I. Call to Order

II. Roll Call

III. Pledge to the Flag

IV. Approval of the July 18, 2022 Planning Commission Meeting Minutes

V. Correspondence

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

VII. New Business
   A. Preapplication – Beacon Roofing – 172nd St.
   B. Preapplication – Redstone Homes – M45/US31

VIII. Reports
   A. Staff Report
   B. Commissioner Comments

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

X. Adjournment

Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a “Speakers Form” located on the counter. Completed forms must be submitted to Township Staff prior to the meeting.
MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 18, 2022

I. CALL TO ORDER
Hesselsweet called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00pm.

II. ROLL CALL
Members present: Hesselsweet, Reenders, Mesler, Wagenmaker, and Taylor
Members absent: Wilson, Chalifoux, Lemkuil, Cousins
Also present: Senior Planner Thibault and Associate Planner Hoisington

Without objection, Hesselsweet instructed Hoisington to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES
Without objection, the minutes of the June 6, 2022 meeting were approved.

V. CORRESPONDENCE
Anonymous – Complaint regarding 14494 Angelus Circle concerning junk in the front yard of the property.

VI. PUBLIC COMMENTS - None

VII. PUBLIC HEARING
A. Special Land Use – Accessory Building in Front Yard – Skeels
Hesselsweet opened the hearing at 7:02pm.

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

The applicant provided the following information:
- Shared the need for more storage on the property.
- Stated the shed was not complete, but to a point of being “roughed-in.”
- Agreeable to adding brick veneer to the shed to match the materials of the home.

Following the initial discussions, the Chair opened the public comment period. There being no further comments, Hesselsweet closed the hearing at 7:11pm.

VIII. OLD BUSINESS
A. Special Land Use – Accessory Building in Front Yard – Skeels
The Planning Commission noted the following points of discussion:
• Discussed aesthetic requirements for the shed to match the home. Direction to add brick veneer to match the look of the home.
• Inquired about impact of shed on waterfront view from neighboring homes.
• Acknowledged the limitations the shallow rear yard create for placement of the shed in a compliant location.
• Noted other homes in the area do not have rear yard (street side) accessory buildings.

**Motion** by Wagenmaker, supported by Taylor, 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 and approved administratively.
4. Siding colors shall remain consistent with the dwelling.

**Which motion carried unanimously.**

**IX. NEW BUSINESS**

A. Preapplication – Office/Service Park – 168th Avenue

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

The Planning Commission noted the following points of discussion:
• Shared concerns regarding parking and traffic circulation within and to access the site.
• Asked if a deceleration lane would be required.
• Inquired about snow storage plans.
• Direction to the applicant to fully define the use occurring on the site to avoid confusion and confirm compliance.

**X. REPORTS**

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

**XI. EXTENDED PUBLIC COMMENTS - None**

**XII. ADJOURNMENT**
Without objection, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Cassandra Hoisington
Acting Recording Secretary
Community Development Memo

DATE: August 11, 2022

TO: Planning Commission

FROM: Planning Staff – Rory Thibault, Cassie Hoisington

RE: Pre-Application Presentation – Beacon Roofing

BACKGROUND

Scott Rantala, of JLL, has identified the property at 14064 172nd Ave. to establish a local presence for the exterior building products company, Beacon Roofing. This property is the former Creative Plastics warehouse, and located due-west of the new GHCM building.

This property is comprised of two parcels totaling 4.52-acres. The parcels are zoned I-1 Industrial and located within the US-31 Overlay District.

The parcels are intended to be combined and therefore the property shall be evaluated as a whole. The proposed use of the property is twofold. The existing building envelope is to remain, with the interior reconfigured to include a showroom and warehousing/storage. Outdoor Storage is proposed in the side and rear yards, which is regulated through the Special Land Use process.

APPLICANT'S NARRATIVE

The site will be used to receive roofing and siding material from our vendors. We will be storing the siding material indoors along with the roofing accessories. The yard will be utilized to store shingles, along with our delivery vehicles. Products will be staged daily in the yard and loaded on our vehicle to make job site deliveries. We will also offer customer pick up opportunities.
Generally, contractors will pick up smaller manageable loads. A customer pick-up zone will be established to control traffic patterns and maximize efficiencies. Throughout the day we will receive material from our manufacturing partners. This process will happen inside the yard, in a controlled area. Throughout the week our goal for our delivery vehicles is to maximize a load in the morning, return to the yard and maximize a load in the afternoon.

**PREAPPLICATION WITH STAFF**

In June, the applicant met with staff for a Preapplication conference. The applicant is aware of the additional US-31 Overlay Zone and SLU requirements. Because the use is a new special land use, the site is required to meet the US-31 Overlay Zone requirements for traffic impact, landscaping, circulation and access, and woodland protection.

At that time Community Development Staff directed the applicant to conduct a traffic study, because the proposal intends to retain the existing curb cuts (3) and add a connecting drive aisle. The results of this study have not been provided as of yet.

Following a formal application, Staff & PC comments will need to be addressed, during the Site Plan Review process.

**SUGGESTED DISCUSSION TOPICS**

- Connecting the northernmost curb cut to the middle curb cut.
  - Potential impact on landscaping, traffic circulation.
- Proposed fencing.
  - Provides chain link fence on plans, sight obscuring fence is required.
  - US-31 Overlay Zone also requires decorative and durable fencing to be used. Chain link is only allowed in visible areas when it is vinyl coated and screened.
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.
RE  Preapplication Meeting Project Summary
Proposed Site for Beacon Roofing
14064 172nd Ave. Grand Haven Township

Beacon Building Products is a publicly traded company that is one of the leaders nationally in the distribution of Residential Roofing, Commercial Roofing, and Complimentary – exterior building products. With locations in all 50 states, Beacon strives to be the premier choice of local builders as well as residential and commercial contractors. Beacon will supplying exterior building products for local projects. Our commitment to help our customer Build More, is the focus at our branches. This location will allow us to store and distribute world class products locally, allowing our customers to provide excellent service and options to the community.

