WORK SESSION – CANCELLED

REGULAR MEETING – 7:00 P.M.

I. CALL TO ORDER
II. PLEDGE TO THE FLAG
III. ROLL CALL
IV. SELECT “PRESIDENT PRO TEM” FOR THIS MEETING
V. APPROVAL OF MEETING AGENDA
VI. CONSENT AGENDA
   1. Approve March 13, 2023, Regular Board Minutes
   2. Approve Payment of Invoices in the amount of $559,597.99 (A/P checks of $433,728.01 and payroll of $125,869.98.)
VII. OLD BUSINESS
    1. None
VIII. NEW BUSINESS
    1. First Reading – Ehlert Rezoning from AG/RR to RR
    2. First Reading – Approving Specific Text Amendments to the Zoning Ordinance, which for the following:
       i. PUD – design considerations, building materials
       ii. PUD – open space, transition areas
       iii. US-31 Character Overlay – commercial architectural building material correction
       iv. Signage – exempt signage correction
       v. Special Land Use Gas Stations – setbacks correction, infrastructure requirements
       vi. Special Land Use Wireless Facilities – size correction, generator types, energy source
       vii. Special Land Use Two-family Dwellings – infrastructure requirements
       viii. Site Plan Review – exempt structures
       ix. Definitions – dwelling and architectural terms
IX. REPORTS & CORRESPONDENCE
    1. Committee Reports
    2. Manager’s Report
       a. None
    3. Other
X. PUBLIC COMMENTS – (Non-Agenda Items)
XI. ADJOURNMENT
NOTE: The public will be given an opportunity to comment on any agenda item when the item is brought up for discussion. Please complete Speaker Information Sheet. The supervisor will initiate comment time.
GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, MARCH 13, 2023

REGULAR MEETING

I. CALL TO ORDER
   The regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL
   Board members present: Reenders, Behm, Kieft, Larsen, Meeusen, Redick, and Wagenmaker
   Board members absent:

   Also present were Manager Cargo and Assistant Manager Sherwood.

IV. APPROVAL OF MEETING AGENDA
   Motion by Trustee Meeusen and seconded by Trustee Kieft to approve the meeting agenda.
   Which motion carried.

V. APPROVAL OF CONSENT AGENDA
   1. Approve February 13, 2023, Regular Board Minutes
   2. Approve Payment of Invoices in the amount of $1,309,872.27 (2/28 A/P checks of
      $964,927.94; 3/14 A/P checks of 77,035.04; 2/22 payroll of $126,233.38; and 3/8
      payroll of 141,675.91)
   3. Approve Master Engineering Agreement with Prein & Newhof

   Motion by Clerk Larsen and seconded by Trustee Behm to approve the items listed on the Consent Agenda. Which motion carried.

VI. OLD BUSINESS
   1. Motion by Clerk Larsen and seconded by Trustee Wagenmaker to approve Resolution
      23-03-01 approving a one-year license agreement with Allied Waste Systems (dba
      Republic Services of Muskegon) for waste collection and hauling services in Grand
      Haven Charter Township. Which motion carried, as indicated by the following roll
      call vote:
         Ayes: Reenders, Behm, Kieft, Larsen, Meeusen, Redick, and Wagenmaker
         Nays:

VII. NEW BUSINESS
   1. Motion by Trustee Redick and seconded by Trustee Meeusen to schedule the public
      hearing on the adoption of the Downtown Development Authority Development Plan,
      which incorporates the expanded district boundaries, for Monday, April 24th at 7:00
      p.m. Which motion carried.
VIII. REPORTS AND CORESPONDENCE
   1. Committee Reports
   2. Manager’s Report
      a. February Building Report
      b. February Enforcement Report
      c. February Public Services Report
      d. February Sheriff's Report
      e. January Legal Review
   3. Other – None

IX. PUBLIC COMMENTS – (Non-Agenda Items)
   Curtis Walburg (12621 Golf Estates Lane) as the President of the North Ottawa Rod and
   Gun Club asked that Jo-Jo’s jogging trail be rerouted for safety reasons. Manager Cargo
   shared that Alando Chappell will connect with Mr. Walburg and will be providing some
   options for the trail at the April 10 Board meeting.

