I. Call to Order

II. Roll Call

III. Pledge to the Flag

IV. Approval of the February 21, 2022 Planning Commission Meeting Minutes

V. Correspondence

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

VII. New Business
   A. Future Land Use Map Update – Proposed Amendments

VIII. Reports
   A. Staff Report
   B. Commissioner Comments

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

X. 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.
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.
  o 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 Overly 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.
     o 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.**
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,

[Signature]

Cassandra Hoisington
Acting Recording Secretary
Community Development Memo

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

BACKGROUND

The Township Board approved Resolution 22-01-03 rejecting the Master Plan due to three objections. These are tied to each of the three proposed development projects that arose after the Planning Commission approved the Master Plan amendments at the November 15, 2021 meeting. The Township Board requested the Planning Commission consider the developments and their impact on the proposed Master Plan. Following a joint meeting with the Township Board, the Planning Commission included the revisions as a discussion item, where the interested parties again voiced support for the proposed revisions. Staff have made changes to the proposed map based on the discussion that occurred at the meeting which are outlined later in this memo.

Included in the proposed changes to the Future Land Use Map and Master Plan are the previously agreed upon changes that were approved by the Planning Commission at the November meeting. A revised Future Land Use Map reflecting all of the proposed changed has been included in this meeting packet for Commissioners to review.
MASTER PLAN ADOPTION PROCEDURE

4. If the Township Board rejects the proposed master plan with a statement of objections, then the Planning Commission shall consider the objections and revise the master plan accordingly. Steps 1-3 are then repeated.

✓ The Township Board sent back their objections to the Planning Commission.

1. The Planning Commission holds a public hearing.
   ✓ No written comments were received.

2. The Planning Commission can approve the revised Master Plan which has resolved the objections by the Township Board, by a majority affirmative vote, which is 5.
   ✓ A roll call vote is required.

3. If approved by the Planning Commission, the Township Board will review for final adoption by way of a resolution.

4. If the Township Board rejects the proposed master plan with a statement of objections, then the Planning Commission shall consider the objections and revise the master plan accordingly. Steps 1-3 are then repeated.

OBJECTION 1 – JOST INDUSTRIAL EXPANSION

Jost International has requested the Township’s Master Plan designation be changed from Medium Density Residential to Industrial on the Cech Property to allow for their proposed expansion. This is a Master Plan amendment that has historically been supported by staff and the Chamber of Commerce.
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 their proposed expansion of the apartment complex.

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 changed from Commercial and Agricultural Preservation** (previously considered change in 2021 as Light Industrial, Industrial, and Commercial) **to High Density Residential** to allow for a mixed-use residential property (i.e., apartments, attached townhomes and single-family residences). During the February 07, 2022 meeting the Planning Commission expressed preliminary support for all of these changes.
Discussion

- Does the Planning Commission approve of the revised Future Land Use Map and associated Future Land use and Zoning Plan?

SAMPLE MOTIONS

If the Planning Commission finds the Future Land Use Map and associated Future Land Use and Zoning Plan acceptable, one of the following motions can be offered:

**Motion to approve** the 2022 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. This requires a roll call vote.

OR

**Motion to conditionally approve** the 2022 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. This requires a roll call vote.

1. *List revisions/amendments here...*

Please contact me if this raises questions.
CHAPTER 9. FUTURE LAND USE AND ZONING PLAN

The Future Land Use Plan depicts the preferred but generalized composition of future land uses for Grand Haven Charter Township. The Future Land Use Plan is the general framework upon which land use and policy decisions will be guided for the next 20 to 25 years. The Future Land Use Plan was developed after careful consideration of several dynamic factors, including: availability of utilities, type of roadway (paved or gravel), existing land use, future development plans, community services, environmental features and a built-out analysis.

RELATIONSHIP BETWEEN THE MASTER PLAN AND ZONING PLAN

The Master Plan describes the vision, goals and objectives for the Township. The Zoning Plan is based upon the Master Plan and is intended to guide in the development of the zoning ordinance. The zoning ordinance is the primary implementation tool for the future development of Grand Haven Charter Township.

There are two key elements to a Future Land Use Plan:

- **Future Land Use Map** - The Future Land Use Map (Map 9.1) designates specific land uses that are to occur on certain parcels or areas of the Township.

