MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 20, 2023

I. CALL TO ORDER
Hesselsweet called the meeting of the Grand Haven Charter Township Planning Commission to order at 6:02pm.

II. ROLL CALL
Members present: Hesselsweet, Cousins, Frifeldt, Lemkuil, Mesler, Reenders, Taylor, and Wagenmaker
Members absent: Wilson
Also present: Senior Planner Thibault

Without objection, Hesselsweet instructed Thibault to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES
Without objection, the minutes of the February 20, 2023 meeting were approved.

V. CORRESPONDENCE - None

VI. PUBLIC COMMENTS - None

VII. PUBLIC HEARING
A. Rezoning – AG/RR split zoning to RR – Ehlert
Hesselsweet opened the public hearing at 6:04pm.

Thibault provided an overview through a memorandum dated March 16th.

The applicant, John Ehlert, was present and provided the following information:

- Purchased the property because it was adjacent to the property already owned
- Regulations pertaining to division rights limited when eligible to split the property in the future again.
- Affirmed desire to subdivide property into 1+ acre lots in the future to sell

Following the initial discussions, the Chair opened the public comment period:

Kip Nadeau – 15600 Lincoln St., Grand Haven
- Questioned what the infrastructural and paving requirements are for platted lots and the timeline for approval
- Does not object to the proposed plat
Staff clarified that the proposed future plat would be subject to the Private Road & Driveways Ordinance and Plat Review Process.

There being no further comments, Hesselsweet closed the public hearing at 6:19pm.

B. Zoning Text Amendments

Hesselsweet opened the hearing at 6:19 pm.

Thibault provided an overview through a memorandum dated March 16th.

There being no further comments, Hesselsweet closed the hearing at 6:36pm.

VIII. OLD BUSINESS
A. Rezoning – AG/RR split zoning to RR – Ehler

The Planning Commission noted the following points of discussion:

- Supportive of the proposed rezoning because it provides a variety of small lots
- Clarified the boundaries of the previous subject parcel and adjacent parcel owned by the property owner, and the resultant parcels after the approved lot line transfer
  - Clarified what standards permitted the lot line transfer to be approved
- Confirmed the platted lot division and subdivision plat review applications were not being reviewed at this time, rather only the rezoning was under consideration
- Questioned if remainder parcel had a dwelling unit present and how it is accessed

Motion by Wagenmaker, supported by Taylor, to recommend the Township Board approve the rezoning application 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.

Which motion carried unanimously.

B. Zoning Text Amendments

The Planning Commission noted the following points of discussion:

- Questioned if there was a built example of a PUD that met the proposed transition area requirements
  - Clarified the discretion of the Planning Commission regarding adequate buffer requirements
- Questioned what specific flags are exempt from permitting
- Inquired what circumstances would be considered a family and what would not be
Motion by Cousins, supported by Hesselsweet, to recommend the Township Board approve the proposed zoning text amendment ordinance with draft date of 02/24/2023.
Which motion carried unanimously.

IX. NEW BUSINESS – None

X. REPORTS
A. Staff Report
   • Thibault shared an update on the Wesco development at Ferris St. and US-31 and the status of the Blueberry Woods PUD
   • Thibault clarified the status of the Beacon Roofing development with respect to the current status and condition of the property as well as the adjacent property, GHCM.
   • Thibault noted that Planner ChaphALKar is in India getting married.
B. Commissioner Comments
   • Commissioner shared a new MDOT initiative to have signage at rest areas bringing awareness to substance use prevention information through the organization TalkSooner by facilitating family conversations on the topics

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT
Without objection, the meeting adjourned at 7:02 p.m.
Respectfully submitted,

Rory Thibault
Acting Recording Secretary