MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
APRIL 18, 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, Recenders, Mesler, Lemkuil, Wagenmaker and Taylor
Members absent: Chalifoux, Cousins, Hesselsweet
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 21, 2022 meeting were approved.

V. CORRESPONDENCE
Jim Koerner – 14975 Duneswood Drive
- Supportive of removing the Terry Trails Subdivision from the Short Term Rental Overlay Map

Mario Kyriakides – 17756 Brucker Street
- Concerned regarding impact of Hecksel group day care facility on neighborhood.

VI. PUBLIC COMMENTS
Laura Jansen — 15155 163rd Ave., Grand Haven
- Shared concerns over design of parallel plan for Eastbrook Development.
- Prefers the development matches the density of the surrounding neighborhood.
- Inquired about status of traffic study by developers.

Thibault clarified the purpose of the parallel plan is to provide a base density for a development based on the dimensional and net lot area requirements of the underlying zoning district.

Erin Purdy — 15105 163rd Ave., Grand Haven
- Noted the parallel plan setbacks do not match the R-2 required setbacks in Eastbrook’s parallel plan.
- Shared concerns over water features.

John Kemme – 15142 Pine St., Grand Haven
• Interested in results of traffic study to be performed by Eastbrook.
• Expressed support of sidewalk extension and sewer line from Robbins Road to the proposed development by way of Pine Street.

Lori Riksen — 15143 163rd Ave., Grand Haven
• Concerned with how the parallel plan was developed
• Inquired if the Planning Commission could limit the size of lots

VII. PUBLIC HEARING
A. Removal from STR Overlay Zone – Rezoning – Terry Trails Subdivision

Wilson opened the hearing at 7:20pm.

Thibault provided an overview through a memorandum dated April 12th.

There being no further comments, Wilson closed the hearing at 7:26pm.

B. Special Land Use – Group Day Care - Hecksel

Wilson opened the hearing at 7:26 pm.

Hoisington provided an overview through a memorandum dated April 14th.

The applicant, Jade Hecksel, was present and provided the following information:
• Increased demand for day care facilities in the past few years, would like to provide care for additional children.
• Rear yard in not entirely fenced in due to existing tree line.

There being no further comments, Wilson closed the hearing at 7:28pm.

VIII. OLD BUSINESS
A. Removal from STR Overlay Zone – Rezoning – Terry Trails Subdivision

The Planning Commission noted the following points of discussion:

• Supportive of the proposed rezoning to respect the HOA’s regulation.
• Agreement to remove Parcel 70-07-05-201-016 from motion due to lack of communication and the parcel not being incorporated in the HOA.

Motion by Taylor, supported by Wagenmaker, to recommend the Township Board approve the rezoning application for 14341 Duneswood Drive (70-07-05-201-003); 14323 Duneswood Drive (70-07-05-201-009); 14291 Terry Trails (70-07-05-201-010); 14255 Terry Trails (70-07-05-201-015); 14367 Duneswood Drive (70-07-05-201-019); 14279 Terry Trails (70-07-05-201-020); and 14267 Terry Trails (70-07-05-201-021); within the Terry Trails Association to be removed from the Short Term Rental (STR) Overlay Zone based on the application meeting the standards of the Short Term Rental Ordinance.
Which motion carried unanimously.

B. Special Land Use – Group Day Care - Hecksel

The Planning Commission noted the following points of discussion:

- Discussed how a fence may be beneficial to business but was not required by State.
- Noted need for additional child care in the Township.

Motion by Wagenmaker, supported by Mesler, to approve the Special Land Use application to allow Group Day Care Home at 17766 Brucker Street. This approval is based on the application meeting the standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report.

Which motion carried unanimously

REPORT OF FINDINGS – SPECIAL LAND USE – GROUP DAY CARE - HECKSEL

1. This approval is based on the affirmative findings that each of the following standards of Section 12.04 have been fulfilled:

   A. The proposed use is consistent with and promotes the intent and purpose of this Ordinance.
   B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
   C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
   D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
   E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
   F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
   G. The proposed use is such that traffic and assembly of people relating to the use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with normal traffic of the neighborhood.
   H. The proposed use is consistent with the health, safety, and welfare of the Township.
   I. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.

2. 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.

IX. NEW BUSINESS

A. Site Plan Review – MACkite – Building Addition

Thibault provided an overview through a memorandum dated April 15th.
Denny Dryer, project architect for the project, provided the following information.

- Requested to locate snow storage adjacent to the parking lot into the retention basin.
- Described light fixtures as having an option to be fully cut off.
- Expressed desire to have a steeper slope into retention basin.

The Planning Commission noted the following points of discussion:

- Agreement to allow snow storage into the stormwater basin and not requiring landscaping on the northern side of the parking lot.
- Direction to staff to review retention basin sloping requirements.

Motion by Mesler, supported by Taylor, to conditionally approve the MACkite Site Plan Review application for an addition located at 16881 Hayes St. based on it meeting the requirements of the Zoning Ordinance. This motion is subject to, and incorporates, the following report. Approval is conditioned upon the following:

1. Provide staff with the results of the flow test for review by DPW and F/R to ensure sufficient service
   a. Label and size fire protection line connection on plan sheet, ensure 5” Storz fitting.
2. A compliant landscaping plan to be administratively approved by staff
   a. Revise “Natural connections” to “Native Connections” for seed mix
   b. Replace “dry-mesic pollinator seed mix” for Zone 3&4 in Stormwater basin to “wet-mesic pollinator seed mix”
   c. Show tree protection fence around existing vegetation to remain on demolition plan
3. Photometric plan to be administratively approved by staff
   a. Light fixture to be verified as full cut-off

Which motion carried unanimously

REPORT OF FINDINGS – SITE PLAN REVIEW – MACKITE BUILDING ADDITION

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.

B. STR Overlay – Update - Polak

Thibault provided an overview through a memorandum dated April 12th.

The Planning Commission noted the following points of discussion:

- Thanked staff for clarification on short term rental standards.
- Supportive of the rezoning proceeding to the Township Board for approval.

B. Pre-Application Update – Eastbrook Homes – Proposed Development

Thibault provided an overview through a memorandum dated April 14th.

The Planning Commission noted the following points of discussion:
• Clarified that the parallel plan is not required to provide stormwater retention ponds or other features (greenspace, landscaping, etc.) that a development plan would include.

• The established base density is based on R-2 dimensional regulations. Dependent on the design and individual development, additional units may be earned up to a 30% density bonus.

• Noted that road connections would be mandated by the Ottawa County Road Commission.

X. REPORTS
A. Staff Report – None
B. Commissioner Comments - None

XI. EXTENDED PUBLIC COMMENTS
Laura Jahsen — 15155 163rd Ave., Grand Haven
• Asked for clarification on maximum density allowed at Eastbrook development.

John Kemme – 15142 Pine St., Grand Haven
• Inquired about road connection from Eastbrook development to Comstock Street.

XII. ADJOURNMENT
Without objection, the meeting adjourned at 8:34p.m.

Respectfully submitted,

Cassandra Hoisington
Acting Recording Secretary