

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 18, 2022

I. CALL TO ORDER

Hesselsweet called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00pm.

II. ROLL CALL

Members present: Hesselsweet, Reenders, Mesler, Wagenmaker, and Taylor

Members absent: Wilson, Chalifoux, Lemkuil, Cousins

Also present: Senior Planner Thibault and Associate Planner Hoisington

Without objection, Hesselsweet instructed Hoisington to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the June 6, 2022 meeting were approved.

V. CORRESPONDENCE

Anonymous – Complaint regarding 14494 Angelus Circle concerning junk in the front yard of the property.

VI. PUBLIC COMMENTS - None

VII. PUBLIC HEARING

A. Special Land Use – Accessory Building in Front Yard – Skeels

Hesselsweet opened the hearing at 7:02pm.

Thibault provided an overview through a memorandum dated July 14th.

The applicant provided the following information:

- Shared the need for more storage on the property.
- Stated the shed was not complete, but to a point of being “roughed-in.”
- Agreeable to adding brick veneer to the shed to match the materials of the home.

Following the initial discussions, the Chair opened the public comment period. There being no further comments, Hesselsweet closed the hearing at 7:11pm.

VIII. OLD BUSINESS

A. Special Land Use – Accessory Building in Front Yard – Skeels

The Planning Commission noted the following points of discussion:

- Discussed aesthetic requirements for the shed to match the home. Direction to add brick veneer to match the look of the home.
- Inquired about impact of shed on waterfront view from neighboring homes.
- Acknowledged the limitations the shallow rear yard create for placement of the shed in a compliant location.
- Noted other homes in the area do not have rear yard (street side) accessory buildings.

Motion by Wagenmaker, supported by Taylor, to **conditionally approve** the Special Land Use application to retain an Accessory Building in the front yard of the property located at 14494 Angelus Circle. This approval is based on the application meeting the standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following conditions and report:

1. Building shall contain at least 1 window per wall, all windows to match each other.
2. Shingles used for the roof shall match that used for the dwelling.
3. Masonry veneer shall be installed on the shed to match the exterior of the dwelling and approved administratively.
4. Siding colors shall remain consistent with the dwelling.

Which motion carried unanimously.

IX. NEW BUSINESS

A. Preapplication – Office/Service Park – 168th Avenue

Thibault provided an overview through a memorandum dated July 14th.

The Planning Commission noted the following points of discussion:

- Shared concerns regarding parking and traffic circulation within and to access the site.
- Asked if a deceleration lane would be required.
- Inquired about snow storage plans.
- Direction to the applicant to fully define the use occurring on the site to avoid confusion and confirm compliance.

X. REPORTS

A. Staff Report - None

B. Commissioner Comments – None

XI. EXTENDED PUBLIC COMMENTS - None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 7:50p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Cassandra Hoisington". The signature is written in a cursive style and is contained within a thin black rectangular border.

Cassandra Hoisington

Acting Recording Secretary