

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
JANUARY 16, 2023

I. CALL TO ORDER

Wilson called the meeting of the Grand Haven Charter Township Planning Commission to order at 6:00pm.

II. ROLL CALL

Members present: Wilson, Reenders, Frifeldt, Wagenmaker, Taylor, Cousins, Hesselsweet, Lemkuil, and Mesler

Members absent: None

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 December 5, 2022 meeting were approved.

V. CORRESPONDENCE - None

VI. PUBLIC COMMENTS - None

VII. PUBLIC HEARING

A. Rezoning – AG to RP – Brege

Wilson opened the hearing at 6:02 pm.

Thibault provided an overview through a memorandum dated January 12<sup>th</sup>.

The applicant, Ken Sturm, was not present

There being no further comments, Wilson closed the hearing at 6:06pm.

VIII. OLD BUSINESS

B. Rezoning – AG to RP - Brege

The Planning Commission noted the following points of discussion:

- Supportive of the proposed rezoning.

**Motion** by Reenders, supported by Wagenmaker, to recommend the Township Board approve the rezoning application for Riverside Trl. Parcel No. 70-07-12-100-061 from Agricultural (AG) to Rural Residential (R-1) based on the application meeting the rezoning standards of the Zoning Ordinance and Master Plan.

## **Which motion carried**

### **IX. NEW BUSINESS**

#### **A. Pre-Application – Kum & Go – Proposed Development**

Hoisington provided an overview through a memorandum dated January 12<sup>th</sup>.

Jamie Antoniewics of Atwell, LLC, provided the following information:

- Gave an overview of the company, Kum & Go, and their market focus
- Completed due diligence with state and other local authorities.
- MDOT expressed support for the entrance drive locations and are in conversation regarding other traffic improvement projects occurring within the vicinity of the site.
- Expressed that the architectural style of the building is part of the company's consistent branding

The Planning Commission noted the following points of discussion:

- Dissenting opinion regarding the architectural features and roofline that was proposed.
  - Some commissioners were supportive that the design as shown had enough architectural variety
  - Other commissioners stated that other Gas Stations in the Township were able to have pitched roofs
- Encouraged the applicant to provide multiple options for the Staff and Planning Commission to review at the formal submission
- Shared concerns regarding traffic circulation.
  - Noted the access point on M-45 does not align with the one across the street
  - Questioned if there was enough space around the filling tanks and if the proposed drive aisle width was adequate
  - Inquired how the outparcel would be accessed in the future and how traffic would be minimized going South on 158<sup>th</sup>

### **X. REPORTS**

#### **A. Staff Report**

- Thibault updated the Commission regarding the status of the proposed Blueberry Woods development.

#### **B. Commissioner Comments**

- Cousins informed the Commission of his upcoming planned absences.

### **XI. EXTENDED PUBLIC COMMENTS**

Chrys Moelter-Gray — 13243 Forest Park Drive, Grand Haven

- Offered gratitude toward the Commissioners and Staff, serving the public in their position on MLK Day.
- Shared personal anecdote regarding a civil rights road trip and encouraged Commissioners to consider the whole community in their decision making; affirming the rights of all and encouraging diversity.
- Stated her opposition to the disillusion of the DEI department at the County.

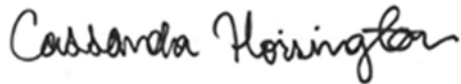
Jim Loftis — 13888 172<sup>nd</sup> Ave., Grand Haven

- Expressed dismay regarding the ongoing poor state of the property at 14064 172<sup>nd</sup> Ave and lack of enforcement action.
- Inquired what the current status of the Beacon roofing proposal was
- Opined that the Township was discouraging investment in the Overlay Zone because the regulations are too restrictive.

XII. ADJOURNMENT

**Without objection**, the meeting adjourned at 7:07 p.m.

Respectfully submitted,



**Cassandra Hoisington**  
Acting Recording Secretary