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 12th.

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.
IX. NEW BUSINESS
A. Pre-Application – Kum & Go – Proposed Development
Hoisington provided an overview through a memorandum dated January 12th.

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 158th

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 172nd Ave., Grand Haven
• Expressed dismay regarding the ongoing poor state of the property at 14064 172nd 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,

[Signature]

Cassandra Hoisington
Acting Recording Secretary