The site will be used to receive roofing and siding material from our vendors. We will be storing the siding material indoors along with the roofing accessories. The yard will be utilized to store shingles, along with our delivery vehicles. Products will be staging daily in the yard and loaded on our vehicle to make job site deliveries. We will also offer customer pick up opportunities. Generally, contractors will pick up smaller manageable loads. A customer pick-up zone will be established to control traffic patterns and maximize efficiencies. Throughout the day we will receive material from our manufacturing partners. This process will happen inside the yard, in a controlled area. Through out the week our goal for our delivery vehicles is to maximize a load in the morning, return to the yard and maximize a load in the afternoon.
Community Development Memo

DATE: August 11, 2022

TO: Planning Commission

FROM: Planning Staff – Rory Thibault, Cassie Hoisington

RE: Pre-Application Presentation – Redstone Homes PUD

BACKGROUND

David Stebbins, representing Redstone Homes, is interested in developing a market-rate Residential PUD near the intersection of US-31 and M-45. Recall, two of the four properties involved are currently owned by North Ottawa Community Health System (NOCH).

The future land use for the identified property was changed to High Density Residential as a result of the updates to the Master Plan and Future Land Use Map. It was concluded that High Density Residential was a higher and better use of the property because industrial or commercial development would not be appropriate for the site due to the larger building footprints and the environmental impact to the existing wetlands on site.

This property is comprised of 4 parcels totaling 103.45-acres. While the property is intended to be developed in (2) phases, the development shall be evaluated as a whole. Phase 1 totals 63.99-acres, Phase 2 totals 39.46-acres. The parcels are currently zoned General Commercial (C-2), Rural Residential (RR), and Agricultural (AG). However, the parcels would be rezoned to PUD through the PUD process, and could utilize the density allowance of High Density Residential to establish the parallel plan. The property is also located in the US-31 Overlay Zone.
The development will target multi-generational residences with garden style and ranch style apartment homes on the south and west sides of the property along with duplex and quad-plex style condominium homes for sale which are in the center and northern sections of this development.

Nine single family lots along the east side of the property will help create a transition between the existing homes along 156th ave. and the multi-family portion of our proposed development. Except for the Garden style apartments, each of the other home types in this development will offer a two-stall garage along with driveways that will accommodate two additional parking spaces.

Layout of the site takes into account the forested wetlands and works to preserve these amenities for use of the residents. The wetlands are accessible and usable most time of the year for the enjoyment of the residents and are typically only wet during spring and fall. The property also has many mature trees that will be preserved to the greatest extent possible.

It’s anticipated that site work would begin yet in 2022 and building construction would start in early 2023.

In July, the applicant met with staff for a pre-application conference. The applicant is aware the site shall be served by a public sanitary sewer, and public watermain. The site is in proximity to the DDA expansion area, and service will have to be looped. Further, 156th Ave. will need to be paved from M-45 to the eastern entrance of the project.
The applicant has provided typical renderings for some of the building types. They are aware that the materials will need to be changed in order to meet the higher architectural requirements of the US-31 Overlay Zone.

The Fire/Rescue Department has advised the development team that the current layout is not feasible to serve the proposed number of duplexes. Though the intention is to eventually loop the private road, without an additional connection the proposed road may serve no more than 24 premises.

The applicant will be responsible for addressing feedback provided by staff and the Planning Commission when the PUD application is submitted.

**SUGGESTED TOPICS OF DISCUSSION**

The Planning Commission may choose to provide guidance on the following topics:
- Housing types/styles
- Desired architectural features and materials
- Community character and establishing a neighborhood feel

**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.**
This proposed PUD provides multiple residential unit types to create a diverse community of residence, along with a significant amount of common element open space. A large boulevard-style entrance directly off of Lake Michigan Drive will provide a “grand entrance” into the development and there will be plenty of sidewalks and walking paths throughout the site which will connect each of the neighborhoods and open spaces.

The development will target multi-generational residences with garden style and ranch style apartment homes on the south and west sides of the property along with duplex and quad-plex style condominium homes for sale which are in the center and northern sections of this development. Nine single family lots along the east side of the property will help create a transition between the existing homes along 156th ave. and the multi-family portion of our proposed development. Except for the Garden style apartments, each of the other home types in this development will offer a two-stall garage along with driveways that will accommodate two additional parking spaces.

The streets will be private, and the site will be served by public sanitary sewer, public watermain, private storm sewer and buried electric, cable TV, natural gas, and telecommunication lines. The stormwater management plan will be subject to review by the Ottawa County Water Resource Commissioner’s Office.

The property is somewhat unique due to the amount of forested wetland areas present. Layout of the site takes into account the forested wetlands and works to preserve these amenities for use of the residents. The wetlands are accessible and usable most time of the year for the enjoyment of the residents and are typically only wet during spring and fall. The property also has many mature trees that will be preserved to the greatest extent possible.

This development is made up of three individual properties with a combined total of 102.67 acres. Redstone currently has signed purchase agreements for all three parcels. All open space will be permanently set aside for the sole benefit, use and enjoyment of present and future residence of this PUD through the recorded Master Deed.

It’s anticipated that site work would begin yet in 2022 and building construction would start in early 2023. Prior to the first building permit, a Master Deed will be provided for the Township Staff (and legal counsel, if required) for review and approval.

David Stebbins
VP-Redstone Land Development, LLC.