I. Call to Order

II. Roll Call

III. Pledge to the Flag

IV. Approval of the June 06, 2022 Planning Commission Meeting Minutes

V. Correspondence

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

VII. Public Hearings:
   A. SLU – Accessory Building in Front Yard – Skeels

VIII. Old Business
   A. SLU – Accessory Buildings in Front Yard – Skeels

IX. New Business
   A. Preapplication – Office/Service Park – 168th St.

X. Reports
   A. Staff Report
   B. Commissioner Comments

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

XII. Adjournment
MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 6, 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, Cousins, and Hesselsweet
Members absent: Chalifoux
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 May 16, 2022 meeting were approved.

V. CORRESPONDENCE - None

VI. PUBLIC COMMENTS
Bethany Reid — 1513 Meadow Lane, Grand Haven
- President of the Klempel Farms Condo Association.
- Shared concerns regarding the traffic impacts on 168th Street, requested a traffic study be performed.
- Noted that pedestrian connectivity is poor, and rush hour traffic causes conflicts.

Doug Fricano — 15081 168th Street, Grand Haven
- Inquired why PUDs are not included in the zoning district statements of purpose in Chapter 2 of the Zoning Ordinance.
  - Thibault explained that the PUD zoning represents the development process for those parcels and each development is reviewed independently, therefore there is not a standard definition.
- Concerned with the flexibility that a PUD provides.

VII. PUBLIC HEARING
A. PUD – Lakeshore Flats East – Multifamily Apartment Complex
Wilson opened the hearing at 7:08pm.
Thibault provided an overview through a memorandum dated June 2nd.

Terry Nash, Managing Director of Coach Road Capital, and Dennis Cole, Project Manager, were present and provided the following information:

- Open to replacing two trees in a landscape island with a raingarden in order to allow better access by Fire/Rescue vehicles.
- Agreed to adjust light pole heights to be compliant.
- Existing development is larger than proposed and was expected to generate 850 trips per day, no traffic study was performed for this phase.
- Smaller studio apartments allow for better building articulation but agreed to bring units up to the minimum 500sqft size.
- Clarified that all units in this phase will be priced at market rate.

Following the initial discussions, the Chair opened the public comment period:

Bethany Reid — 1513 Meadow Lane, Grand Haven
- Reiterated concerns regarding impact on traffic circulation.

Doug Fricano — 15081 168th Street, Grand Haven
- Sought clarification on the setback requirements for the R-3 district.
- Inquired about the expected occupancy of the development.

There being no further comments, Wilson closed the hearing at 7:41pm.

VIII. OLD BUSINESS

A. PUD – Lakeshore Flats East – Multifamily Apartment Complex

The Planning Commission noted the following points of discussion:

- Discussed architectural variety standards – noted previous phase was allowed to have lessened requirements due to what was proposed as affordable housing.
- Directed the applicant to increase the minimum unit size from 476sqft to meet the 500sqft minimum.
- Asked if a traffic study had been performed and what the OCRC had approved.
  o Applicant noted the OCRC had not issued a permit at this time.
  o Majority of Commissioners supported performing a traffic study to determine if a deceleration lane is needed on 168th Avenue.
- Questioned where the snow storage would occur, recommended the applicant push snow into the retention basins.
Motion by Taylor, supported by Cousins, to table the Lakeshore Flats Apartments East PUD application, and direct the applicant to make the following revisions:

1. Provide updated plans with the following information:
   - Increase the minimum floor area of all units to 500sqft.
   - Replace trees in the landscape island on the north landscape island with a raingarden.
   - Revise the lighting fixtures to comply with the maximum 20’ height requirement.

2. Perform a traffic study for traffic on 168th Avenue to determine if a deceleration lane.

3. Provide permits from Ottawa County Road Commission.

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

Ayes: Wilson, Mesler, Hesselsweet, Cousin, Taylor, Lemkuil, and Reenders

Nays: Wagenmaker

Absent: Chalifoux

IX. NEW BUSINESS

A. Discussion – EV Charging

Thibault provided an overview through a memorandum dated June 2nd.

The Planning Commission noted the following points of discussion:

- Noted the increased number of electric vehicles, which is only set to grow as federal government regulations change.
- Discussed the challenge that is occurring without a universal charging apparatus that all EVs can utilize.
- Agreed that technology is changing quickly and it is difficult to keep up without equipment becoming obsolete.
- Commissioners were open to reviewing regulations for both incentive-based and regulation-based standards and directed staff to draft language addressing possible standards.

B. Discussion – Community Gardens

Thibault provided an overview through a memorandum dated June 2nd.