X. ADJOURNMENT
   Motion by Clerk Larsen and seconded by Trustee Meeusen to adjourn the meeting at 7:28
   p.m. Which motion carried

   Respectfully Submitted,

   Laurie Larsen
   Grand Haven Charter Township Clerk

   Mark Reenders
   Grand Haven Charter Township President
Community Development Memo

DATE: March 23, 2023
TO: Township Board
FROM: Rory Thibault – Senior Planner
RE: Ehlert – AG/RR split zoning to RR

BACKGROUND

The applicant, John Ehlert, is requesting to rezone approximately 9-acres located at 15434 Lincoln St. (Parcel No. 70-07-14-200-041), which is split zoned as Agricultural (AG) and Rural Residential (RR) to entirely Rural Residential (RR).

The split zoning occurred due to an approved lot line transfer initiated by the applicant between the original parcels of 70-07-14-200-024 and -039, where 4.3-acres was added to parcel -024 (now -041) from -039 (now -040). Parcel -040 retains the 20-acre minimum for AG parcels and recorded ingress/egress.

Where two different zoning districts abut and a parcel boundary is changed, the zoning district does not automatically adjust to the updated configuration of the respective lots. The lot currently then must adhere to the requirements of the AG district and RR district in those portions of the original property. However, consistent with sound planning practices it is best to eliminate the split zoning of parcels when possible. This is to be evaluated in the typical rezoning process into whatever district is most appropriate.

The request to rezone to RR sets the minimum lot area at 45,000 sf and a 150-ft lot width per Section 2.08 of the Zoning Ordinance, for which parcel -041 is compliant. The property currently has one
home and accessory structure on it with over 500’ of frontage on Lincoln St. The applicant has expressed a desire to ultimately subdivide this parcel into a (7) lot platted subdivision. To note: that while a tentative land division map has been provided to staff and appears reasonable, once the property is rezoned the applicant is free to develop in any way allowed by the zoning ordinance.

The rezoning application was tested against the “Three C’s” evaluation method.

**COMPATABILITY**

Is the proposed rezoning **compatible** with the existing developments or zoning in the surrounding area?

The adjacent zoning is:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Current Zoning</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-2</td>
<td>Residential (Cutter Park)</td>
</tr>
<tr>
<td>East</td>
<td>RR</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>RR/R-2</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Agricultural (Owner)</td>
</tr>
</tbody>
</table>

To note, while not bearing directly on this application: the portion of this property split zoned Agricultural was zoned Rural Residential prior to 2017, when the applicant had requested to rezone parcel -039 to Agricultural so he could relocate the horses he owns onto this property. The current Zoning Ordinance allows Agricultural uses and the keeping of Horses to occur on RR property by Special Land Use.

The 2022 Future Land Use Map has master-planned the subject parcel for Agricultural Preservation (AG) which corresponds to the Agricultural (AG) zoning district.

**CONSISTENCY**

Is the proposed rezoning **consistent** with the goals and objectives of the Master Plan and does it coincide with the Future Land Use Map in terms of an appropriate use of the land?

<table>
<thead>
<tr>
<th>STATEMENT OF PURPOSE FOR RR Zoning DISTRICT</th>
<th>STATEMENT OF PURPOSE FOR AG Zoning DISTRICT</th>
<th>SITE CONSISTENCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Semi-open areas where agriculture and other rural-type activities may co-exist.</td>
<td>Open areas where farming, dairying, forestry operations and other rural activities exist.</td>
<td>Abuts land zoned-agricultural, and single-family residential</td>
</tr>
</tbody>
</table>
Large-tract residential housing and related facilities. | Large vacant areas, fallow land and wooded areas; Not intended for residential housing | RR lots adjacent range from 1ac < 6ac. AG lots remain to the South with Pasturing and wooded areas

Adequate open and semi-open spaces are essential to the health and welfare of the Township. | Adequate food supply is essential to health and welfare of the Township | Rezoning to RR would increase total residential use and decrease total agricultural use

Should be served by paved roads, if available. No water/sewer required. | No minimum infrastructure requirements | Lincoln St. is paved. Water and Sewer are also available.