- **Future Land Use Text** - The Future Land Use text provides the written support for the map regarding the purposes and intent of the plan, as well as strategies for implementation.

The Township should continue to develop as a place with quality residential neighborhoods, natural beauty, and limited commercial and industrial development. This plan bases many of its policies on the 2009 and 2016 Master Land Use Plans. A foundation for the success of that plan has been the policy of “balanced residential development,” which still remains a critical component. The goal of balanced residential development is to protect rural, agricultural, and environmentally sensitive land from untimely or inappropriate residential development. In support of such a goal a two-pronged strategy is recommended:

- Encourage residential development in those areas adequately served by infrastructure, including paved roads, natural gas, municipal water, and sanitary sewers.

- Employ zoning regulations, in conjunction with the Future Land Use Plan, to prevent residential development from occurring in areas designated as Agricultural Preservation.

While commercial and industrial uses are critical for the economic health of any community, an expansive amount of such land uses would have a significant impact on the Township’s character. However, such expansion, especially in area’s where dense commercial and industrial uses already exist may be necessary to attract new industries and expand the Township’s tax base.

This balance weighs the community’s current character against opportunities for future economic growth and development. Consequently, the Plan supports an appropriate amount of land available for both commercial and industrial uses. These land uses are strategically
clustered on the US-31, M-45 and Robbins Road corridors. These concentrations focus development activity in locations that are well served by roads and utilities, and result in separating additional traffic and nuisances from the Township’s residential neighborhoods. Concentrating such activities allows residents, laborers, and visitors to enjoy shopping, restaurants and other services without disturbing residential neighborhoods.

FUTURE LAND USE CLASSIFICATIONS

AGRICULTURAL PRESERVATION

Intended Land Uses

This designation describes areas of the Township that consist of agricultural and agri-business uses such as blueberry and Christmas tree farms, dairies, commercial nurseries, and other such farm-related uses. However, it also includes large vacant properties, fallow fields, and woodlots that contribute to the rural character in certain areas of the Township.

Agri-business remains a significant activity in the growing Township, particularly on those lands deemed valuable for specialty farms, such as blueberry production. While a home that is subordinate to an agricultural use conducted on a property would be allowed, this classification is not intended for residential development. In fact, the creation of residential lots through land divisions or new residential development are strongly discouraged given the lack of appropriate infrastructure and the large inventory of pre-approved residential lots and units located elsewhere in the Township.

Properties identified as Agricultural Preservation on the Future Land Use Map that are not currently zoned Agricultural, but meet its criteria, should be allowed to downzone to Agricultural, or be used for agricultural purposes whenever the opportunity arises.

Corresponding Zoning District

Land uses that are allowed in the Agricultural zoning district should correspond to the Agricultural Preservation land use designation and require a 20 acre minimum lot size. This will ensure that agricultural and rural lands are not subdivided into small parcels, which affect their ability to maintain adequate, contiguous areas for farm land and the preservation of rural character.

General Location

Agricultural Preservation land uses are primarily located south of Lincoln Street (east of US-31) and south of Buchanan Street (west of US-31).

RURAL PRESERVATION

Intended Land Uses

Areas planned for Rural Preservation (RP) are characterized by single-family homes on lots that range from 5 to 20 acres. This “rural development” pattern is typically integrated, with or adjacent to, agricultural activities and generally there is a significant separation distance between homes. Unchecked, the indiscriminate application of this type of development can lead to an early or inappropriate transition of agricultural/rural land uses...
to a sprawling suburban residential development pattern. Therefore, this classification should be applied cautiously. The transition to Rural Preservation should be guided by the availability of public infrastructure. For parcels smaller than five acres this means requiring direct access to a paved public roadway.

**Corresponding Zoning Districts**

Rural Preserve (RP) zoning district corresponds to areas planned for Rural Preservation. This zoning district requires 5 acre minimum lot sizes. The primary purpose for the RP zoning district is to preserve large areas of rural land from premature development and act as a buffer in order to reduce development pressure on agriculture land. Therefore, parcels five acres or greater that are designated Rural Residential and are currently zoned RR, or more intensely, are encourage to be rezoned to RP.

