometown Series

Elevation ‘A’

Elevation ‘B’

Elevation ‘C’

Elevation ‘D’

Elevation ‘E’

Elevation ‘F’

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Hometown Series

Mayfair

FIRST FLOOR
8' CEILING HT.
DIMENSIONS
46'W x 48'D
1857 SF TOTAL

SECOND FLOOR

BEDROOM 2
11'-4" X 11'-0"

OPEN TO BELOW

BEDROOM 3
10'-1" X 12'-10"

LOFT
12'-6" X 9'-3"

W.I.C.

ENTRY

GREAT ROOM
17'-6" X 13'-11"

OWNER’S SUITE
13'-5" X 14'-0"

W.I.C.

PORCH

W.I.C.

GARAGE
22' X 20'

KITCHEN

MUD ROOM

ENTRY

PANTRY

ATTIC ACCESS

LOFT
12'-6" X 9'-3"

BEDROOM 2
11'-4" X 11'-0"

OPEN TO BELOW

BEDROOM 3
10'-1" X 12'-10"

LOFT
12'-6" X 9'-3"

W.I.C.

ENTRY

GREAT ROOM
17'-6" X 13'-11"

OWNER’S SUITE
13'-5" X 14'-0"

W.I.C.

PORCH

W.I.C.

GARAGE
22' X 20'

KITCHEN

MUD ROOM

ENTRY

PANTRY

ATTIC ACCESS

LOFT
12'-6" X 9'-3"

BEDROOM 2
11'-4" X 11'-0"

OPEN TO BELOW

BEDROOM 3
10'-1" X 12'-10"

LOFT
12'-6" X 9'-3"

W.I.C.

ENTRY

GREAT ROOM
17'-6" X 13'-11"

OWNER’S SUITE
13'-5" X 14'-0"

W.I.C.

PORCH

W.I.C.

GARAGE
22' X 20'

KITCHEN

MUD ROOM

ENTRY

PANTRY

ATTIC ACCESS

LOFT
12'-6" X 9'-3"

BEDROOM 2
11'-4" X 11'-0"

OPEN TO BELOW

BEDROOM 3
10'-1" X 12'-10"

LOFT
12'-6" X 9'-3"

W.I.C.

ENTRY

GREAT ROOM
17'-6" X 13'-11"

OWNER’S SUITE
13'-5" X 14'-0"

W.I.C.

PORCH

W.I.C.

GARAGE
22' X 20'

KITCHEN

MUD ROOM

ENTRY

PANTRY

ATTIC ACCESS

LOFT
12'-6" X 9'-3"

BEDROOM 2
11'-4" X 11'-0"

OPEN TO BELOW

BEDROOM 3
10'-1" X 12'-10"

LOFT
12'-6" X 9'-3"
SECOND FLOOR

BEDROOM 3
11'-6" X 12'-4"

BEDROOM 4
11'-6" X 12'-4"

BEDROOM 2
13'-7" X 11'-9"

FIRST FLOOR
8' CEILING HT.
DIMENSIONS
38'W x 46'D
1931 SF TOTAL

UNFINISHED BASEMENT

BASEMENT

UNFINISHED STORAGE

OWNERS SUITE
13'-5" X 14'-6"

FAMILY ROOM
17'-8" X 14'-6"

GARAGE
19'-5" X 19'-5"

KITCHEN

ENTRY

PORCH

DINING

MUDROOM

W.I.C.

LAUNDRY

COAT

BATH 1

BATH 2

PANTRY

PWDR.

PANTRY

LAUNDRY

MECH

UNFINISHED BASEMENT

MECH

UNFINISHED STORAGE
Stockton

Hometown Series

Elevation ‘A’

Elevation ‘B’

Elevation ‘C’

Elevation ‘D’

Elevation ‘E’

Elevation ‘F’

Elevation ‘G’

Elevation ‘H’

Elevation ‘I’

Elevation ‘J’

Elevation ‘K’
**Stockton**

**Hometown Series**

---

**SECOND FLOOR**

- **Owner's Suite**: 13'-3" x 16'-1"
- **Bedroom 2**: 13'-9" x 10'-0"
- **Bedroom 4**: 10'-6" x 11'-0"
- **Bedroom 3**: 11'-8" x 11'-0"
- **W.I.C.**
- **Laundry**
- **Bath 1**
- **Bath 2**