Although the rezoning is not consistent with the current Master Plan the utility capacity for this sort of development to occur is present and the proposed use and purpose of the proposed district are generally consistent with the applicant’s intention of future large-tract development.

**CAPABILITY**

*Does the proposed rezoning require an extension of public sewer and water, roadway improvements, or enhanced fire and police protection, and if so, is it in an area capable of being provided with such services?*

Parcels in RR are not intended to have public utilities or even paved roads. Lincoln Street is paved and public utilities are available. Effectively, the proposed rezoning would allow the applicant to actualize their intention for large-tract development, i.e. a primarily residential use and development pattern on property that is currently zoned and planned for agricultural use but has the capability of accommodating higher density and higher intensity uses.

The Planning Commission recommended **approval** of the rezoning at the March 20th, 2023 meeting.

**SAMPLE MOTIONS**

If the Township Board finds the rezoning application meets the standards, the following motion can be offered:

**Motion** to **present and postpone** the Zoning Map Amendment Ordinance concerning the rezoning for 15434 Lincoln St. from Agricultural (AG) and Rural Residential (RR) to Rural Residential (RR) based on the application meeting the rezoning standards of the Zoning Ordinance and Master Plan. **This is the first reading.**

If the Township Board finds the rezoning application does not meet the standards, the following motion can be offered:

**Motion** to deny the rezoning application for 15434 Lincoln St. from Agricultural (AG) and Rural Residential (RR) to Rural Residential (RR) based on the application not meeting the rezoning standards of the Zoning Ordinance and Master Plan.

If the Township Board finds the rezoning application is premature or needs revisions, the following motion can be offered:
Motion to postpone the 15434 Lincoln St. rezoning application, and direct the applicant to address the following items:

1. *List the items…*

Please contact me prior to the meeting if you have questions.
This map was automatically generated using Geocortex Essentials.

Legend

| Parcels |

Notes

This map was automatically generated using Geocortex Essentials.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

© Latitude Geographics Group Ltd.
February 24, 2023

John and Roseanne Ehlert
11853 Garnsey Ave
Grand Haven, MI 49417

RE: Lot Line Transfer Request Parcel #’s 70-07-14-200-024 & 70-07-14-200-039

Dear Property Owner,

Your request for the lot line transfer of the above referenced parcels has been approved contingent on recording Deeds which reflect the transfer within 90 days. Your new parcel #’s are 70-07-14-200-040 (20.2 acre parcel) & 70-07-14-200-041 (8.964 acre parcel); these parcels will be reflected on the 2024 assessing and tax rolls.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Ashley Larrison
Director of Assessing/Deputy Treasurer
Grand Haven Charter Township
616-604-6306
alarrison@ght.org
This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, examiner's and exceptions.

SURVEYOR'S CERTIFICATE

I certify that the requirements for 1031 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

SURVEYOR:

Caleb J. Reitnouer
Licensed Professional Surveyor No. 00106516
PARTIAL DESCRIPTION

Part of the Northeast 1/4 of Section 14, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan.

(See Sheet 3 of 3 for complete descriptions.)

