MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
August 15, 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, Wagenmaker, and Lemkuil
Members absent: Chalifoux, Hesselsweet, Cousins, and Taylor
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 July 18, 2022 meeting were approved.

V. CORRESPONDENCE - None

VI. PUBLIC COMMENTS - None

VII. NEW BUSINESS
A. Preapplication – Beacon Roofing – 172nd Avenue
Thibault provided an overview through a memorandum dated August 11th.
Scott Rantala of JLL and Scott Dolata of Beacon Roofing were present to provide information:

- Beacon Roofing is an established business for building supplies in the West Michigan region, but is looking to have a local base out of Grand Haven to serve the lakeshore area.
- Would modify the existing building to have a showroom for customers to pick samples. An outdoor area is proposed for storage of building materials.

The Planning Commission noted the following points of discussion:

- Direction to use landscaping to screen more of the fencing as required in the US-31 Overlay Zone.
- The Commission was generally supportive of the project.

Thibault provided an overview through a memorandum dated August 11th.
David Stebbins, Vice President of Land Development for Redstone Homes, and Zach Voogt, Project Engineer, were present to provide information:

- Explained variety of housing types proposed on site.
- There is a priority in site design to preserve the existing wetlands and treat them as an asset to the site.
- Explained that they have entered into a purchase agreement for parcels directly adjacent to the site, and additional access would come from those parcels.
  - Stebbins clarified this was contingent on a change in the Future Land Use map as the area is not currently zoned for residential development.
- The project would be phased, and the site amenities are still to be determined.

The Planning Commission noted the following points of discussion:

- Commissioners were supportive of the housing development, felt it is an appropriate location to have a variety of housing types.
- Inquired about possible amenities on site.

VIII. REPORTS

A. Staff Report
   Thibault noted this would be Chalifoux’s last meeting, though he was unable to attend.

B. Commissioner Comments – None

IX. EXTENDED PUBLIC COMMENTS - None

X. ADJOURNMENT

Without objection, the meeting adjourned at 8:01p.m.

Respectfully submitted,

Cassandra Hoisington
Acting Recording Secretary