

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.
 - Staff requested the Planning Commission determine if both the peak AM and/or PM hours be re-evaluated.
 - The Planning Commission affirmed that both AM and PM peak school hours must be evaluated in the revised study.

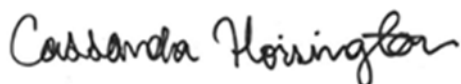
B. Commissioner Comments – None

IX. EXTENDED PUBLIC COMMENTS - None

X. ADJOURNMENT

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

Respectfully submitted,



Cassandra Hoisington

Acting Recording Secretary