SECTION CORNERS AND WITNESSES

N 1/4 Corner, Section 14, T7N, R16W, Cast Iron Monument in Mon. Box
Witnesses per LCRC Remon Liber 2, Page 22
Center, Section 14, T7N, R16W, O.C. Iron
Witnesses per LCRC Remon Liber 5, Page 389

LEGEND

Section Corner
Iron - Set 1/2" X 1/8" iron rebar with NED Cap
Iron - Found as noted

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SURVEYOR’S CERTIFICATE:
I certify that the requirements for 1970 PA 133, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

Caleb J. Raterink Licensed Professional Surveyor No. 4001065916

By:

Caleb J. Raterink Licensed Professional Surveyor No. 4001065916

SCALE: 1" = 260' 0' 120' 250'
Community Development Memo

DATE: March 23, 2023
TO: Township Board
FROM: Rory Thibault – Senior Planner
RE: Zoning Text Amendment Ordinance

BACKGROUND

Precipitating from the Joint Meeting of the Planning Commission and Township Board on August 29, 2022 regarding housing type compatibility, Township Staff was directed to draft revised ordinance language based on a consensus of both bodies on the following points:

✓ Agreed to add definitions for Massing, Scale, and Bulk.
✓ Clarified dwelling definition to include the occupancy in terms of “dwelling unit” in place of defining occupancy in terms of “family” units.
✓ Amend PUD transition area subsection for requirements and terms
✓ Defined the building material requirement for residential PUDs for “predominant” building materials to comprise no less than 35% of the total building elevation.

Township Staff have been working with the Township Attorney to draft language encompassing these items. Additionally, Staff have identified sections of the Zoning Ordinance which require minor text changes due to conflicting verbiage and other errata. The proposed changes are illustrated in red with the language being replaced as struck. The full text version is also provided in your packet.

#1 – BUILDING MATERIALS IN PUDs

The Ordinance has been revised to provide a specific percentage of required building materials for all Planned Unit Developments.

7.08(B)(6)(e) shall be amended in its entirety as follows:

(c) The predominant Considerable (at least thirty-five percent (35%) of surface area) building materials shall be those that are characteristic of the Township such as brick, wood, native stone, tinted/textured concrete masonry units, and/or glass products. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and shall not dominate the building exterior. Metal roofs may be allowed if compatible with the overall architectural design of the building.
#2 – OPEN SPACE IN PUDs

The Ordinance has been revised to clarify where transition areas occur and what they consist of.

7.10(G) shall be amended in its entirety as follows:

(G) Transition Areas.

(1) Where the PUD abuts a single-family residential district, the Planning Commission or Township Board may shall require a transition area.

(2) A required transition area may shall consist of one (1) or more of the following:

   (a) A row of single-family lots or condominium sites within the PUD similar to the adjacent single-family development in terms of density, lot area, lot width, setbacks, building spacing, and height; and woodlands, natural features, or a landscaped greenbelt sufficient to provide an obscuring effect; or
   (b) Open or recreation space sufficient in depth to provide adequate separation; or
   (c) Significant changes in topography which provide an effective buffer.

(3) The massing and bulk and scale of proposed dwellings in the PUD are the same as or substantially similar to the established massing and bulk and scale of the comparison area (excluding any dwelling located in a manufactured housing park).

#3 – BUILDING MATERIALS IN US-31 OVERLAY ZONE

The Ordinance has been revised to ensure the written amount and numerical amount match.

8.11(A)(3)(c)(iii) shall be amended in its entirety as follows:

(c) Building Materials.

* * *

(iii) Front building facades shall provide a minimum fifteen percent (15%) glass windows but shall not exceed eighty percent (80%) glass. Calculations are exclusive of the roof area.

8.11(B)(3)(b) shall be amended in its entirety as follows:

(b) Building Materials. A minimum of fifty percent (50%) of the exterior finish material of all building facades (excluding the roof) visible from one or more publicly accessible spaces (public streets, private streets, parking lots, other spaces as determined by the Planning Commission), or adjacent
residentially zoned land, exclusive of window areas, shall consist of one or more of the following:

#4 – EXEMPT SIGNS

The Ordinance has been revised to require that signs not visible from a public road still proceed through the permit process.