---

**FIRST FLOOR**

- **Dining**: 13'-5" x 10'-1"
- **Family Room**: 17'-8" x 14'-10"
- **Flex Room**: 14'-1" x 12'-0"
- **Kitchen**
- **Mud Room**
- **Pantry**
- **Garage**: 20' x 20'
- **Owner's Suite**: 13'-3" x 16'-1"
- **Bedroom 4**: 10'-6" x 11'-0"
- **Bedroom 3**: 11'-8" x 11'-0"
- **Bedroom 2**: 13'-9" x 10'-0"

---

**Dimensions**

- 38'W x 40'D
- 2008 SF Total

---

**Notes:**

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Willow II
Americana Series

FIRST FLOOR
9' CEILING HT.
DIMENSIONS
42'W x 50'D
1552 SF TOTAL

LOWER LEVEL

OPT. RECREATION ROOM
OPT. BEDROOM 2
OPT. BATH
OPT. BEDROOM 3
UNEXCAVATED
MECH.

OWNER'S SUITE
13'-0" X 14'-10"

FAMILY ROOM
16'-6" X 19'-5"

DINING
12'-0" X 12'-0"

2-CAR GARAGE
22'-0" X 22'-0"

FLEX ROOM
11'-0" X 13'-5"

ENTRY

LINEN

KITCHEN

LAUNDRY

MUD ROOM

STORAGE

ENTRY

ENTRY

LAUNDRY

ENTRY

ENTRY

ENTRY
EASTBROOK HOMES
REENDERS - GRAND HAVEN
--SUBMISSION FOR PUD APPROVAL--
SOUTH OF 163RD AVE. AND ROBBINS ROAD SECTION
34, T08N, R16W
GRAND HAVEN TOWNSHIP, MICHIGAN 49417

SHEET INDEX
G-001 TITLE SHEET
C-101 PUD SITE PLAN
L-101 LANDSCAPE PLAN
P-101 PARALLEL PLAN
V-101 TO V-105 EXISTING TOPOGRAPHIC PLAN
C-102 UTILITY / STORM WATER PLAN
C-103 SOIL EROSION CONTROL PLAN
C-104 GRADING PLAN
CD-101 CIVIL DEMOLITION PLAN

Know what's below. Call before you dig.

---SUBMISSION FOR PUD APPROVAL---
SOUTH OF 163RD AVE. AND ROBBINS ROAD SECTION
34, T08N, R16W
GRAND HAVEN TOWNSHIP, MICHIGAN 49417
Know what's below before you dig.

Call:
- Holland, MI: 616-396-0255
- Grand Rapids, MI: 616-249-3800
- Kalamazoo, MI: 269-544-1455
- Ypsilanti, MI: 734-368-9483
- Lansing, MI: 517-889-6210

Project Manager: JOHN TENPAS

Sheet Title: REENDERS - GRAND HAVEN

SOUTH OF 163RD & ROBBINS ROAD
SECTION 34, T08N, R16W, GRAND HAVEN TWP., OTTAWA CO.

EASTBROOK HOMES
1188 EAST PARIS AVENUE STE. 100, GRAND RAPIDS, MI 49546

- FOR -
- ISSUED FOR:

1. PRELIMINARY PLAN
2. REVISED PER OWNER
3. REVISED ROAD CONNECTION
4. REVISED ROAD CONNECTION
5. PRELIMINARY UTILITY PLAN
6. PUD SUBMITTAL TO GH TWP
7. REVISED
8. REV SUBMITTAL TO GHT

EX. TREE TO REMAIN, TYP ADDITIONAL TREES, LANDSCAPE BEDS, AND POSSIBLE MAIL DELIVERY AREA
REENDERS - GRAND HAVEN

R-2 / R-3 BLEND LOT LAYOUT
7.12.2021

13,000 S.F. MIN.
80 WIDTH MIN.
25' F.Y. SETBACK

R-2 ZONE
1 UNIT PER 3,250 S.F. OF GROSS LOT AREA
SECTION 2.08 (G)

75 LOTS

146,078 S.F. LOT AREA
291,074 S.F. LOT AREA

TOTAL LOT AREA = 437,152 S.F.
= 134 UNITS

PROJECT TOTAL = 209 UNITS
Know what's before you dig.