**General Location**

Small pockets of Rural Residential are found throughout the Township primarily near areas designated Agricultural Preservation. Specifically, these areas are concentrated in the Southwest quadrant of the Township. Rural Residential areas are so designated because of existing patterns of this type of land use. Most existing lots either contain a single family home, or they are vacant but are too small to subdivide or develop as a Planned Unit Development due to the lack of infrastructure. Therefore, to avoid an inappropriate transition from agricultural/rural land to residential sprawl development. This plan limits its application.

**Low Density Residential**

**Intended Land Uses**

When served by adequate public infrastructure, Low Density Residential areas are appropriate places for future residential development. However, additional residential growth in the Township, even in areas master-planned for such uses, must be carefully evaluated and should be permitted only where there is a demonstrated need.

To promote high quality development, Planned Unit Development (PUD) or Open Space Cluster requirements should apply to all future development in Low Density Residential areas. While these development options may allow increased residential densities, they also promote innovative design techniques (e.g. open space preservation, public amenities, and mixed housing and land use types) which are supported by this Master Plan.

As established by a 2011 Zoning Ordinance Text Amendment, certain large scale developments with eight or more lots (includes subdivisions, site condominiums, and mixed uses) shall not be created in the RR Zoning District unless it is developed as a Planned Unit Development. This form of regulation will enable the Township to control and moderate the size, scope and impact of future projects.

**Corresponding Zoning Districts**

The Rural Residential District accommodates the land uses in this category. Specifically, the minimum lot size is 45,000 square feet, or in the case of a PUD, it should be used to establish a base density that is appropriate for the area.

**General Location**

This category is primarily found near Buchanan Street, west of 168th Avenue, and east of Lakeshore Drive.
The Southwest quadrant is facing high development pressures to convert agricultural land into residential uses. Therefore, it is important to establish gradient buffers to preserve the valuable agricultural land. To accomplish this, LDR designations are established between Medium Density Residential and Rural Preservation land uses. Another substantial pocket of an LDR designation is found along Ferris Street between US-31 and the Schmidt Heritage Park.

**MEDIUM DENSITY RESIDENTIAL**

**Intended Land Uses**

Medium Density Residential accommodates both single and two-family residences on lot sizes ranging from 13,000 to 15,000 square feet for single family residences, and 26,000 for two-family residences. However, individual lot sizes within a Planned Unit or Open Space Development may be smaller provided the overall density does not exceed the appropriate levels of the underlying zoning district and surrounding area, as determined by the Planning Commission. This wide range of housing and residential densities provides the well balanced, but diverse pattern of land uses the Master Plan encourages. However, any future residential growth in the Township, even in areas master-planned for such uses, must be carefully evaluated and allowed only where there is a demonstrated need.

To promote high quality development, Planned Unit Development (PUD) or Open Space Cluster requirements should apply to all future development in Medium Density Residential areas. In addition, two-family residences are preferred to locate in areas planned for High Density Residential rather than Medium Density Residential. However, new residential developments that include two-family residences may be considered on lands planned for Medium Density Residential if approved as a Planned Unit Development in order to provide the Township with an opportunity to require high standards of site layout, architectural design, and construction quality.

As established by a 2011 Zoning Text Amendment Ordinance, certain large scale developments with eight or more lots (includes subdivisions, site condominiums, and mixed uses) shall not be created in the R-1 and R-2 Zoning District unless it is developed as a Planned Unit Development. This form of regulation will enable the Township to control and moderate the size, scope and impact of future projects.

**Corresponding Zoning Districts**

The R-1 and R-2 single family residential zoning districts correspond to the Medium Density Residential category.

**General Location**

Generally speaking, most existing, developed neighborhoods, subdivisions, and lots in the Township have been designated Medium Density Residential. They are mainly located in the northeast quadrant of the Township (north of Lincoln Street), and near the lakeshore (along Lakeshore Drive).

**MEDIUM-HIGH DENSITY RESIDENTIAL**

**Intended Land Use**

This designation describes areas of the Township that are adjacent to single-family residential, multiple-family residential, and more intense land uses such as commercial and industrial. Medium-High Density Residential...
PUD land uses include a variety of housing types that act as a transition between a traditional single-family neighborhood to higher densities and more intense land uses. Furthermore, these lighter uses should generate less traffic than a traditional high density use, which makes it more appropriate to be located near single-family residential neighborhoods. These residential land uses may include senior housing, assisted living facilities, housing for the elderly, family foster care facilities, adult day care facilities, nursing or convalescent homes, and housing types identified as the “missing middle” in Chapter 3.

