I. Call to Order

II. Roll Call

III. Pledge to the Flag

IV. Approval of the January 16, 2023 Planning Commission Meeting Minutes

V. Correspondence

VI. Brief Public Comments & Questions (Limited to 3 minutes)

VII. New Business
   A. Pre-Application – CMA – Proposed Industrial Addition

VIII. Reports
   A. Staff Report
   B. Commissioner Comments

IX. Extended Public Comments & Questions (Limited to 4 minutes)

X. Adjournment

Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a “Speakers Form” located on the counter. Completed forms must be submitted to Township Staff prior to the meeting.
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.
Which motion carried

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,

Cassandra Hoisington
Acting Recording Secretary
Community Development Memo

DATE: February 02, 2023

TO: Planning Commission

FROM: Planning Staff – Rory Thibault, Cassie Hoisington

RE: Pre-Application Presentation – CMA Addition

BACKGROUND

Chris Geneva and John Geneva, of CMA, are planning to construct an addition to their existing building at 17121 Hayes St, due west of their main building at 17087 Hayes St.

This property is comprised of one parcel totaling 1-acre. The parcel is zoned I-1 Industrial. It is not located within the US-31 Overlay District.

The current use of the building entails a shop, shipping and receiving center, and office space. The proposed addition will serve as a storage area for existing company vehicles.

PROPOSED DEVELOPMENT CONCEPT

The proposed building will be constructed directly north of the existing structure and the two buildings will be connected. The proposed dimensions are 60-feet by 60-feet with a gable roof configuration. Three overhead doors and two person doors are proposed as well as an ADA-accessible restroom.

The existing parking/traversable area will be extended to the addition to accommodate vehicles. Proposed site improvements include a bioswale and detention basin to capture stormwater runoff resulting from the building addition.
PRELIMINARY STAFF REVIEW

In January, the applicant met with staff for a Preapplication conference. The applicant has made changes to the site plan to bring it into closer compliance with the Zoning Ordinance. Following a formal application, outstanding Staff & PC comments will need to be addressed, during the Site Plan Review process.

From a preliminary review of the application material Staff noted the following items that the Planning Commission may elect to provide feedback on.

SUGGESTED DISCUSSION TOPICS

- Regarding the 4 existing parking spaces
  - 28 spaces are required based on the total proposed area of the building
  - Does the Planning Commission anticipate waiving this requirement if the applicant can demonstrate the reason for the reduced amount?
  - The existing parking spaces would still need to meet the other Zoning requirements (i.e. space size, ADA-accessible parking)

- Regarding the existing landscaping
  - The current landscaping does not meet the requirements of the Zoning Ordinance. The applicant has provided additional trees but still does not meet our required amount total nor native species composition. It is anticipated that the applicant will work with Staff to remedy this.
  - There are (2) existing Bradford Pear (Pyrus calleryana) trees on-site. Our Zoning Ordinance does not allow invasive species as defined by the State of Michigan to be used to meet landscaping requirements. While not defined as invasive by the State of Michigan, this tree has been deemed invasive in other States as well as the Midwest Invasive Species Network and specifically in Northwest Michigan.
  - Does the Planning Commission request that these trees be removed and replaced with an appropriate species?
PURPOSE OF PRE-APPLICATION PRESENTATION

At a pre-application presentation, the Planning Commission and property owner shall have an opportunity to exchange information and provide guidance that will assist in the preparation of materials. Also, it is noted that no formal action will be taken, nor will statements made be considered legally binding commitments.
January 17, 2023

Grand Haven Township Planning Commission
Attn: Rory Thibault, Senior Planner
13300 168th Avenue
Grand Haven, MI 49417

RE: Project Narrative – Commercial Manufacturing & Assembly Proposed Addition
17121 Hayes Street, Grand Haven, MI 49417

Dear Rory:

Commercial Manufacturing & Assembly (CMA) is planning to construct a 60-foot by 60-foot addition to their existing building at 17121 Hayes Street, Grand Haven, MI, 49417. The existing building serves as a shop, shipping/receiving center, and office space. The proposed addition will serve as a storage area for existing vehicles with proposed building group S-1 – Moderate Hazard Storage. Per the Michigan Building Code, Section 311.2, storage of motor vehicles merits a Moderate Hazard Storage classification.

Key stakeholders are as follows:

- **Owner:** Commercial Manufacturing & Assembly – Chris & John Geneva, owners
- **Developer:** Westwind Construction – David Williams, Project Manager
- **Architect:** Oppenhuizen Architects – Mark Oppenhuizen, AIA, Architect
- **Site Plan Engineer:** Abonmarche Milanowski & Englert – Sam Jablonowski, PE, Project Manager

The proposed building will be constructed directly north of the existing structure and the two buildings will be connected. The proposed dimensions are 60 feet by 60 feet with a gable roof configuration. Three overhead doors and two person doors are proposed as well as an ADA-accessible restroom.

The existing parking/traversable area will be extended to the addition to accommodate vehicles. Proposed site improvements include a bioswale and retention basin to capture stormwater runoff resulting from the building addition. The proposed landscaping plan ensures the entire site is in line with Township zoning regulations.
We look forward to the Planning Commission’s review of this site. Please do not hesitate to reach out for questions regarding this application.

Sincerely,

Leah Bectel, EIT
Project Engineer
616-719-6085
lbectel@abonmarche.com
CMA BUILDING EXPANSION SITE PLAN
17121 HAYES STREET
GRAND HAVEN TOWNSHIP
OTTAWA COUNTY, MICHIGAN

DEVELOPER & CONTRACTOR

CALL MISS DIG

NOTES:

Every Permit Issuing Agency on these plans and
Aberdeen Engineering shall be responsible for notification of the presence of service lines, buried or exposed, or of unknown existence and the
County Key

NOT TO SCALE

INDEX OF SHEETS

SHEET NO. DESCRIPTION

1 TITLE SHEET
2 DETAILS, NOTES AND CROSS SECTIONS
3 SOIL BORING LOGS
4 EXISTING CONDITIONS AND REMOVAL PLAN
5 PROPOSED SITE PLAN
6 SITE GRADING AND UTILITY PLAN
7 LANDSCAPE PLAN
8 SOIL EROSION AND SEDIMENTATION CONTROL PLAN

PROJECT LOCATION MAP

NOT TO SCALE

CALL MISS DIG

1-800-482-7171 OR 811


UTILITY & GOVERNMENT CONTACTS

CALL MISS DIG

1-800-482-7171 OR 811

NOT TO SCALE

COUNTY KEY

NOT TO SCALE
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EXISTING CONDITIONS AND REMOVAL PLAN

BENCHMARK #1
SET NAIL IN EAST SIDE OF POWER POLE 1' ABOVE GROUND
ELEV. = 601.30 NAVD 88 DATUM

HAYES STREET

HMA SURFACE, REM - 28 SYD (SAWCUT AT REMOVAL LIMITS)
GRAVEL SURFACE, REM - 27 SYD

O:\Projects\2022\22-1563 Westwind - 17121 Hayes CMA Site Expansion\CAD\Civil\Drawings\22-1563 BS - RM.dwg, EX - RM, 1/13/2023 2:53:12 PM, lbectel, 1:1