Schedule A - Legal Description

SCHEDULE "A" LEGAL DESCRIPTION

TO THE TOWNSHIP OF SPRINGVIEW, CITRUS COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF (N 1/2) OF NE 1/4 OF SE 1/4 OF SE 1/4, SECTION 35, TOWN 8 NORTH, RANGE 16 WEST, STOWN CITY OF GREAND HAVEN TWP., OTTAWA CO.

1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL
2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.
3. CONSTRUCTION PERMITTER FOR PUBLIC UTILITY SHOWN THAT PORTION OF LAND BELONGS TO THE VILLAGE OF GLK STREET AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 2031, PAGE 314. (SHOW ON DRAWING)
4. SURVEYOR'S NOTES

SCHEDULE B-II EXCEPTIONS

LICENSED PROFESSIONAL SURVEYOR

Marc Elwood Lohela II

P.S. No. 4001062695

4001062695

SECTION 34, T08N, R16W, GRAND HAVEN TWP., OTTAWA CO.

REENDERS PROPERTY

1188 EAST PARIS AVE SE #100, GRAND RAPIDS, MI 49546

517-889-6210

269-544-1455

616-396-0255

Holland, MI

Lansing, MI

Ypsilanti, MI

Grand Rapids, MI

Kalamazoo, MI
SURVEYOR'S NOTES

1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.

2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.

3. CONTOUR INTERVAL = 1 FOOT.


TOPOGRAPHIC / BOUNDARY SURVEY

SCALE: 1"=40'

SURVEYOR'S NOTES:
1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.

2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.

3. CONTOUR INTERVAL = 1 FOOT.


The Description Was Given To Us By The Person Certified To, Or Was Prepared By Us From Information Or Documents Given To Us By The Person Certified To, And Should Be Compared With The Abstract Of Title Or Title Insurance Policy For Accuracy, Easements Or Exceptions.
SURVEYOR'S NOTES
1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.

2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.

3. CONTOUR INTERVAL = 1 FOOT.


THE DESCRIPTION WAS GIVEN TO US BY THE PERSON CERTIFIED TO, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY THE PERSON CERTIFIED TO, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

TOPOGRAPHIC / BOUNDARY SURVEY

EXISTING LEGEND
- MONUMENT FOUND
- UTILITY POLE
- GUY ANCHOR
- VALVE (WATER & GAS)
- SANITARY SEWER MANHOLE
- FOUND IRON SIGN
- OVERHEAD UTILITIES
- UTILITY RISERS
- GAS METER
- GAS LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- FIRE HYDRANT

MANAGEMENT:
- BENCHMARK
- BM #1
- TOPLINE
- SET CAPPED REBAR #6

LAYOUT:
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- ORNAMENTAL BUSH
- POST

SCALE: 1"=40'

REENDERS PROPERTY
SMITH STREET
SECTION 34, T08N, R16W, GRAND HAVEN TWP., OTTAWA CO.

EASTBROOK HOMES
1188 EAST PARIS AVE SE #100, GRAND RAPIDS, MI 49546

- FOR -

Sheet # V-103
Date: 01-15-2020
Project #: 2010803.5A
Sheet Title: TOPOGRAPHIC / BOUNDARY SURVEY

REVISIONS
1. ADDED SANITARY SEWER INFORMATION 07/13/2021
MJD

DATE:
7/13/2021

MARKED:

SIGNATURE:

1"=40'

TRADEMARK OF GEORGE W. REENDERS, INC., A SUBSIDIARY OF EASTBROOK HOMES, INC.
SURVEYOR'S NOTES

1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.

2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.

3. CONTOUR INTERVAL = 1 FOOT.


Know what's below. Call before you dig.
SURVEYOR'S NOTES

1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.

2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.

3. CONTOUR INTERVAL = 1 FOOT.

Utility Storm Water Plan

Know what's below before you dig.

Call 811 before you dig.

