MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 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, Wagenmaker and Taylor
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 March 7, 2022 meeting were approved.

V. CORRESPONDENCE

Brook Oosterman - Director of Policy and Communications - Housing Next
- Supportive of the Eastbrook/Reenders development.
- Noted the need for housing at all price points in NW Ottawa county, benefiting the current and future residents.

VI. PUBLIC COMMENTS

Laura Jahsen — 15155 163rd Ave., Grand Haven
- Opposed to Eastbrook/Reenders proposal as a high density residential development.
- Proposed possible alternate road connections to surrounding neighborhoods.

Jessie Brunink — 15130 Mitchell St., Grand Haven
- Requested alternate traffic connections to reduce impact on local roads.
- Preferred a medium density development at the Eastbrook/Reenders site.
- Shared concerns about ponds.

Erin Purdey — 15105 163rd Ave., Grand Haven
- Parent of a child with special needs, shared concern over increased traffic and ponds as a water hazard.
- Preferred a medium density development at the Eastbrook/Reenders site.

VII. PUBLIC HEARING

A. Addition to STR Overlay – Rezoning – Polak

Wilson opened the hearing at 7:11pm.

Thibault provided an overview through a memorandum dated March 17th.

Chris Davis — 1317 Marion Ave., Grand Haven
• Provided a memo stating the short term and long term rental history of the property.

There being no further comments, Wilson closed the hearing at 7:17pm.

B. Removal to STR Overlay – Sunset Hills

Wilson opened the hearing at 7:17pm.

Thibault provided an overview through a memorandum dated March 17th.

Charles Rop – 17633 Hillcrest Ave., Grand Haven
• Explained the Sunset Hills HOA unanimously agreed to prohibit short term rentals as part of the HOA’s restrictive covenants.

There being no further comments, Wilson closed the hearing at 7:20pm.

VIII. OLD BUSINESS

A. Addition to STR Overlay – Rezoning – Polak

The Planning Commission noted the following points of discussion:
• Noted a lengthy rental history without known complaints.
• Questioned staff regarding the location of the property being outside of the guidelines for properties in the Short Term Rental Overlay Zone to be Lake Michigan Waterfront.
  ○ Supportive of this specific request, but hesitant to set a precedent.

Motion by Reenders, supported by Hesselsweet, to recommend the Township Board conditionally 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 and the following standards:

  1. Clarification of short term rental regulations as provided by Attorney Bultje.

Which motion carried unanimously.
B. Removal from STR Overlay – Sunset Hills

The Planning Commission noted the following points of discussion:

- Expressed support for the request.

Motion by Wagenmaker, supported by Taylor, 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.

Which motion carried unanimously

IX. NEW BUSINESS

A. Site Plan Review – American Dunes Golf Club

Thibault provided an overview through a memorandum dated March 17th.

The Planning Commission noted the following points of discussion:

- Expressed support for the improvement.
- Noted the need for restrooms in the proposed locations.

Motion by Cousins, supported by Chalifoux, 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.

Which motion carried unanimously

**REPORT – SITE PLAN REVIEW – NEW RESTROOMS – AMERICAN DUNES GOLF CLUB**

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. 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.

B. 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.

C. 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.

D. 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.

E. 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.

F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers, and/or landscaping shall be used, as appropriate, to accomplish these purposes.

G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the Fire/Rescue Department.

H. All streets and driveways are developed in accordance with the Township Subdivision Control Ordinance, the Ottawa County Road Commission and/or Michigan Department of Transportation specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in the codified ordinances of the Township.

I. Sidewalks or pathways shall be deemed to be required along all public and private roadways unless the applicant provides compelling evidence, in the opinion of the Planning Commission, that they are not necessary for pedestrian access or safety.

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 storm water, 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. Lighting is minimized to reduce light pollution and preserve the rural character of the Township.

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. As appropriate, fencing has been required by the Planning Commission around the boundaries of the development to minimize or prevent trespassing or other adverse effects on adjacent lands.

P. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

B. Pre-Application – Eastbrook Homes – Reenders Property

Thibault provided an overview through a memorandum dated March 17th.

Mike McGraw, owner of Eastbrook Homes provided the following information:

- Reduced density of the development based on prior discussion with the Planning Commission and staff.
- Explained higher density housing in the development is located near industrial land, mobile home park, and city workforce housing project.
- Higher density housing allows for lower priced housing products and housing variety for different types of households.
• Explained open space would consist of community parks, linear walking parks, tree buffer zone, and pond access area.

• Provided examples of typical floor plans and photos of similar homes in other communities, noted options for customizations.

The Planning Commission noted the following points of discussion:

• Conversation regarding the appropriate density for the site. Noted the decrease from the previous submittal but exceeds what the underlying R-2 Zoning District allows in a traditional development.

• Acknowledged the impact of increased construction costs and effect on proposed development pricing.

• Shared concerns regarding impact of increased traffic generation on adjacent neighborhoods—direction to applicant to perform a traffic study.

• Discussed proposed open space – direction to elaborate on plan details for community and linear parks. Concern that pond access area is not universally accessible, direction to widen access path. Supportive of a tree buffer, discussion on whether to include the buffer area as part of the lot area as a restrictive covenant.

• Direction from a majority of Commissioners to base the proposed density and parallel plan on the underlying R-2 zoning district lot requirements, not a mixed R-2/R-3 as proposed.

C. Pre-Application – Lakeshore Flats Expansion

Thibault provided an overview through a memorandum dated March 17th.

Terry Nash of Capstone Capital provided the following information:

• Existing development has been successful and is looking to expand to adjacent parcel.

• An increased demand for studio units is reflected in proposal.

• New housing would have access to all amenities in existing development.

• Developer does not want to provide shared access to adjacent parcel at this time.

The Planning Commission noted the following points of discussion:

• Supportive of the proposed expansion.

• Positive feedback on proposed park improvements.

• Curious if the adjacent parcel to the south would be included in the development.

X. REPORTS

A. Staff Report – None

B. Commissioner Comments
• Taylor noted the changes from the previous Eastbrook proposal. Agreed direction from the Planning Commission to reduce the density and take neighborhood into account, but at that time was not a strong consensus to build to a standard R-2 density. Concerned that lower density housing drives pricing up and may restrict the population able to reside in the Township.

• Commissioners explained preference for mixed density housing in other locations away from existing neighborhoods where a smaller number of people may be impacted.

XI. EXTENDED PUBLIC COMMENTS - None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 9:47p.m.

Respectfully submitted,

[Signature]

Cassandra Hoisington
Acting Recording Secretary