

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 16, 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, Reenders, Mesler, Lemkuil, Wagenmaker, Taylor, Chalifoux, Cousins, and Hesselsweet

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 April 18, 2022 meeting were approved.

V. CORRESPONDENCE - None

VI. PUBLIC COMMENTS

Chrysteen Moelter-Gray – 13243 Forest Park Drive

- In regards to the Wesco development, questioned if another gas station is needed in the community.
- Inquired if EV charging will be included in the scope of the project.
- Shared concerns regarding the impact of traffic from the development for the intersection of Ferris Street and 168th Avenue.

VII. PUBLIC HEARING

A. Rezoning – RP to AG - Bagley

Wilson opened the hearing at 7:03pm.

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

The applicant, John Bagley, was present and provided the following information:

- Purchased the land in 2015 with intention to build a home on the property.
- Is aware that a building serving an agricultural use may be considered the main building in the Agricultural district.

- Would like to build a building that exceeds the maximum size permitted as an accessory structure.
- Intends to use the building to store building materials for house construction, following house construction to be used for cars and other possessions.
- Has no plans for any specific agricultural use, is open to low-intensive agricultural uses prior to a home being constructed. Can continue an agricultural use if needed.

There being no further comments, Wilson closed the hearing at 7:19pm.

B. Rezoning – AG to RP – Brege

Wilson opened the hearing at 7:19 pm.

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

The applicant, Nichole Brege, was present and provided the following information:

- Existing property is owned by father-in-law.
- Intention is to split the land to allow an additional home to be constructed near family.

There being no further comments, Wilson closed the hearing at 7:23pm.

VIII. OLD BUSINESS

A. Rezoning – RP to AG – Bagley

The Planning Commission noted the following points of discussion:

- Agricultural buildings require an approved and active agricultural use to be the primary use for the building.
- Commissioners shared concerns about the building being built as an agricultural structure when the intention is to use it for personal storage.
 - Has potential to create a non-conforming structure if primary use of the property is not agricultural practice.
 - Opinion that Staff would address the use of the structure at the time of a building permit or agricultural exemption permit application being received.
- Supportive of an agricultural use occurring on the property.

Motion by Reenders, supported by Wagenmaker, to recommend the Township Board **approve** the rezoning application for 16552 Winans St. from Rural Preserve (RP) to Agricultural (AG) based on the application meeting the rezoning standards of the Zoning Ordinance and Master Plan.

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

Ayes: Wilson, Mesler, Hesselsweet, Wagenmaker, Lemkuil, Reenders, and Chalifoux

Nays: Cousins and Taylor

Absent: None

B. Rezoning – AG to RP - Brege

Reenders recused himself from the Planning Commission table due to a potential conflict of interest, in owning adjacent property.

The Planning Commission noted the following points of discussion:

- Supportive of the proposed rezoning.

Motion by Cousins, supported by Taylor, to recommend the Township Board approve the rezoning application for 10441 152nd Ave. from Agricultural (AG) to Rural Preserve (RP) based on the application meeting the rezoning standards of the Zoning Ordinance and Master Plan.

Which motion carried

Reenders returned to the Planning Commission table

IX. NEW BUSINESS

A. Pre-Application – Wesco – Proposed Development

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

Becky Page of Holland Engineering, provided the following information:

- Received tentative approval from OCRC for two access points.
- Proposed drive through would allow customers to purchase in-store goods, no outside restaurant or food services would be available.
- Addressed stacking spaces for drive through operation.

The Planning Commission noted the following points of discussion:

- Shared concerns regarding traffic impact from the development.
 - Noted OCRC approval stated a preference for one access point.
 - Intersection at Ferris Street and 168th Avenue is often congested at peak hours.
 - Will need to provide safe pedestrian access to site.
- Direction to the applicant to perform a traffic study to determine traffic flow at peak hours.
 - Open to seeing a roundabout traffic circle at the intersection.
- Confirmed Special Lane Use requirements for the drive through will also need to be addressed.

X. REPORTS

A. Staff Report – None

B. Commissioner Comments

Trustee Wagenmaker explained confusion regarding definitions in Zoning Ordinance matching the definitions within the Michigan State Building Code.

- Also noted need for Commissioners to review the PUD Chapter of the Zoning Ordinance for clarification on standards relating to architectural requirements, open space, and density bonuses.

Agreement among Commissioners to read through the PUD agreements prior to reviewing a PUD application.

Questions regarding definition of single family dwelling as perceived by Planning Commission compared to Zoning Ordinance and prior approvals for PUDs with attached single dwellings.

XI. EXTENDED PUBLIC COMMENTS

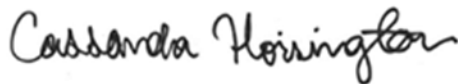
Brianne Taylor – 15141 Pine Street

- Inquired about any updated plans for the Eastbrook Reenders development.
- Questioned how Public Notices would be received and published

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:28p.m.

Respectfully submitted,



Cassandra Hoisington

Acting Recording Secretary