I. Call to Order

II. Roll Call

III. Pledge to the Flag

IV. Approval of the September 19, 2022 Planning Commission Meeting Minutes

V. Correspondence

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

VII. New Business
   A. Site Plan Review – MACKite – New Building
   B. Pre-Application – Southtown Market – Gas Station

VIII. Reports
   A. Staff Report
   B. Commissioner Comments

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

X. Adjournment
MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 19, 2022

I. CALL TO ORDER
Wilson called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:15pm.

II. ROLL CALL
Members present: Wilson, Reenders, Frifeldt, Wagenmaker, and Taylor
Members absent: Hesselsweet, Cousins, Mesler, and Lemkuil
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 August 15, 2022 meeting were approved.

V. CORRESPONDENCE - None

VI. PUBLIC COMMENTS - None

VII. NEW BUSINESS
A. Site Plan Amendment – Clovernook Multifamily
Thibault provided an overview through a memorandum dated September 15th.
Michael West, acting as a representative of Swan Bravo First LLC, was present to provide information:

- Affirmed inconsistency between approved landscaping plan and resubmittal and provided background on the process leading up to the proposed amendment.
- Shared the applicant’s intention to plant the additional required trees in Fall 2022 so a bond would not need to be held.

The Planning Commission noted the following points of discussion:

- Supportive of the revised plan.

Motion by Wagenmaker, supported by Taylor to conditionally approve the Swan Bravo First, LLC Landscape Plan dated 08/11/2022 for a multi-family dwelling development located at Parcel # 70-03-27-452-045 based on it meeting the requirements set forth by the Grand Haven Charter Township Zoning Ordinance and the conditional approval on 05/28/2020.
1. All new planting and trees identified in the survey shall be properly maintained to ensure they remain in a healthy, growing condition at the beginning of the first summer of issuance of an occupancy permit.
2. Any plantings or trees that are dying or dead at any time following the first year shall be replanted according to the Zoning Ordinance requirements.
3. If planting is not anticipated to occur until Spring 2023, a bond of adequate value, in an amount and form acceptable to the Township, shall be furnished by the developer to cover cost of plantings.

VIII. REPORTS
A. Staff Report
   ➢ Thibault noted the Traffic Impact Study conducted for the proposed Wesco property at US-31 and Ferris St. was done outside of the school year. Staff responded that this was inadequate and must capture the peak load during school hours.
      o Staff requested the Planning Commission determine if both the peak AM and/or PM hours be re-evaluated.
      o The Planning Commission affirmed that both AM and PM peak school hours must be evaluated in the revised study.

B. Commissioner Comments – None

IX. EXTENDED PUBLIC COMMENTS - None

X. ADJOURNMENT
Without objection, the meeting adjourned at 07:29 p.m.

Respectfully submitted,

Cassandra Hoisington
Acting Recording Secretary
Community Development Memo

DATE: September 29, 2022

TO: Planning Commission

FROM: Rory Thibault – Senior Planner

RE: Site Plan Review – MAckite – New Building

BACKGROUND

As you may recall, the owners of MAckite received Site Plan Approval for an addition to their existing building at 16881 Hayes St., on April 18, 2022. Due to increased costs of construction, the owners have pared back their expansion and instead want to build a smaller standalone building to the north of the current warehouse. Because this is not a PUD and therefore not eligible for a Site Plan Amendment, a new Site Plan Review application was required.

The property is zoned Industrial. The site is 2.54-acres with an existing 12,880± sqft warehouse. There is also an additional building and truck dock located to the north of the existing warehouse that are slated for demolition.

The proposed 4,684± sqft building north of the existing building would provide additional warehousing for the online watersports and electric bike sales. This use is permitted by right. A drive expansion, new employee parking lot and storm water basins are also included in the scope of the development. The Northern portion of the existing lot and the existing building are to remain as is.
Planning Staff have completed a review of the revised site plans. A couple of outstanding items will have to be finalized before full approval.