The Planning Commission noted the following points of discussion:
• Discussed demand for community gardens in the Township.
  o Staff clarified this was the first request of its kind in the current staff’s tenure.
• Discussed gardening on a property as a permitted use that does not require staff review.
• Decided that regulations are not needed at this point because the demand is not present.

X. REPORTS
A. Staff Report
  • Thibault relayed the Township Board’s request to have a joint meeting to review appropriate dwelling units for residential zoning districts.

B. Commissioner Comments
  • Wagenmaker opined that PUDs are becoming obsolete.
  • Taylor recommended Commissioners review the PUD standards, including those related to building materials.
  • Reenders suggested that Commissioners have discretion on the building type allowed in a PUD.
  • Request that staff research the topic of dwelling units in PUDs and provide examples of regulations in other communities.
  • Cousins requested an update on the Wesco gas station proposal.
    o Staff clarified that the applicant was working on a traffic study and no new plans had been received.

XI. EXTENDED PUBLIC COMMENTS - None

XII. ADJOURNMENT
Without objection, the meeting adjourned at 8:42 p.m.

Respectfully submitted,

Cassandra Hoisington
Acting Recording Secretary
Community Development Memo

DATE: July 14, 2022
TO: Planning Commission
FROM: Planning Staff – Rory Thibault, Cassandra Hoisington
RE: Special Land Use – Accessory Building in Front Yard – Skeels

PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Parcel Number</th>
<th>Parcel Size</th>
<th>Application Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>14494 Angelus Circle</td>
<td>70-03-35-351-022</td>
<td>37,452sqft (or 0.86-acres)</td>
<td>Special Land Use</td>
</tr>
</tbody>
</table>

Existing Zoning | Existing Land Use | Existing Infrastructure | Existing Site Improvements |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>Single Family</td>
<td>Paved Road</td>
<td>Single Family Dwelling Attached Garage</td>
</tr>
</tbody>
</table>

Master-Planned Zoning | Surrounding Zoning & Land Uses
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<th>Zoning</th>
<th>Land Use</th>
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</thead>
<tbody>
<tr>
<td>N</td>
<td>R-1</td>
<td>Single Family</td>
</tr>
<tr>
<td>S</td>
<td></td>
<td>Pottawatomie Bayou</td>
</tr>
<tr>
<td>E</td>
<td>R-1</td>
<td>Single Family</td>
</tr>
<tr>
<td>W</td>
<td>R-1</td>
<td>Single Family</td>
</tr>
</tbody>
</table>
**TIMELINE**

**December 2020** - The applicant was contacted via a violation letter in December 2020 which provided information regarding the non-compliant location of the building. Instruction to cease construction of the building was included. Leniency in moving the structure was granted due to winter weather.

**Spring 2020** - Emails were exchanged with Code Enforcement Officer French over the next few months regarding possible solutions.

**June 2021** – The applicant requested additional time to have a survey completed before submitting an application.

**February 2022** – The Township had still not received an application and construction had been completed. Code Enforcement Officer French informed the applicant that either a compliant application must be submitted and approved or a variance must be approved.

**April 2022** – A ZBA application was submitted and ultimately postponed since there is a compliant option through a Special Land Use.

**BACKGROUND**

The applicant built the shed due to the need for more storage as the existing 720sqft basement garage was not capable of storing their tools and equipment. The applicant has stated the need for the location in the front yard is due to the location of the septic tank and utility lines in the rear yard. Additionally, the western portion of the yard slopes down to provide access to the basement garage, which the applicant has noted as a hurdle for placement of the shed.

Staff notes the rear yard setback of the house appears to be non-conforming with a setback of about 37-feet where 50-feet is required.
**SKEELS APPLICATION**

<table>
<thead>
<tr>
<th>Section</th>
<th>Provision</th>
<th>Staff Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.07.A</td>
<td>Complies with minimum front yard setback for zoning district.</td>
<td>251’ proposed where 50’ required.</td>
</tr>
<tr>
<td>12.07.B</td>
<td>Meets requirements of other accessory buildings.</td>
<td>160 sqft proposed where 1,500 is allowed. Setback 7’ from East property line where 5’ is required. Setback 30.5’ from Main Building where 5’ is required.</td>
</tr>
<tr>
<td>12.07.C</td>
<td>Aesthetically compatible with the house and surrounding homes.</td>
<td>Roof Pitch: 7/12 constructed, house main roofline is 3/12</td>
</tr>
<tr>
<td>12.07.C</td>
<td>This includes roof pitch, façade materials/siding, windows, colors, and other factors deemed necessary.</td>
<td>Façade materials/siding: Vertical wood siding on the shed; whereas the house is brick.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Windows: 3 in total on N, W, S facade</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Colors: same color family</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Trim/Roof Material: Will match the house</td>
</tr>
<tr>
<td>12.07.D</td>
<td>Building shall not be clad in metal.</td>
<td>No metal used.</td>
</tr>
<tr>
<td>12.07.E</td>
<td>Structure is not located in a side or rear yard for at least 1 of the following factors—natural features, lot dimensions, or existing structures.</td>
<td>East side yard: cannot be located due to required setbacks West side yard: existing driveway Rear Yard: One half contains the septic tank. The other half of the rear yard contains a very large tree and a retaining wall for the driveway.</td>
</tr>
<tr>
<td>6.06.B.1</td>
<td>Outdoor lighting does not exceed the height of the eave.</td>
<td>None proposed.</td>
</tr>
</tbody>
</table>

