MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 6, 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, Lemkuil, Wagenmaker, Taylor, Cousins, and Hesselsweet
Members absent: Chalifoux
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 May 16, 2022 meeting were approved.

V. CORRESPONDENCE - None

VI. PUBLIC COMMENTS
Bethany Reid — 1513 Meadow Lane, Grand Haven
- President of the Klempel Farms Condo Association.
- Shared concerns regarding the traffic impacts on 168th Street, requested a traffic study be performed.
- Noted that pedestrian connectivity is poor, and rush hour traffic causes conflicts.
Doug Fricano — 15081 168th Street, Grand Haven
- Inquired why PUDs are not included in the zoning district statements of purpose in Chapter 2 of the Zoning Ordinance.
  - Thibault explained that the PUD zoning represents the development process for those parcels and each development is reviewed independently, therefore there is not a standard definition.
- Concerned with the flexibility that a PUD provides.

VII. PUBLIC HEARING
A. PUD – Lakeshore Flats East – Multifamily Apartment Complex
Wilson opened the hearing at 7:08pm.
Thibault provided an overview through a memorandum dated June 2nd.

Terry Nash, Managing Director of Coach Road Capital, and Dennis Cole, Project Manager, were present and provided the following information:

- Open to replacing two trees in a landscape island with a raingarden in order to allow better access by Fire/Rescue vehicles.
- Agreed to adjust light pole heights to be compliant.
- Existing development is larger than proposed and was expected to generate 850 trips per day, no traffic study was performed for this phase.
- Smaller studio apartments allow for better building articulation but agreed to bring units up to the minimum 500sqft size.
- Clarified that all units in this phase will be priced at market rate.

Following the initial discussions, the Chair opened the public comment period:

Bethany Reid — 1513 Meadow Lane, Grand Haven
- Reiterated concerns regarding impact on traffic circulation.

Doug Fricano — 15081 168th Street, Grand Haven
- Sought clarification on the setback requirements for the R-3 district.
- Inquired about the expected occupancy of the development.

There being no further comments, Wilson closed the hearing at 7:41pm.

VIII. OLD BUSINESS
A. PUD – Lakeshore Flats East – Multifamily Apartment Complex

The Planning Commission noted the following points of discussion:

- Discussed architectural variety standards – noted previous phase was allowed to have lessened requirements due to what was proposed as affordable housing.
- Directed the applicant to increase the minimum unit size from 476sqft to meet the 500sqft minimum.
- Asked if a traffic study had been performed and what the OCRC had approved.
  - Applicant noted the OCRC had not issued a permit at this time.
  - Majority of Commissioners supported performing a traffic study to determine if a deceleration lane is needed on 168th Avenue.
- Questioned where the snow storage would occur, recommended the applicant push snow into the retention basins.
Motion by Taylor, supported by Cousins, to **table** the Lakeshore Flats Apartments East PUD application, and direct the applicant to make the following revisions:

1. Provide updated plans with the following information:
   - Increase the minimum floor area of all units to 500sqft.
   - Replace trees in the landscape island on the north landscape island with a raingarden.
   - Revise the lighting fixtures to comply with the maximum 20’ height requirement.

2. Perform a traffic study for traffic on 168th Avenue to determine if a deceleration lane.

3. Provide permits from Ottawa County Road Commission.

**Which motion carried**, as shown by the following roll call:

Ayes: Wilson, Mesler, Hesselsweet, Cousin, Taylor, Lemkuil, and Reenders

Nays: Wagenmaker

Absent: Chalifoux

IX. NEW BUSINESS

A. **Discussion – EV Charging**

Thibault provided an overview through a memorandum dated June 2nd.

The Planning Commission noted the following points of discussion:

- Noted the increased number of electric vehicles, which is only set to grow as federal government regulations change.
- Discussed the challenge that is occurring without a universal charging apparatus that all EVs can utilize.
- Agreed that technology is changing quickly and it is difficult to keep up without equipment becoming obsolete.
- Commissioners were open to reviewing regulations for both incentive-based and regulation-based standards and directed staff to draft language addressing possible standards.

B. **Discussion – Community Gardens**

Thibault provided an overview through a memorandum dated June 2nd.

The Planning Commission noted the following points of discussion:
• Discussed demand for community gardens in the Township.
  o Staff clarified this was the first request of its kind in the current staff’s tenure.
• Discussed gardening on a property as a permitted use that does not require staff review.
• Decided that regulations are not needed at this point because the demand is not present.

X. REPORTS
A. Staff Report
  • Thibault relayed the Township Board’s request to have a joint meeting to review appropriate dwelling units for residential zoning districts.

B. Commissioner Comments
  • Wagenmaker opined that PUDs are becoming obsolete.
  • Taylor recommended Commissioners review the PUD standards, including those related to building materials.
  • Reenders suggested that Commissioners have discretion on the building type allowed in a PUD.
  • Request that staff research the topic of dwelling units in PUDs and provide examples of regulations in other communities.
  • Cousins requested an update on the Wesco gas station proposal.
    o Staff clarified that the applicant was working on a traffic study and no new plans had been received.

XI. EXTENDED PUBLIC COMMENTS - None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:42p.m.

Respectfully submitted,

Cassandra Hoisington
Acting Recording Secretary