Utility / Storm Water Plan

C-102

1. Preliminary Plan
2. Revised Per Owner
3. Revised Road Connection
4. Revised Road Connection
5. Preliminary Utility Plan
6. PUD Submittal to GH Twp
7. Revised
8. Rev Submittal to GHT

Utility Legend

- Potential Gravity Sanitary Sewer
- Potential Sanitary Force Main
- Proposed Water Main
- Proposed Storm Sewer
- Proposed Gravity Sanitary Main

Urbanization Control

Storage

Pond 1

~3.6 AC

Req'd Storage: 146,430 CF

Provided Storage: 466,000 CF

Normal Water Level: 600.00

High Water Level: 603.00

Top of Bank: 604.00

Pond 2

~0.5 AC

Req'd Storage: 97,625 CF

Provided Storage: 97,625 CF

Normal Water Level: 599.00

High Water Level: 602.50

Top of Bank: 603.50

- 1.1 AC Req'd for Stormwater Management

Stormwater Summary:

The majority of the existing site drains to the Schultz Drain, with the exception of some of the east edge and very southeast corner. The proposed site will be served by two proposed detention basins, one east of Pine Street and one west of Pine Street. These detention basins will collect site stormwater and discharge it to the Schultz Drain via controlled outlet structures.

Water/Sewer Summary:

The development will be served by new private water and sewer services. The new sewer system will serve the development's western boundary. New water services will serve the development's northern boundary. New sewer main will either connect to existing gravity main just west of the site, or will discharge to an on-site lift station that will deliver wastewater to Comstock Street, just east of 168th Avenue. New water main will connect to existing water main from Pine Street, just west of 163rd Street.

Location of Potential Sanitary Lift Station

Potential Connection to Existing Gravity Sanitary Sewer Main in Comstock Street, Just East of 168th Ave.
Before you dig.

Know what’s below.

C-103

SESC PLAN

Sheet Title:

BM #4

01-11-2022

PRELIMINARY UTILITY PLAN

10-30-2020

REVISED ROAD CONNECTION

02-24-2022

PUD SUBMITTAL TO GH TWP

ISSUED FOR:

PROPERTY, PER FEMA FIRM MAP CN: 26139C0087E.

THERE ARE NO KNOWN REGULATED WETLANDS ON THE SUBJECT ~0.5 AC

POND 1

EASTBROOK HOMES

FOR-

UTILITY LEGEND

CONDUCTS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM PROTECTED AREAS WHICH CANNOT OTHERWISE BE PROTECTED, EASILY PLACED IN SMALL QUANTITIES BY INEXPERIENCED PERSONNEL SEEDING WITH MULCH AND/OR MATTING

SILT FENCE

CATCH BASIN, DRAIN INLET

CURB & GUTTER

SEEDING WITH MULCH AND/OR MATTING

SMITH STREET

MARTIN ST

SMITH STREET

GARY AVENUE

COLEMAN AVENUE

SMITH STREET

FIRE ST

SMITH STREET

MIDDLED ST

MIDDLED ST

MIDDLED ST

SMITH STREET

SMITH STREET

SMITH STREET

SMITH STREET

SMITH STREET

SMITH STREET
Know what's below. Call before you dig.

Call 811.

Removal Legend:
- Concrete Removal
- Asphalt Removal
- Building Removal
- Gravel Removal
- Tree Clearing
- Tree/Shrub Removal
- Fence/Wall/Utility/Misc. Removal

Existing Legend:
- Cleanout
- Light Pole
- Utility Pole
- Catch Basin
- Guy Anchor
- Valve (Water & Gas)
- Storm Sewer Manhole
- Sanitary Sewer Manhole
- Sign
- Overhead Utilities
- Soil Boring
- Electric Meter
- Utility Risers
- Gas Meter
- Transformer
- Gas Line
- Fiber Optic Telephone
- Existing Water Line
- Existing Storm Sewer
- Existing Sanitary Sewer
- Fire Hydrant
- Gravel Surface
- Hand Hole (Electric)
- Sprinkler Control Valve
- Coniferous Tree
- Deciduous Tree
- Ornamental Bush
- Ground Mounted Light
- Sprinkler Head
- Bollard Post
- Fence Line
- Gate
- Well Head
- Fiared End Section
- Fire Department Connection

Proposed Legend:
- Concrete Surface
- Bituminous Surface
- Underground Electric
- Communications
- Proposed
- Bituminous Surface
- Concrete Surface
- Existing

CD-101

ISSUED FOR:
1. Preliminary Plan
10-30-2020
2. Revised Per Owner
11-17-2020
3. Revised Road Connection
11-20-2020
4. Revised Road Connection
12-31-2020
5. Preliminary Utility Plan
04-08-2021
6. PUD Submittal to GH Twp
11-01-2021
7. Revised
01-11-2022
8. Rev Submittal to GHT
02-24-2022
9. Presentations/Project
11-01-2021
10. Final
12-30-2021
11. Elevate and Final
12-31-2021

Sheet #1 of 13

REENDERS - GRAND HAVEN
SOUTH OF 163RD & ROBBINS ROAD
SECTION 34, T08N, R16W, GRAND HAVEN TWP., OTTAWA CO.