11.04 shall be amended as follows:

The following signs shall not require a permit to be installed:

(A) Government Signs, including those used to identify public facilities, government buildings, and parks.
(B) Flags, as defined in this ordinance.
(C) All signs under one square foot in area.
(D) All signs required to be erected by law.
(E) Signs that are not visible from a public road.
(E) Temporary banners covering a permitted and approved sign, provided that the banner does not exceed the size of the sign.

* * *

#5 – GAS STATIONS

The Ordinance has been revised to ensure setbacks for gasoline pumps are measured consistently with how other setbacks are determined. Further, that this use has consistent minimum infrastructure requirements with the districts they are permitted in.

12.18.B shall be amended as follows:

(B) All gasoline pumps shall be located at least fifty (50) feet from any lot line or right-of-way, and shall be arranged so vehicles cannot obstruct any public sidewalk, pathway, right-of-way, or street. There shall be sufficient stacking space to prevent this from occurring.

* * *

(J) The use shall be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

#6 – WIRELESS COMMUNICATIONS

The Ordinance has been revised to expand the types of energy that may power a generator for Wireless Telecommunications; Further, the size of a Co-location of existing facilities has been revised to ensure the written amount and numerical amount match.

12.49(A)(9)(c) shall be amended as follows:
(c) The generator must be powered by natural gas gaseous-fueled or a clean-energy alternative. If natural gas a gaseous-fuel is not available, diesel-powered generators may be installed, but the entire facility, including the generator, must be set back an additional fifty (50) feet from all property lines, and must be set back at least one hundred (100) feet from the nearest dwelling unit or residential zoning district.

12.49(B)(1)(c) shall be amended as follows:

(c) The applicant proposes to increase the ground-level compound to more than twenty-five thousand hundred (2,500) square feet in area.

#7 – TWO-FAMILY DWELLINGS

The Ordinance has been revised to clarify the service infrastructure requirements for Two-Family Dwellings to match the requirements for Multiple Family Residential Districts (R-3) Statement of Purpose requiring paved roads, natural gas, municipal water, and sanitary sewer.

12.50.C shall be amended as follows:

(C) Two-family dwellings shall be connected to municipal water and— if available, municipal sanitary sewer.

#8 – SITE PLAN REVIEW EXEMPTIONS

The Ordinance has been revised to clarify that non-residential accessory structures are to be reviewed through the Site Plan Review process.

18.04.A shall be amended as follows:

The following uses are exempt from site plan submission and approval provisions of this Section:

(A) Residential Accessory Structures

#9 – DEFINITIONS

The Ordinance has been revised to clarify terms that are used in the Zoning Ordinance on a frequent enough basis to warrant a specific definition entry. The Ordinance has been revised to define buildings based on the number of dwelling units they contain; further, remain consistent with the updated definitions of family in the adopted Rental Ordinance.

21.02(A) shall be amended as follows:

Add (14A) Bulk. The bulk of buildings or structures includes: (a) the size and height of the buildings or structures; (b) the location of exterior walls or outer surfaces of the buildings or structures; (c) the gross lot area and lot width of the lot on which the buildings or structures are located; and (d) the number of buildings or structures in question.
21.02(A)(30) shall be amended as follows:

(30) (a) Dwelling, Single Family Detached. A building containing one (1) dwelling unit not sharing common structural elements with any other building intended for human occupation, and surrounded on all sides by open spaces; often referred to as a Single-Family Dwelling.

(b) Dwellings, Two Family Attached. A building containing two (2) dwelling units, sharing common structural elements, each of which has separate and direct access to the outside. Examples include side-by-side or stacked duplexes; often referred to as a Two-Family Dwellings.

(c) Dwellings, Multiple Family Attached. A building or portion thereof containing three (3) or more dwelling units, sharing common structural elements or party walls. Examples include apartment buildings or townhomes; often referred to as Multi-Family Dwellings.

21.02(A)(34) shall be amended as follows:

(34) Family. A collective number of individuals domiciled together in one (1) dwelling unit whose relationship is of a continuing, non-transient domestic character and who are cooking and living as a single nonprofit housekeeping unit.