- Submit approval from Ottawa County Water Resources Commission, or letter of no authority
- Diversify the native tree and shrub species and plant in a natural arrangement is preferred to encourage pest resistance and visual interest
- The seed mix areas must be properly installed and maintained in order to ensure their long-term health and vitality
- Ensure adequate tree protection for existing trees on site, so soil is not compacted by construction equipment
- Loading zone to be striped in front of overhead doors.
- Curb detail to be provided
- Pole-mounted Light fixture to be at 20-feet max and average lighting level to meet requirements
- Parking amount shown (26) deviates from requirements (59).
  o The applicant has requested a reduction in parking spaces due to expected number of employees and customers.
  o The Planning Commission was acceptable of a reduction to (38) spaces for 27,500sf total (1:723sf) previously. Is the Planning Commission acceptable to this amount (1:675sf) based on the applicant’s narrative and request?

Fire/Rescue and Public Services have reviewed the drawings for the proposed building. Both approve of the plans dated 09/09/22.

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

**Motion to conditionally approve** the MAckite Site Plan Review application for an addition located at 16881 Hayes St. based on it meeting the requirements of the Zoning Ordinance. This motion is subject to, and incorporates, the following report. Approval is conditioned upon the following:
1. Provide staff with approvals from Ottawa County Water Resources Commission or letter of no authority prior to any excavation work occurring.

2. A compliant landscaping plan to be administratively approved by staff
   a. Show tree protection fence around existing vegetation to remain on demolition plan
   b. Provide curb details for mountable or rolled concrete curbs.
   c. Show Loading Zone in front of overhead doors. Sized to meet standards described in 5.08.B of the Zoning Ordinance.

3. Photometric plan to be administratively approved by staff
   a. Pole-mounted Light fixture to be moved or lowered; to meet standards described in 6.06.A of the Zoning Ordinance
   b. Average light level to meet the maximum of 2.5 lumens/sf for hardscaped areas

4. List other conditions...

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

**Motion to deny** the MACkite Site Plan Review application, 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.

If the Planning Commission finds the applicant must make revisions before a decision can be made, the following motion can be offered:

**Motion to postpone** the MACkite Site Plan Review application, and direct the applicant to make the following revisions:

1. List the revisions...

Please contact me if this raises questions.

---

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

1. 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.
   B. 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.
C. 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.

D. 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.

E. 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.

F. 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.

G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.

H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.

I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.

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 stormwater, 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 and consists of sharp cut-off fixtures.

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. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
GRAND HAVEN CHARTER TOWNSHIP

SITE PLAN REVIEW APPLICATION

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Fee</th>
<th>Escrow*</th>
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<tbody>
<tr>
<td>New - Commercial/Industrial</td>
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<tr>
<td>Building Addition</td>
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<td>$1,000</td>
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<td>Amendments &amp; All Others</td>
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<td>$1,000</td>
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<table>
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<th>Utility Escrow**</th>
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<tbody>
<tr>
<td>Main Extension $5,000</td>
</tr>
<tr>
<td>Lift Station $2,000</td>
</tr>
</tbody>
</table>

 Applicant Information  
 Name: Dryer Architectural Group  
 Phone: 616.846.5400  
 Address: 220 1/2 Washington Ave. Grand Haven, MI 49417  
 Email: dryerarch@gmail.com

 Owner Information (If different from applicant)  
 Name: Wind Riders LLC (Steve Negen & Jacob VanderZee)  
 Phone: 616.607.9355  
 Email: steve@mackite.com & jake@mackite.com

 Property Information  
 Address/Location: 16881 Hayes St. Grand Haven, MI 49417

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

 Proposed New Warehouse Building (4,684 sf +-) on the north side of the existing building. The added space will be used to warehouse products for online sales. 
 Also included in the project scope is a drive expansion, new employee parking lot, and new storm water management system.