**RECOMMENDED DISCUSSION POINTS**

- Confirm aesthetic compatibility between the existing nonconforming shed and the existing home using Section 12.07.C as a guide.
  - Existing shed has vertical wood siding, existing house is brick
SAMPLE MOTIONS

If the Planning Commission finds the application meets the standards, the following motion can be offered:

**Motion to conditionally approve** the Special Land Use application to retain an Accessory Building in the front yard of the property located at 14494 Angelus Circle. 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 conditions and report:

1. Building shall contain at least 1 window per wall, all windows to match each other.
2. Shingles used for the roof shall match that used for the dwelling.
3. Masonry veneer shall be installed on the shed to match the exterior of the dwelling.
4. Siding colors shall remain consistent with the dwelling.
5. *List additional conditions here...*

If the Planning Commission finds the application is in need of revisions before a determination can be made, the following motion can be offered:

**Motion to table** the Special Land Use application, and direct the applicant to make the following revisions:

1. *List the revisions.*

If the Planning Commission finds the application does not meet the standards, the following motion can be offered:

**Motion to deny** the Special Land Use application for an Accessory Structure in the Front Yard, and direct staff to draft a formal motion and report for those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

REPORT OF FINDINGS (*TO BE USED WITH A MOTION FOR APPROVAL*)

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.
May 20, 2022

Mr. Thibault,

We are writing this letter in regards to a notice we received from the Township concerning a dimensional variance request from a resident at 14494 Angelus Circle.

The biggest issue that we and other neighbors have with this house is the ongoing accumulation of junk stored in the front yard (water side) including 3 Sea Doo’s, a riding lawn mower, a pickup truck topper, a lift station, kayaks, a truck parked over the property line on the lawn and multiple blue tarps covering God knows what. This neighbor is a hoarder and is driving down our property values. We have complained to the township about this in the past but nothing seems to improve.

We actually don’t have a problem with the size of the shed. We were hoping that some of the items sitting outside would be moved into the shed to help clean up the front yard. To our disappointment, the yard continues to accumulate junk on top of what is now in the shed. I’m afraid that no matter how big the shed is, these hoarders will continue to add more junk and leave outside to deteriorate in the weather. The garage is also packed. We believe that most of this junk belongs to a son who to our knowledge does not even live there.

We go through great efforts and expense to maintain our property and neighbors like these drive down our property values. Something needs to be done!

We do not want problems with this neighbor and would ask that our names remain anonymous.

Any help the township can offer to get this neighbor to clean up their yard would be greatly appreciated.
GRAND HAVEN CHARTER TOWNSHIP

SPECIAL LAND USE APPLICATION

<table>
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<tr>
<th>Application Type</th>
<th>Fee</th>
<th>Escrow*</th>
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</thead>
<tbody>
<tr>
<td>Overlay Zone</td>
<td>$500</td>
<td>$1,000</td>
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<tr>
<td>Regular</td>
<td>$400</td>
<td>$1,000</td>
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<tr>
<td>Amendment</td>
<td>$250</td>
<td>$500</td>
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<table>
<thead>
<tr>
<th>Utility Escrow**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Extension</td>
</tr>
<tr>
<td>Lift Station</td>
</tr>
</tbody>
</table>

Procedural information is included with this application. The remaining provisions can be found at www.ght.org/zoning.

Applicant Information

Name: Jane A Skeels
Phone: 616-430-2052
Address: 14494 Angelus Circle Grand Haven, MI 49417
Email Address: Boones73@aol.com

Owner Information (If different from applicant)

Name: ____________________________________________
Phone: __________________________________________
Address: __________________________________________

Property Information

Address/Location: 14494 Angelus Cir, Grand Haven, MI 49417
Parcel Number: 70-03-35 351 022
Current Zoning: R-2
Size (acres): <1
Master-Planned Zoning: R-2

Description of Proposed Use/Request (attach additional pages as needed)

We are asking to place an accessory structure in our front yard.