EASTBROOK HOMES
1188 EAST PARIS AVENUE STE. 100, GRAND RAPIDS, MI 49546

Project Manager: JOHNNY TENPAS

Holland, MI 616-396-0255
Grand Rapids, MI 616-249-3800
Kalamazoo, MI 269-544-1455
Ypsilanti, MI 734-368-9483
Lansing, MI 517-889-6210

CD-101

13 of 13

approval
Community Development Memo

DATE: March 17, 2022

TO: Planning Commission

FROM: Rory Thibault – Senior Planner; Cassandra Hoisington - Associate Planner

RE: Pre-Application Presentation – Lakeshore Flats Expansion PUD

BACKGROUND

Terry Nash, of Coach Road Capital, is interested in expanding the Lakeshore Flats PUD to the east. The future land use for the identified parcel has been changed to High Density Residential as a result of the updates to the Master Plan and Future Land Use Map. It was concluded that additional Office/Service space was not needed in that area, and that High Density Residential was a higher and better use of the property in the future.

This property is comprised of 1 parcel totaling 8.58-acres and is part of the Robbins Road Sub-Area found in the Master Plan. This parcel is currently zoned C-1 Commercial.

PROPOSED DEVELOPMENT CONCEPT

The property owner is proposing to develop “Lakeshore Flats East” holistically with the original PUD, “Lakeshore Flats West,” where tenants will have access to the existing amenities, such as a clubhouse and pool. As required, additional programmed open space will be located centrally in the new development. The owner indicated the proposed apartment buildings would be modeled after the Lakeshore Flats West apartments to promote a cohesive aesthetic and sense of a single community.

The 4 new apartment buildings totaling 126 units with enclosed garages, will nearly double the existing development, bringing the total to 255 units. The development will consist of a mix of 1BD, 2BD, and Studio Apartments. One building will entirely consist of the 54 Studio units, as pre-reservations for these units, have demonstrated a sustained market demand.
DEVELOPER’S NARRATIVE

Lakeshore Flats East ("LF East") is an expansion of the existing Lakeshore Flats apartment community ("LF West") in Grand Haven Township. LF East will be comprised of 4 new apartment buildings totaling 126 units. There will be a mix of 1BD/1BA, 2BD/2BA, and Studio units. The 1BD and 2BD designs are substantially the same as LF West, while the Studio units will have a different layout. The overall building aesthetic will be consistent with LF West, and we will operate LF East and LF West as a single community.

There will be a road that runs along the south border of the Bekins property connecting LF East to 168th Avenue and LF West. The residents of LF East will have full access to the existing common elements at Lakeshore Flats, including the clubhouse, fitness center, community room, pool, and open spaces, and there are additional open spaces programmed within the LF East footprint.

ROBBINS ROAD SUB-AREA

The Future Land Use map and Robbins Road Sub-Area plan are generally cohesive. The Sub-Area plan identifies a “mixed-use” for a large area that encompasses the subject property. This category specifies, “land uses should include a blend of single and multiple-family residential, office, and regional and neighborhood-serving commercial, either integrated horizontally across the Sub-Area or vertically within buildings.”

The proposed development is compatible with this distinction as the land area adjacent is sufficiently served by existing office and commercial establishments. Interconnecting drives between the Lakeshore Flats PUD are shown, and future pedestrian connectivity outside the development area is encouraged.