This use is not intended to reach the level of intensity that is afforded by the High Density Residential district. Rather, this designation is intended to act as a transition between medium density residential land uses, high density residential land uses, and more intense land uses such as commercial and industrial. Land in this district must be developed as a Planned Unit Development to ensure the Township can control and moderate the size, scope and impact of a project.

**Corresponding Zoning Districts**
The Residential Planned Unit Development district corresponds to the Medium-High Density Residential PUD category.

**General Location**
This category is limited, and the only area designated for this land use is on Rosy Mound Drive between Lakeshore Drive and US-31.

**HIGH DENSITY RESIDENTIAL**

**Intended Land Use**
High Density Residential land uses include a variety of housing types at a density greater than a typical neighborhood. These residential land uses may include duplexes, apartments, multi-unit condominiums, and senior housing. Since these are more intense land uses they should only be allowed if a property is well served by public infrastructure including natural gas, municipal water, sanitary sewer, and has direct access to a paved public roadway.

**Corresponding Zoning Districts**
The R-3 multi-family residential zoning district corresponds to the areas designated High Density Residential. The application of a PUD is strongly encouraged whenever a rezoning is considered in order to provide the Township with an opportunity to require high standards of site layout, architectural design, and construction quality.

**General Location**
Existing High Density Residential designated areas include the 43 North Apartments PUD, Timber View Apartments PUD, Piper Lakes Apartments PUD, Lakeshore Flats PUD, and the area flanked by numerous two- to four-unit structures along Clovernook Drive. These developments are all located near, or north of, Comstock Street.

Understanding the Township is expected to experience continued growth, it was necessary to identify additional

**Medium-High Density Residential**

**Corresponding Zoning Districts:** Residential PUD

**Minimum Infrastructure Required:** Direct Access from a Paved Public Roadway, Natural Gas, Municipal Water, Sanitary Sewer

**High Density Residential**

**Corresponding Zoning Districts:**
R-3 (Two Family Residential),

**Minimum Infrastructure Required:** Direct Access from a Paved Public Roadway, Natural Gas, Municipal Water, and if available, Sanitary Sewer
locations suitable for High Density Residential development. Therefore, land south of the 43 North PUD, south of the Timber View Apartments PUD, and north of the Piper Lakes Apartments PUD have been master-planned for additional HDR. This designation also aligns with the goals found in the Robbins Road Sub-Area Plan. Other High Density Residential developments (that are inconsistent with the Master Plan) could be considered on a case-by-case basis only where there is a clear demonstrated need, and where adequate public infrastructure exists and surrounding land uses are compatible and would help support a particular land use proposal. For example, a higher density senior housing development located near shopping and personal services could be considered given a desire to accommodate this type of housing for an aging population.

**MANUFACTURED HOME PARK**

**Intended Land Use**

Manufactured Home Parks are designed for a long-term duration of stay, and must comply with the applicable requirements of Public Act 419 of 1976, as amended, and Public Act 96 of 1987, as amended, and all other applicable local, county, state, or federal regulations.

**Corresponding Zoning District**

The R-4 Manufactured Home Park Residential District is the only applicable zoning district.

**General Location**

The only area designated for this land use is the River Haven Manufactured Home Park located at the corner of Mercury Drive and 144th Avenue.

**OFFICE/SERVICE**

**Intended Land Use**

Areas planned for Office/Service should allow low-intensity commercial uses such as general office buildings, service professional offices, medical clinics, financial institutions, and service establishments. These land uses are desirable transitions between major thoroughfares, commercial, and residential areas.

**Corresponding Zoning Districts**

The C-1 Neighborhood Commercial and Commercial PUD zoning districts correspond to the Office/Service classification. Any future development proposals that are significant in scale or scope should be considered as Planned Unit Developments.

**General Location**

Areas designated Office/Service are limited in the Township and are mainly located near existing uses, such as Robbins Road. This corridor has been subject to more detailed planning and is included in Appendix A. Other existing and planned Office/Service areas are found at the southeast corner of 168th and Lincoln, and at the southwest corner of Ferris and U.S.-31.
COMMERCIAL

Intended Land Use

The Commercial designation provides for the continuation, redevelopment and new construction of a variety of commercial uses in the Township. These include retail businesses, restaurants, theaters, shopping centers, as well as most of the uses in the Office/Service land use classification.