(a) This definition shall not include any society, club, fraternity, sorority, association, half-way house, lodge, coterie, organization, group of students, or other individual whose domestic relationship is of a transitory or seasonal nature, is for an anticipated limited duration of a school term or during a period of rehabilitation or treatment, or is otherwise not intended to be of a permanent nature includes family guests, exchange students, visitors, medical caregivers, and child caregivers, any person living within a household on a permanent basis, and any other individual related by blood or affinity whose close association is the equivalent of a family relationship.

21.02(A)(59A) shall be amended as follows:

Add (59A) Massing. The scale, dimensions, and proportions of a building or structure.

21.02(A)(95A) shall be amended as follows:

Add (95A) Scale. The size, shape, location, or other element of a building or structure, relative to its surroundings and the individuals who interact with the building or structure.
If the Township Board finds the above text amendments acceptable, the following motion can be offered:

Motion to present and postpone the proposed Zoning Text Amendment Ordinance with draft date of 02/24/2023. Further action will be postponed until April 10th when the ordinance will be considered for adoption. This is the first reading.

Please contact me if this raises questions.
ORDINANCE NO. _____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE GRAND HAVEN CHARTER TOWNSHIP ZONING ORDINANCE TO ADDRESS PLANNED UNIT DEVELOPMENTS, TWO-FAMILY DWELLINGS, AND DEFINITIONS; AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

THE CHARTER TOWNSHIP OF GRAND HAVEN, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Amendment of Section 7.08 in Chapter 7 of the Zoning Ordinance. Section 7.08(B)(6)(e), concerning general planned unit development design considerations, in Chapter 7 of the Zoning Ordinance, shall be amended in its entirety as follows:

(e) Considerable (at least thirty-five percent (35%) of surface area) building materials shall be those that are characteristic of the Township such as brick, wood, native stone, tinted/textured concrete masonry units, and/or glass products. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and shall not dominate the building exterior. Metal roofs may be allowed if compatible with the overall architectural design of the building.

Section 2. Amendment of Section 7.10 in Chapter 7 of the Zoning Ordinance. Section 7.10(G), concerning open space requirements in planned unit developments, in Chapter 7 of the Zoning Ordinance, shall be amended in its entirety as follows:

(G) Transition Areas.

(1) Where the PUD abuts a single-family residential district, the Planning Commission or Township Board shall require a transition area.

(2) A required transition area shall consist of one (1) or more of the following:

(a) A row of single-family lots or condominium sites within the PUD similar to the adjacent single-family development in terms of density, lot area, lot width, setbacks, building spacing, and height; and woodlands, natural features, or a landscaped greenbelt sufficient to provide an obscuring effect; or

(b) Open or recreation space sufficient in depth to provide adequate separation; or

(c) Significant changes in topography which provide an effective buffer.
The massing and bulk and scale of proposed dwellings in the PUD are the same as or substantially similar to the established massing and bulk and scale of the comparison area (excluding any dwelling located in a manufactured housing park).

Section 3. Amendment of Section 8.11 in Chapter 8 of the Zoning Ordinance. Section 8.11(A)(3)(c)(iii), concerning commercial architectural requirements in the US-31 Character Overlay, and the first paragraph only of Section 8.11(B)(3)(b), concerning industrial architectural requirements in the US-31 Character Overlay, all in Chapter 8 of the Zoning Ordinance, shall be amended in their entirety as follows:

(c) Building Materials.

* * *

(iii) Front building facades shall provide a minimum fifteen percent (15%) glass windows but shall not exceed eighty percent (80%) glass. Calculations are exclusive of the roof area.

