

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

I. CALL TO ORDER

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

II. ROLL CALL

Members present: 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

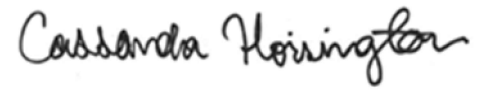
• David Stebbins – Redstone Homes

- 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,

A handwritten signature in black ink that reads "Cassandra Hoisington". The signature is written in a cursive, flowing style.

Cassandra Hoisington
Acting Recording Secretary