PURPOSE OF PRE-APPLICATION PRESENTATION

At a pre-application presentation, the Planning Commission and property owner shall have an opportunity to exchange information and provide guidance that will assist in the preparation of materials. Also, it is noted that no formal action will be taken, nor will statements made be considered legally binding commitments.
Lakeshore Flats East
15123 168th Avenue, Grand Haven Township

Pre-Application Meeting Materials

(a) Concept Plan see pg 2
(b) Location Map & Aerial see pg 3-4
(c) Total Land Area 8.58 acres
(d) Approx. Number of Residential Units 126
(e) Square Footage of Non-Residential Units 0
(f) Areas to be Designated as Common Areas/Open Spaces see concept plan
(g) Project Narrative see below
(h) Preliminary Building Plans & Renderings see pg 5-10

Project Narrative

Lakeshore Flats East ("LF East") is an expansion of the existing Lakeshore Flats apartment community ("LF West") in Grand Haven Township. LF East will be comprised of 4 new apartment buildings totaling 126 units. There will be a mix of 1BD/1BA, 2BD/2BA, and Studio units. The 1BD and 2BD designs are substantially the same as LF West, while the Studio units will have a different layout. The overall building aesthetic will be consistent with LF West, and we will operate LF East and LF West as a single community.

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Unit Mix

<table>
<thead>
<tr>
<th>Building 1</th>
<th>Studio 476 - 527 SF</th>
<th>1BD/1BA 730 SF</th>
<th>2BD/2BA 947 - 1035 SF</th>
<th>Total</th>
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<tbody>
<tr>
<td>Building 2</td>
<td>0</td>
<td>9</td>
<td>15</td>
<td>24</td>
</tr>
<tr>
<td>Building 3</td>
<td>9</td>
<td>15</td>
<td>54</td>
<td>240</td>
</tr>
<tr>
<td>Building 4</td>
<td>0</td>
<td>9</td>
<td>15</td>
<td>24</td>
</tr>
<tr>
<td>Total</td>
<td>54</td>
<td>27</td>
<td>45</td>
<td>126</td>
</tr>
</tbody>
</table>

Unit Sq Ft (approx) 26,622 19,710 46,047 92,379
NOTES

Site Location: 15123 168th Avenue
Grand Haven Twp, MI

Total Acreage = 8.55 ac. (372,597sf)
Excluding ex. 168th Ave ROW

Unit Total = 126
(1) 54 unit bldg
(3) 24 unit bldgs

Parking Required = 189 spaces (1.5/unit)
Section 5.06.D
Prop. Parking Total = 204 spaces
• 64 covered spaces
• 140 surface spaces

Open Space Req. = 77,790 sf
• 20% min. = 74,519 sf
• Access Replace = 3,271 sf
Section 7.04.E.1

Open Space Prop. = 83,187 sf

PROP. BLDG 1
24 UNITS
PROP. BLDG 2
24 UNITS
PROP. BLDG 3
54 UNITS
PROP. BLDG 4
24 UNITS

PROP. GARAGES

BENCHES / BOCCE COURTS
OPEN FIELD SPORTS
CLEARING FOR PAVILION,
GRILLS, PICNIC TABLES

LAKESHORE FLATS
CONCEPT SITE LAYOUT PLAN

PROP. STORMWATER
12,508 sf
OPEN SPACE
60,315 sf

PROP. STORMWATER
5,663 sf
OPEN SPACE
22,872 sf

SCALE 1"=60'
0' north March 4, 2022

CONCEPT SITE LAYOUT PLAN

3,271 SF OPEN SPACE
REMOVED FOR ACCESS
EXISTING BUILDING

PROP. GARAGES
PROP. GARAGES
PROP. GARAGES
PROP. GARAGES

40.0'
32.0'
32.8'
20.3'
30.3'
97.6'
9.0'
6.0'
18.0'
18.0'
11.0'
40.0'
88.0'
88.0'
43.0'
32.0'
8.0'
20.0'
22.3'
10.0'
209.1'
239.8'
20.0'
17.0'
15.0'
12.0'
12.1'
16.5'
24.0'
24.0'
35.0'
35.0'
24.0'
35.0'
24.0'

Lakeshore Flats
East

Elevations:
24-Unit Building

(Buildings 1, 2, & 4 on Site Plan)
Lakeshore Flats East

Floor Plan: 24-Unit Building
(1st Floor)
Lakeshore Flats East

Floor Plan: 24-Unit Building
(2nd & 3rd Floors)

SECOND AND THIRD FLOOR OVERALL PLAN – 24 UNIT BUILDINGS

SCALE: 3/32"=1'-0"
Lakeshore Flats East

Elevations:
54-Unit Building

(Building 3 on Site Plan)
Lakeshore Flats East

Floor Plan: 54-Unit Building
(1st Floor)