Commercial land uses that are appropriately located, high quality, and further the intent and purpose of this Master Plan are very important for the continued economic prosperity and quality of life.

Corresponding Zoning Districts

The C-1 Neighborhood Commercial, C-2 Regional Commercial, and Commercial PUD zoning districts correspond with the Commercial land use designation. Any future development proposals that are significant in scale or scope should be considered as Planned Unit Developments.

General Location

The major areas designated as Commercial are located adjacent to the US-31 and Robbins Road corridors. Both locations are appropriate for commercial activity because of existing land uses and available infrastructure. Additionally, this area can accommodate higher traffic volumes, provide relatively easy access, and offers the visibility that is desirable in a suburban setting.

A primary goal for the US-31 corridor is to keep businesses and the environment they inhabit attractive and unobtrusive. This concept is buttressed by the Township’s Overlay Zoning District. Several large areas along US-31 are also planned for non-commercial uses so as to preserve the existing rural character. Commercial land uses are located in several areas of the Township but the majority are along US-31. These have been clustered in three primary commercial “nodes” and include:

- US-31/M-45 intersection (including a small area south of Buchanan Street)
- US-31/Ferris Street intersection (extending north to Johnson and south to Lincoln)
- US-31/Robbins Road intersection (extending south to Hayes Street)

LIGHT INDUSTRIAL

Intended Land Use

Light Industrial land uses include a narrow range of low-impact industrial-related operations such as warehousing, general storage, distillery, wholesale, research and development, and similar facilities that are suitable to locate in a rural area that contains large-lot single-family dwellings. Uses should not have the potential to impact properties beyond its boundaries.

The Township is expanding its Downtown Development Authority boundaries to make more industrial land available to the area’s largest employers—manufacturing. However, much of the new land abuts existing residential. This new designation is intended to buffer the existing residential from the more intense land uses found in the General Industrial district. To ensure a cohesive juxtaposition between land uses, properties found in this designation must develop as a PUD.
The manufacturing sector is important for the continued economic prosperity and quality of life in Grand Haven Charter Township. Quality manufacturing jobs are highly sought after across the country and successful manufacturing operations can provide numerous benefits to a community, such as jobs and tax revenues. For those reasons, high-quality light industrial land uses that further the intent and purpose of this Master Plan are encouraged.

Corresponding Zoning Districts

The LI Light Industrial zoning district corresponds to the Light Industrial land use designation. All future development proposals that are significant in scale or scope shall be considered as Planned Unit Developments.

General Location

The Light Industrial designation is found at the US-31/M-45 corridor because there is direct access to all season roads, two state trunklines, high-capacity electricity, natural gas, and the Township anticipates supplying the corridor with municipal water and sanitary sewer with the new TIF funds to be captured as part of the expanded DDA.

General Industries

Corresponding Zoning Districts:
I-1 Industrial

Minimum Infrastructure Required: Direct Access from a Paved Public Roadway, Natural Gas, Municipal Water, Sanitary Sewer

General Industrial

Intended Land Use

General Industrial land uses include a wide range of industrial-related operations such as manufacturing, assembly, fabrication, millwork, wholesale businesses, warehousing, and research and development facilities. They may also include more intense commercial uses that have potential to impact properties beyond their boundaries.

These land uses are also important for the continued economic prosperity and quality of life in Grand Haven Charter Township. Quality manufacturing jobs are highly sought after across the country and successful manufacturing operations can provide numerous benefits to a community, such as jobs and tax revenues. For those reasons, high-quality industrial land uses that further the intent and purpose of this Master Plan are encouraged.

Corresponding Zoning Districts

The I-1 Industrial zoning district corresponds to the General Industrial land use designation. Any future development proposals that are significant in scale or scope should be considered as Planned Unit Developments.