________________________________________

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 12 and 18 of the Zoning Ordinance.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Signature of applicant

Date: June 24, 2002

* To cover cost of legal and consulting fees, may be increased as necessary

** If approval of this application requires/includes the extension of a municipal utility, an additional $5,000 escrow fee shall be required, and an additional $2,000 escrow fee shall be required for the installation of a lift station.
For Office Use Only

Date Received ____________________ Fee Paid? ____________________
Materials Received: Site Plans __________ Location Map __________
Survey __________ Legal Description __________

Dated copy of approved minutes sent to applicant? __________ Date Sent __________

PLANNING COMMISSION USE ONLY

Approval __________________________

Tabled __________________________

Denied __________________________

Conditional Approval __________________________

The following conditions shall be met for approval:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Signature of Planning Commission Chair __________________________ Date __________
# GRAND HAVEN CHARTER TOWNSHIP

## ZONING BOARD OF APPEALS APPLICATION

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<td>Variance or Appeal</td>
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<td>$300</td>
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<tr>
<td>603 Exemption</td>
<td>$250</td>
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<tr>
<th>Application Type</th>
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<td>Special Meeting</td>
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<tr>
<td>Interpretation</td>
<td>$125</td>
<td>n/a</td>
</tr>
</tbody>
</table>

* To cover cost of legal and consulting fees, may be increased as necessary

## Applicant/Appellant Information

**Name**: Gary Jane Skreks  
**Phone**: 616-430-2052  
**Address**: 14494 Angeles Cir, GH  
**Email Address**: Beones73@aol.com

## Owner Information (If different from applicant/appellant)

**Name**: as above  
**Phone**:  
**Address**:  
**Email Address**:  

## Property Information (Include a survey or scaled drawing)

**Address**: 14494 Angeles Cir, Grand Haven, MI 49417  
**Parcel No.**: 70-03-35-351-022  
**Current Zoning**:  
**Lot Width**: see enclosed survey  
**Lot Depth**:  
**Parcel Size**:  

## General Information (Check one)

(×) Application for Variance  
( ) Request for Interpretation  
( ) Notice of Appeal

**NOTE**: Please provide a scaled drawing with details of your proposed work including the dimensions of any structures (i.e. height, width & length), building materials, the setbacks to ALL property lines, and other existing structures on the parcel, and any other relevant information, as needed.

### VARIANCE REQUESTED (If applicable)

1. Attach a Narrative: Description of Request; Why it is needed; and Addresses each of the 4 Standards  
2. Variance Requested From the Requirements of Section Number(s) 12, 07  
3. Relating to Placement of the shed.  
4. Structure/Land Use (After Variance) To store lawn & garden equipment  
5. Overall Building Size (After Variance) 10’ x 16’  
6. Setbacks from lot lines (After Variance):
   a. Front Yard 30' + 7' feet  
   b. Rear Yard N/A feet  
   c. Side Yard #1 N/A feet  
   d. Side Yard #2 N/A feet

* The shed is 7 feet from the lot line and 30.5 feet from the house.
June 28, 2022

Description of Accessory Structure for 14494 Angelus Cir, Grand Haven

1)  a. aesthetic compatibility
    The roof pitch of the main house is **3/12**
    The roof pitch of the shed is **7/12**

b. facade materials/siding
    The house is brick.
    The shed is wood.

c. inclusion of windows
    The shed has three windows, one on the front and one on each end.

d. The house and shed are similar in color but not an exact match. We can match the shed to the house. The trim on the shed will match the house. The roof of the house and shed are the same material and do match.

2)  Metal panels/roofing are not and will not be used on the shed.

3)  The accessory structure cannot be located in the side yard or rear yards due to at least one of the following factors:

   a. Natural Features
      The side yard to the East is too narrow and the side yard to the West contains the driveway. One half of the rear yard (road side) contains the septic tank. The other half of the rear yard contains a very large tree and a retaining wall for the driveway.

   b. The dimensions of the lot – see attached survey
   c. Existing structures – see attached survey
When this house was built in 1963, the needs were not the same as they are today. This house does not contain much storage space so much more is needed. We need a storage shed to store yard maintenance equipment, snow removal equipment and things such as lawn chairs and umbrellas, etc. Currently, we are renting two storage units locally at a cost of $160.00 per month.
CERTIFICATE OF SURVEY

Legend
- IRON SET
- IRON FOUND
- MONUMENT FOUND
- NAIL SET
- NAIL FOUND
- SET WOOD LATH ON LINE
- GOVERNMENT 1/4 CORNER
- SECTION CORNER
- CENTER 1/4 CORNER
- RECORD
- MEASURED

