

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 – 172<sup>nd</sup> Avenue

Thibault provided an overview through a memorandum dated August 11<sup>th</sup>.

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.

B. Preapplication – Redstone Homes – M-45/US-31

Thibault provided an overview through a memorandum dated August 11<sup>th</sup>.

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