General Location

Currently, there are many industrial uses in the Township, and these are a vital part of the region’s economy. However, due to the intensive nature of industrial activities, the area planned for General Industrial is somewhat limited. In fact, most of the areas are already developed, such as along 172nd Avenue (between Comstock Street and Johnson Street) and Hayes Street (between 172nd Avenue and 168th Avenue), the property south of Lincoln Street (west of US-31), and the properties south of Lake Michigan Drive (west of US-31). There is also a small section of General Industrial planned along the west side of US-31 near Hayes Street where Heyboer Excavating operates.
**Extraction**

**Intended Land Use**
Extraction is essentially a sub-category of the General Industrial classification and recognizes the continued existence of former Standard Sand, the sole sand mining operation in the Township.

**Corresponding Zoning Districts**
Zoning districts that permit the removal and processing of natural resources, either by right or as a special land use, correspond with the Extraction land use classification. However, the property that the former Standard Sand occupies is currently zoned R-1 Residential and should not be zoned otherwise. This will allow the property to someday revert back to a residential use, which is consistent with the surrounding properties.

**General Location**
This land use classification is tied directly to the former Standard Sand mining operation, located west of Lakeshore Drive, south of Hayes Street and is the only area master-planned for Extraction.

**Public/Quasi-Public**

**Intended Land Uses**
This designation accommodates schools, government facilities, public utilities, parks, natural areas, and public recreational uses. It also recognizes churches, private recreational uses, and other community-oriented activities located on privately-owned land. These uses positively contribute to the quality of life for Township residents and businesses. They foster interaction between neighbors and are important for the future stability of the community.

**Corresponding Zoning Districts**
All zoning districts that permit these types of uses either by right or as a special land use correspond with the Public/Quasi-Public land use designation. Specifically, schools, parks, recreation areas, and churches are permitted in most of the Township’s residential zoning districts as special land uses.

**General Location**
Public/Quasi Public land uses can be found throughout Grand Haven Charter Township and are closely tied to neighborhoods and conveniently located for residents. Because of the importance of these land uses, the Future Land Use Plan accounts for all such existing uses in the Township.
ZONING REGULATIONS

AGRICULTURAL DISTRICTS
The agricultural zoning districts in Grand Haven Charter Township are:

- AG - Agricultural District
- RP - Rural Preserve

The primary purpose of the Agricultural District is to provide for farming, dairy farming, forestry operations and other rural activities. The primary purpose of the Rural Preserve District is to provide a buffer between the agricultural uses and residential uses.

RESIDENTIAL DISTRICTS
The residential zoning districts in Grand Haven Charter Township are:

- RR - Rural Residential District
- R-1 - Single Family Residential District
- R-2 - Single Family Residential District
- R-3 - Two Family Residential District
- R-4 - Manufactured Home Park Residential District

The main purpose of these zoning districts is to provide a variety of housing options within the Township. The Rural Preserve District is intended to provide for large-tract housing developments that co-exist with agricultural activities on open areas in the Township. The Rural Residential District is designed to support new residential development between large areas of rural residential properties and medium density development. The R-1 and R-2 Single Family Residential Districts are intended to provide for single family neighborhoods. The R-3 is intended to provide for a higher density of single family and multi-family neighborhoods along with high density residential developments, nursing homes and other adult care or medical facilities. The R-4 Manufactured Mobile Home Park Residential District is dedicated to providing for manufactured housing.

COMMERCIAL DISTRICTS
The commercial zoning districts in Grand Haven Charter Township are:

- C-1 - Neighborhood Commercial District
- C-2 - Regional Commercial District

The primary purpose of these zoning districts is to provide for a variety of commercial and service uses that serve local residents as well as those traveling throughout the region. The C-1 Neighborhood Commercial District is designed to accommodate uses such as offices, banks and other services in areas adjacent to neighborhoods. The C-2 Regional Commercial District allows all C-1 uses including office buildings and
personal service establishments. In addition, the C-1 and C-2 Districts are intended to provide for retail operations and other commercial services with a variety of land use intensities.

**INDUSTRIAL DISTRICTS**
The industrial zoning districts in Grand Haven Charter Township are:

- LI - Light Industrial District
- I-1 - Industrial District

The primary purpose of these zoning districts is to provide for manufacturing, assembling, and fabricating activities within the Township.

**PUD DISTRICT**
The PUD District is designed to provide for unique developments that substantially benefit both the users of the project and the community. In areas where such benefits would be unfeasible or unlikely under the other zoning districts.