SPACE RESERVED FOR REGISTER OF DEEDS

NOTE: PER PLAT, LOT LINES EXTEND TO WATERS EDGE, NO RIPARIAN OWNERSHIP WAS DETERMINED BY THIS SURVEY

SCALE: 1" = 60'

DESCRIPTION: A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GRAND HAVEN, COUNTY OF OTTAWA, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS TO-WIT:
LOT 3, PLAT OF SUNNY SHORES, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 13, PAGE 2, OTTAWA COUNTY RECORDS.
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
RECORD OF FINAL INSPECTION
SEWAGE DISPOSAL SYSTEM

Elevated Mound
Lagoon
Other

Parcel # 72-03-35-351-022

Owner or Builder Joe Lottys
Township Grand Haven
Location 14494 Angela's circle
City GH Zip
Plat Sunny Shore Lot 3
Primary Treatment 1-1000 gal

Secondary Treatment 4 Risco

Installed by
Send Report to
Address
City Zip

APPROVED ✓ DISAPPROVED

Inspected by
Issuing Agency
Date 10-3-96

REMARKS:

IMPORTANT INFORMATION:

Shrubs or trees should not be planted close to the sewage disposal system as they would interfere with pumping of tank. The yard grade in the disposal area should be such that surface water does not collect on the drainfield. Do not excessively water the lawn in the drainfield area.

Footing drainage and downspouts should not be connected into the septic system or discharged into the drainfield area.

The septic tank itself should be PUMPED EVERY THREE TO FOUR YEARS depending on the habits of the family, the number of fixtures in the house, and the amount that a garbage disposal is used. Pumping at the right time will avoid the risk of injuring or destroying the drainfield due to solids carrying over into the drainfield. Call the Ottawa County Health Department for a list of licensed septic tank pumpers in your area. The pumper can serve you best if you show them this record.

Heavy trucks or equipment should never be driven over the tank or drainfield. Consult this record in case any buildings, driveways, swimming pools, or extensive grading or filling are later contemplated.

This record is not a guarantee of performance. A septic system is not a municipal sewer. However, with proper maintenance and careful use of water, it can give many years of trouble-free service. Many problems with septic tanks are caused by flushing excessive amounts of paper, cloth and plastic materials down the drain, or by large amounts of water from leaky faucets or faulty fixtures.
Community Development Memo

DATE: July 14, 2022
TO: Planning Commission
FROM: Rory Thibault – Senior Planner
RE: Pre-Application Presentation – 168th St. Commercial Offices

BACKGROUND

Kyle Doyon, of Doyon Properties LLC, is interested in developing a commercial business park consisting of multiple service buildings split into individual rentable “units.”

This property is comprised of two parcels totaling 3.80-acres located on 168th Avenue. The parcels are zoned C-1 Commercial and located within the US-31 Overlay District.

The use of the building has been determined by staff to be a “Service Establishment” which is permitted by right. This is defined as following:

*Establishments consisting of an office, showroom, or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.*
PROPOSED DEVELOPMENT CONCEPT

The “commercial space park” is intended for business owners. These units will be accessed from an interior parking lot. Each unit consists of an open workshop area and office area. The units workshop/warehouse area and an office/bathroom area, are internally configurable and flexible depending on the business needs. The developer has stated that the units will not be used for residential purposes.

Each parcel will house two building consisting of (4) 625sqft units and (2) 1,914sqft units. In total 24 units are proposed. The buildings on each parcel are identical.

PRELIMINARY STAFF REVIEW

In April, the applicant met with staff for a preapplication conference. At that time the main outstanding issue was the building separation, which has since been revised to meet the required side yard setbacks though a proposed lot line adjustment – which should be approved.

There are wetlands on the rear (east side) of the site and the properties abut a county drain. The developer is aware and will acquire the necessary approvals as such. The developer is aware of the requirements for the US-31 Overlay Zone. At this time, no elevations have been provided.

PURPOSE OF PRE-APPLICATION PRESENTATION

At a pre-application presentation, the Planning Commission and property owner shall have an opportunity to exchange information and provide guidance that will assist in the preparation of materials. Also, it is noted that no formal action will be taken, nor will statements made be considered legally binding commitments.
PRELIMINARY FOR PLANNING COMMISSION REVIEW 7-11-2022

DEVELOPMENT NARRATIVE

TOPOGRAPHIC SURVEY WITH CONCEPTUAL LAYOUT A

PARKING REQUIREMENT CALCULATION

COMMISSION REVIEW 7-11-2022