 Northern portion of existing lot is to remain as is (parking lot, asphalt drives, and vegetation)

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapter 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  
09.09.2022  
Date

* 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.
OFF-STREET PARKING ORDINANCE SUMMARY:

REFUSE CONTAINER SCREENING:
(Per Section 4.7.B.1)

SCHEDULE OF OFF-STREET PARKING SPACES (Per Section 5.06):

0' O.C. Shown = 92 Spaces (27,600 / 300)

LOT DIMENSIONS REQUIREMENTS:

Minimum Lot Area = 1 Acre (Existing Site = 2.54 Acres)

Maximum Lot Coverage (Impervious Surface %): 70%
(Site Datum 602.56' +/-)

BUILDING CODE SUMMARY:

- Americans with Disabilities Act

USE GROUP: F-1 (Warehouse), B (Business), M (Mercantile)

CONSTRUCTION TYPE:

Information to be provided in electrical drawings

Exiting: (29,450 + 12,880) = 42,330 SF

(Existing Size 9' X 18')

59,664 / 110,642.4 = 53.9% Impervious Shown
(Max Allowable = 77,449.68 SF)

PLANNING COMMISSION SUBMITTAL_09.09.2022

EXISTING SIGN

(Marked w/ 'X')

#70-03-33-400-033

EXISTING W.P. W.P.

NEW WATER SERVICE

Existing: (9'X18')

(sp.1 RAMP DN.)

S & S ENTERPRISES

EXISTING: (29,450 + 12,880) = 42,330 SF

EXISTING Owner's Number

EXISTING: Dock Well

Existing: (29,450 + 12,880) = 42,330 SF

EXISTING: (29,450 + 12,880) = 42,330 SF

PROPOSED SITE & UTILITY PLAN

EXISTING / DEMOLITION SITE PLAN

SP.1

NEW BUILDING FOR

MACKITE BOARD
SPORTS CENTER

Division 9

dryer architectural group

205-566-9914

grand haven, michigan, 49417
NEW BUILDING FOR: MACKITE BOARD SPORTS CENTER

TYPICAL NEW SIDING:
3" THICK INSULATED METAL PANEL - VERTICAL ORIENTATION (TO MATCH EXISTING OFF WHITE COLOR) (TYP.)

TYPICAL NEW ROOFING:
NEW METAL ROOFING (TO MATCH EXISTING COLOR) (TYP)

TYPICAL NEW WINDOWS:
ALUM. WINDOWS (TO MATCH EXISTING COLOR) (TYP)

TYPICAL EXT. LIGHTING:
WALL PACK w/ CUT OFF SHIELD (12' ABOVE GRADE)

EXISTING SIDING:
METAL PANEL TO REMAIN (VERTICAL ORIENTATION)

EXISTING ROOFING:
METAL TO REMAIN

EXISTING WINDOWS:
PAINTED CONCRETE TO REMAIN

HEIGHT OF PROPOSED BUILDING:
29' - 2" +/-

DISTANCE BETWEEN EXISTING & NEW BUILDING:
48' - 2" +/- PROPOSED NEW BUILDING

HEIGHT OF EXISTING BUILDING:
24' - 7" +/-
FWPC™

TECHNICAL SPECIFICATIONS

COMPLIANCE

UL Listed
Suitable for wet locations

IESNA LM79 & LM-80 Testing
PacLights LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Qualification
Selected models of this product are on the Design Lights Consortium (DLC) Qualified Products List and are eligible for rebates from DLC Member Utilities. To view our DLC qualified products, please consult the DLC Qualified Products List at www.design-lights.org/qpl

LED CHARACTERISTICS

LEDs
Long-life, high-efficacy, surface-mount LEDs

Lifespan
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Rendering Index
>80

Beam Angel & BUG
100° beam; B2-U0-G1

Field-selectable Color Temperature
On selected models (3CCT), 3000K/4000K/5000K, selectable by a dip switch

Color Uniformity
PacLights’ range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

ELECTRICAL

Drivers
1-10V Dimmable
Input Voltage: 120-277V, 50-60 Hz
Power Factor > 0.9; THD <20%
Surge Protection 6kA

CONSTRUCTION

IP Rating
IP 65 Rated

Ambient Temperature
Suitable for up to 50°C (122°F) ambient temperature

Cold Weather Starting
The minimum starting temperature is -40°F/-40°C

Housing
Die-cast aluminum housing

Gaskets
Silicon Gaskets

Finish
Our environmentally friendly polyester powder coatings are formulated for high durability and long-lasting color, and contain no VOC or toxic heavy metals.

