

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 168<sup>th</sup> Street, requested a traffic study be performed.
- Noted that pedestrian connectivity is poor, and rush hour traffic causes conflicts.

Doug Fricano — 15081 168<sup>th</sup> 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 2<sup>nd</sup>.

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 168<sup>th</sup> 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 168<sup>th</sup> 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 2<sup>nd</sup>.

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 2<sup>nd</sup>.

The Planning Commission noted the following points of discussion:

- Discussed demand for community gardens in the Township.
  - 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

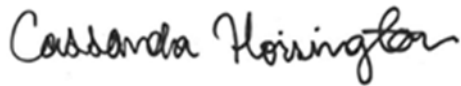
- Wagenmaker opined that PUDs are becoming obsolete.
- Taylor recommended Commissioners review the PUD standards, including those related to building materials.
- Reenders suggested that Commissioners have discretion on the building type allowed in a PUD.
- Request that staff research the topic of dwelling units in PUDs and provide examples of regulations in other communities.
- Cousins requested an update on the Wesco gas station proposal.
  - 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