* * *

Section 4. Amendment of Section 11.04 in Chapter 11 of the Zoning Ordinance. Section 11.04, concerning exempt signs, shall be amended in its entirety as follows:

The following signs shall not require a permit to be installed:

(A) Government Signs, including those used to identify public facilities, government buildings, and parks.
(B) Flags, as defined in this ordinance.
(C) All signs under one square foot in area.
(D) All signs required to be erected by law.
(E) Temporary banners covering a permitted and approved sign, provided that the banner does not exceed the size of the sign.
(F) Architectural Features. So long as such features do not contain an explicit message, words in any language, moving parts, or illumination.
(G) Artwork. So long as such works do not contain an explicit message, words in any language, moving parts, or illumination. Murals may only be painted with the permission of the property owner.
Temporary Non-Commercial Signs. Temporary non-commercial signs shall not require a permit in any zoning district provided that the following standards are met. Signs that do not meet these requirements shall require a permit and shall only be permitted if they meet the applicable standards of this Ordinance.

1. The total area of temporary non-commercial signs on a single lot shall not exceed thirty-six (36) square feet. No individual sign may exceed sixteen (16) square feet.

2. The maximum sign height of each temporary non-commercial sign shall be four (4) feet.

3. Temporary non-commercial signs shall be located solely on private property outside of any street right-of-way or corner clearance area.

4. Any temporary non-commercial sign in place for more than six (6) months shall be considered a permanent sign and must meet all requirements of this Ordinance that apply to permanent signage, including applying for a permit. If the requirements are not met, the permit will not be issued, and the sign must be removed.

Section 5. Amendment of Section 12.18 in Chapter 12 of the Zoning Ordinance. Section 12.18, concerning Special Land Use standards for Gas Stations, in Chapter 12 of the Zoning Ordinance, shall be amended in its entirety as follows:

A. Minimum lot area shall be one (1) acre and minimum lot width shall be two hundred (200) feet.

B. All gasoline pumps shall be located at least fifty (50) feet from any lot line or right-of-way, and shall be arranged so vehicles cannot obstruct any public sidewalk, pathway, right-of-way, or street. There shall be sufficient stacking space to prevent this from occurring.

C. Canopy roofs.

1. The total area of temporary non-commercial signs on a single lot shall not exceed thirty-six (36) square feet. No individual sign may exceed sixteen (16) square feet.

2. The maximum sign height of each temporary non-commercial sign shall be four (4) feet.

D. Any outdoor ancillary sales shall be stored in a designated area denoted on the site plan and shall be enclosed with a decorative fence.

E. All parking and circulation areas shall be paved.

F. The parking and circulation areas shall have 6” standard curbs throughout the site. The Planning Commission may waive a portion of this regulation if, in their opinion, it improves stormwater disposition or snow removal.

G. A minimum of 10% of the total site area shall be landscaped, including required landscaping as described in Chapter 4. If the required landscaping does not equal 10% of the total site, then additional landscaping must be added to reach 10%.

H. Rental or storage of trucks, trailers, etc. is prohibited.
Best practices must be followed to reduce or eliminate tank leakage, groundwater contamination, soil contamination, and other long-term environmental impacts of the gas station. The applicant must propose practices, equipment, and site design to the Planning Commission to meet this requirement, and the Planning Commission shall determine whether the proposal is sufficient.

The use shall be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

Section 6. Amendment of Section 12.49 in Chapter 12 of the Zoning Ordinance. Section 12.49(A)(9)(c), concerning generator power; Section 12.49(B)(1)(c), concerning co-locations and modifications of existing wireless facilities; all in Chapter 12 of the Zoning Ordinance, shall be amended in their entirety as follows:

(c) The generator must be gaseous-fueled or a clean-energy alternative. If a gaseous-fuel is not available, diesel-powered generators may be installed, but the entire facility, including the generator, must be set back an additional fifty (50) feet from all property lines, and must be set back at least one hundred (100) feet from the nearest dwelling unit or residential zoning district.

(c) The applicant proposes to increase the ground-level compound to more than twenty-five hundred (2,500) square feet in area.