Lens
Polycarbonate

OTHER

5-Year Limited Warranty**
The PacLights 5-year, limited warranty covers light output, driver performance and paint finish.
**PacLights’s warranty is subject to all terms and conditions found at paclights.com/warranty

*available on selected models

PROJECT:
DATE:
TYPE:
PREPARED BY:

KEY FEATURES

100,000-Hour LED lifespan
1-10V dimming standard on all models
Selected models 3000K/4000K/5000K field-selectable
Optional photocell and motion control
Emergency backup option provided

CCT selectable full-cut off
LED Wall Mount

*available on selected models

Need help? Tech help line: (800) 988-6386  Email: cs@PacLights.com  Website: www.PacLights.com
Copyright© 2021 PacLights All Rights Reserved Specifications are subject to change at any time without notice
### TECHNICAL SPECIFICATIONS

#### FWPC-040/060/080
- **Weight**: 7.5 lbs

#### FWPC-100/120/150
- **Weight**: 11.3 lbs

### FINISHES
- All models: Dark Bronze

### LIGHT MODULES

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<th>Quantity</th>
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<tr>
<td>FWPC-100/120/150</td>
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</table>

### CCT SELECTABLE

**CCT SELECTABLE ON FIXTURE**

Selected models (3CCT) are equipped with color temperature settings ranging from: 3000K (Warm White), 4000K (Neutral White) and 5000K (Daylight). Simply use the switch directly on the fixture to select the desired color temperature and then install. Selectable color temperature technology removes the guesswork of choosing the correct color temperature for your space. Select 3000K in applications requiring warm and inviting light, select 4000K for a slightly cooler light appearance, select 5000K in areas requiring bright, crisp light.
## ACCESSORIES Optional

### EMERGENCY BATTERY BACKUP

Emergency Battery Backup generates a bright illumination even in emergency environments, such as power outages, blackouts, and fires, thanks to its UL924 approved battery for backup lighting. In addition, with intelligent emergency detection function automatically, it can provide 90 minutes ~ 180 minutes continuously work time under power-off mode.

### SECONDARY SURGE PROTECTOR

Secondary surge protector can act as the second line of defense, in addition to the LED driver’s integrated lightning arrester.

## PERFORMANCE

### FWPC™ 040

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<th>Color Temp</th>
<th>Lumens</th>
<th>LM/W</th>
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<tbody>
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<td>3000K (Warm white)</td>
<td>4,880</td>
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<td>4000K (Neutral)</td>
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<tr>
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<td>5000K (Daylight)</td>
<td>5,040</td>
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### FWPC™ 060

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<td>60</td>
<td>3000K (Warm white)</td>
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### FWPC™ 080

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<tr>
<td>80</td>
<td>3000K (Warm white)</td>
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<td>5000K (Daylight)</td>
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### FWPC™ 100

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<td>5000K (Daylight)</td>
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<th>LM/W</th>
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<td>5000K (Daylight)</td>
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### FWPC™ 150

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<td>4000K (Neutral)</td>
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<tr>
<td></td>
<td>5000K (Daylight)</td>
<td>18,900</td>
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## CONTROLS

### PHOTOCELL CONTROL

Photocell Control allows ON/OFF switching the luminaries, to be determined by the amount of daylight present. Specified low light levels at dusk will turn lights ON. When sufficient daylight returns at dawn, the lights automatically turn OFF. Automatic lighting controls save energy.

### BI-LEVEL MOTION CONTROL

Bi-level Motion Control uses passive infrared sensing strategies option (up to 18ft) to provide the ability of sensing occupancy or vacancy on luminaries, to bi-level dimming and automatically turn ON and OFF the lighting fixture. Or, select microwave sensing strategies option to provide extended range of sensing (up to 60ft).

