

MEETING MINUTES
JOINT WORK SESSION WITH
GRAND HAVEN CHARTER TOWNSHIP BOARD
AND PLANNING COMMISSION
AUGUST 29, 2022

I. CALL TO ORDER

Supervisor Reenders called the special work session meeting of the Grand Haven Charter Township Board and Planning Commission to order at 6:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board Members present: M. Reenders, Kieft, Redick, Wagenmaker, Meeusen, Behm

Board Members absent: Larsen,

PC Members present: Wilson, Taylor, Hesselsweet, Lemkuil

PC Members absent: Cousins, Chalifoux, Mesler

Also present: Manager Cargo, Assistant Manager Sherwood, Senior Planner Thibault, and Associate Planner Hoisington

D. Reenders arrived at 6:51pm and joined the meeting.

Without objection, M. Reenders instructed Cargo to record the minutes.

IV. APPROVAL OF MEETING AGENDA

V. PUBLIC COMMENTS – None

VI. NEW BUSINESS

A. Discussion regarding the Housing Type Compatibility for Residential Zoning Districts and Residential PUDs

Senior Planner Thibault presented a memorandum dated August 18th regarding housing type compatibility for residential zoning districts and PUDs.

Members discussed housing types and reviewed proposed amendments to the Zoning Ordinance and agreed to the following:

- No revisions to the table of permitted uses in Section 2.09 of the Zoning Ordinance.
- Supportive of “Missing Middle Housing” housing typologies including bungalow courts, duplexes, and mansion apartments in new residential PUDs provided it is “compatible” with the surrounding area.
- New houses should be compatible with existing housing in the surrounding area regarding design, appearance, and condition.
- Desire to maintain low density in existing subdivisions.
- Direction to revise the Special Land Use regulations for two-family dwellings to

require sewer service.

B. Discussion/Direction regarding Text Amendments to the Zoning Ordinance

Senior Planner Thibault presented a memorandum dated August 18th regarding existing Zoning Ordinance language.

Members discussed proposed definitions and revisions to the Zoning Ordinance and came to a consensus on the following points of discussion:

- Agreed to add definitions for Massing, Scale, and Bulk.
- Clarified dwelling definition to include the occupancy in terms of “dwelling unit” in place of defining occupancy in terms of “family” units.
- Amend PUD transition area subsection for requirements and terms
- Defined the building material requirement for residential PUDs for “predominant” building materials to comprise no less than 35% of the total building elevation.

After discussion, the consensus position of the members was to have Planning Department staff to draft revised ordinance language that includes those points that are reflected in the minutes.

VII. ADJOURNMENT

Without objection, the meeting adjourned at 7:54 p.m.

Respectfully Submitted,

William Cargo, Acting Recording Secretary

Mark Reenders
Grand Haven Charter Township President