Section 7. Amendment of Section 12.50 in Chapter 12 of the Zoning Ordinance. Section 12.50(C), concerning two-family dwellings as special land uses, in Chapter 12 of the Zoning Ordinance shall be amended in its entirety as follows:

(C) Two-family dwellings shall be connected to municipal water and municipal sanitary sewer.

Section 8. Amendment of Section 18.04 in Chapter 18 of the Zoning Ordinance. Section 18.04(A), concerning exemptions to the site plan submission provisions, in Chapter 18 of the Zoning Ordinance shall be amended in its entirety as follows:

(A) Residential Accessory Structures

Section 9. Amendment of Section 21.02 in Chapter 21 of the Zoning Ordinance. Section 21.02(A)(14A), concerning the definition of “bulk;” Section 21.02(A)(30) (a) through (d), concerning the definition of “dwelling unit;” Section 21.02(A)(34), concerning the definition of “family;” Section 21.02(A)(59A), concerning the definition of “massing;” and Section 21.02(A)(95A), concerning the definition of “scale;” all in Chapter 21 of the Zoning Ordinance, shall be amended or added to state in their entirety as follows (all other definitions in Section 21.02 shall remain unchanged):

(14A) Bulk. The bulk of buildings or structures includes: (a) the size and height of the buildings or structures; (b) the location of exterior walls or outer
surfaces of the buildings or structures; (c) the gross lot area and lot width of
the lot on which the buildings or structures are located; and (d) the number
of buildings or structures in question.

(30) (a) Dwelling, Single Detached. A building containing one (1) dwelling
unit not sharing common structural elements with any other building
intended for human occupation, and surrounded on all sides by open
spaces; often referred to as a Single-Family Dwelling.

(b) Dwellings, Two Attached. A building containing two (2) dwelling
units, sharing common structural elements, each of which has
separate and direct access to the outside. Examples include side-by-
side or stacked duplexes; often referred to as a Two-Family
Dwellings.

(c) Dwellings, Multiple Attached. A building containing three (3) or
more dwelling units, sharing common structural elements or party
walls. Examples include apartment buildings or townhomes; often
referred to as Multi-Family Dwellings.

(d) Housing for Farm Labor. A dwelling unit or cluster of dwelling
units which are located on a lot otherwise used for agriculture and
used as living quarters for five or more migratory laborers engaged
in agricultural activities.

(34) Family. A collective number of individuals domiciled together in one (1)
dwelling unit whose relationship is of a continuing, non-transient domestic
character and who are cooking and living as a single nonprofit housekeeping
unit.

(a) This definition includes family guests, exchange students, visitors,
medical caregivers, and child caregivers, any person living within a
household on a permanent basis, and any other individual related by
blood or affinity whose close association is the equivalent of a
family relationship.

(59A) Massing. The scale, dimensions, and proportions of a building or structure.

(95A) Scale. The size, shape, location, or other element of a building or structure,
relative to its surroundings and the individuals who interact with the
building or structure.

Section 10. Effective Date. The foregoing amendment to the Grand Haven Charter
Township Zoning Ordinance was approved and adopted by the Township Board of Grand Haven
Charter Township, Ottawa County, Michigan on ______________, 2023, after a public hearing as
required pursuant to Michigan Act 110 of 2006, as amended, and after a first reading of the
amendment by the Township Board on ______________, 2023. This Ordinance shall be effective on
____________, 2023, which date is eight days after publication of the Ordinance as is required
by Section 401 of Act 110, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Mark Reenders, Township Supervisor

Laurie Larsen, Township Clerk
CERTIFICATE

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Grand Haven Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on ______________, 2023. The following members of the Township Board were present at that meeting: __________
____________________________________________________________________________.
The following members of the Township Board were absent: ____________________________
____________________________________________________________________________.
The Ordinance was adopted by the Township Board with members of the Board __________
____________________________________________________________________________ voting in favor and members of the Board ___________________________________ voting in opposition. The Ordinance or a summary of the Ordinance was published in the Grand Haven Tribune on ______________, 2023.

Laurie Larsen, Clerk
Grand Haven Charter Township