## ORDERING INFORMATION

### FWPC™

<table>
<thead>
<tr>
<th>Family</th>
<th>Model</th>
<th>Color Temp</th>
<th>Options</th>
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</thead>
<tbody>
<tr>
<td>FWPC</td>
<td>040</td>
<td>3000K (warm white)</td>
<td>SP secondary surge protector</td>
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<tr>
<td></td>
<td>060</td>
<td>4000K (neutral)</td>
<td>PC photocell control</td>
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<tr>
<td></td>
<td>080</td>
<td>5000K (daylight)</td>
<td>MC motion control (PIR)</td>
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<tr>
<td></td>
<td>100</td>
<td>3000/4000/5000K Selectable</td>
<td>MW motion control (microwave)</td>
</tr>
<tr>
<td></td>
<td>120</td>
<td></td>
<td>EM emergency battery backup</td>
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<tr>
<td></td>
<td>150</td>
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</table>
Illumination results shown on this lighting design are based on project parameters provided to Crites, Tidey & Assoc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with applicable lighting or energy codes. Any changes to the room reflectances and/or obstructions not noted will alter the light levels. Please verify the date listed to assure the accuracy of the report. Values represent an approximation. Footcandle Levels are considered at the end of the life of the lamp and ballast.

DISCLAIMER
Illumination results shown on this lighting design are based on project parameters provided to Crites, Tidey & Assoc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with applicable lighting or energy codes. Any changes to the room reflectances and/or obstructions not noted will alter the light levels. Please verify the date listed to assure the accuracy of the report. Values represent an approximation. Footcandle Levels are considered at the end of the life of the lamp and ballast.

NOTES:
- CALC AT GRADE

### Calculation Summary

**Scene: GEN**

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<th>CalcType</th>
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<th>Min</th>
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<tr>
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<td>Illuminance</td>
<td>Fc</td>
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<td>10.6</td>
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### Luminaire Schedule

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<th>LDD</th>
<th>BF</th>
<th>[MANUFAC]</th>
<th>Description</th>
<th>MNT HEIGHT</th>
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<td>1.00</td>
<td>COOPER - LUMARK</td>
<td>PRV-C40-D-UNV-T4-BZ</td>
<td>22.5</td>
<td>POLE</td>
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<td>7</td>
<td>WP</td>
<td>Single</td>
<td>0.980</td>
<td>0.940</td>
<td>1.00</td>
<td>COOPER - LUMARK</td>
<td>XT6R8B</td>
<td>15</td>
<td>WALL</td>
<td>406</td>
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</table>
STORM CALCULATIONS
100 YEAR STORM

PROJECT: MAC KITE
PROJECT # 21-613
DATE: 8-26-22

File Name: 613 STORM-BLDG-DRIVE EAST-827

DESCRIPTION: 613 BLDG-DRIVE EAST-827

<table>
<thead>
<tr>
<th>Impervious Surface(s)</th>
<th>28,208 sf @ 1.00</th>
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<tbody>
<tr>
<td>Pervious Surfaces(s)-ret area</td>
<td>9,254 Sand sf @ 0.78</td>
<td>2036 30244</td>
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<tr>
<td>Perc Area</td>
<td>20</td>
<td>42</td>
</tr>
<tr>
<td>Perc Rate</td>
<td>0.75 /HR</td>
<td>8,733</td>
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</table>

<table>
<thead>
<tr>
<th>Time (hr)</th>
<th>Qin</th>
<th>Q(RET reqd)</th>
<th>Q(perc)</th>
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<tbody>
<tr>
<td>0.5</td>
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<td>0.75</td>
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<td>0.24</td>
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<td>1.5</td>
<td>0.282</td>
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<td>2</td>
<td>0.308</td>
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<td>2,765</td>
</tr>
</tbody>
</table>

MAX RETENTION REQ'D = 4,200cf
Retention basin capacity 600 to 597= 8,733cf
GH Township Planning Committee:

Regarding the building expansion and required parking spaces, we would kindly request an exemption due to the fact that the proposed addition will only be used for the warehousing of inventory items.

Our current full time year around staff is 12-15 employees. We do bring on an additional 1-2 part time help during the summer months May-Sept. Also, during that time, two of the current year around employees are stationed at our satellite location on Muskegon beach where we offer Kite & eFoil lessons.

The proposed rear lot should easily be enough to accommodate our year-round employees and our existing front lot with 24 spots will be plenty for our walk-in customers.

Our current business breakdown from our Hayes Street location:

- Watersports Sales are 95% of our annual sales
  - 95% online watersport sales
  - 5% walk-in watersport sales

- Electric bike sales make up 5% of our annual sales
  - 85% walk-in Ebike sales
  - 15% online Ebike sales

Thanks for your consideration,

Jake VanderZee
Community Development Memo

DATE: October 03, 2022
TO: Planning Commission
FROM: Planning Staff – Rory Thibault, Cassandra Hoisington
RE: Pre-Application Presentation – Southtown SLU

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.

BACKGROUND

Southtown Market, represented by Julius Group Architecture, is moving forward in developing Phase 2 for the property at 15191 168th Ave. This would include a gas-station, as well as other landscape and site improvements.

This parcel is 1.34-acres and is zoned C-1, Neighborhood Commercial. The proposed Commercial use of a gas station is permitted in a C-1 district by a Special Land Use Permit, with additional considerations as noted in Section 12.18 of the Zoning Ordinance.

Recall, Phase 1 of the project was a 994sf addition to the building. Typically, this would require the site to come into compliance with the Zoning Ordinance as it relates to curbs, parking lot perimeter screening, and landscape requirements.
However, because substantial re-
construction of the site was
anticipated to be performed as
part of Phase 2, the Township
Board approved an “Agreement
for Delayed Phase 1
Improvements” in August, 2021.

This protects the Township and ensures the site improvements necessary for Phase 1 will be completed if Phase 2 does not come to fruition or meaningful progress is not made over the course of 2 years. The applicant has met with Staff for multiple preapplication meetings in April and May of this year.

**Proposed Concept**

The applicant is proposing (4) covered fuel pumps serving (8) vehicles on the south end of the property. The current access for traffic circulation has been reconfigured and moved further South.

Landscaping improvements are proposed both along the building frontage and along the streetscape. On-site stormwater detention is proposed on the east and southern sides of the property. The dumpster has been relocated immediately adjacent to the building. Parking and loading will also be reconfigured.

Site access is proposed through an entrance off of Robbins Rd. and 168th Ave. Staff directed the applicant to conduct a Traffic Impact Study. This was done in conjunction with the Lakeshore Flats East study. Our engineering consultant has provided initial feedback and the report is currently being reviewed by the City of Grand Haven — having jurisdiction over the roads at this location.

**Discussion Points for PC**

 ✓ Per the Special Land Use Criteria: “All gasoline pumps shall be located at least fifty (50) feet from any lot line and shall be arranged so vehicles cannot obstruct any public sidewalk, pathway, right-of-way, or street. There shall be sufficient stacking space to prevent this from occurring.”
The property line on the north is the centerline of Robbins Rd., the property line on the east is the centerline of 168th Ave. In all other cases involving a property line located within the Right-of-Way, setbacks have been measured from the edge of the ROW easement. For the sake of continuity, we required the applicant to measure the setback from the ROW.

- Does the Planning Commission have any concerns with this interpretation?
  - Cause of concern: i.e. there are other properties in the Township on major roads (for which the ROW extends within the legal property boundaries) that could then conceivably put a gas pump within the ROW if the setback were measured from the property line instead of the edge of the ROW easement.

✓ Because of the size constraints of the property, the fuel pumps have been located to the southern portion of the site. Fire Rescue has reviewed the turning radii of their trucks and have found it to be compliant. The fuel pumps are intended to be remotely monitored by the attendant which is permissible per the Fire Code.

- Does the Planning Commission have any outstanding concerns with circulation exceeding the review by Fire/Rescue and the necessary improvements anticipated pending the results of the Traffic Study?

- The Planning Commission does have discretion to levy reasonable conditions if they find the proposed use unduly conflicts 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.