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, Hesselsweet, Cousins, Frifeldt, Mesler, and Lemkuil
Members absent: Taylor, Reenders, and Wagenmaker
Also present: Senior Planner Thibault and Associate Planner Chaphalkar

Without objection, Wilson instructed Chaphalkar to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES
Without objection, the minutes of the April 17, 2023 meeting were approved.

V. CORRESPONDENCE
• Jack & Marcia Brace – 10545 Lakeshore Drive
• Charles Janssen – 10511 Lakeshore Drive
• Mike & Mary Podein – 10569 Lakeshore Drive
• Mike & Clare Podein – 10569 Lakeshore Drive
• John Santa Maria – 10551 Lakeshore Drive
• Ed & Tina Schoenleber – 17248 Sandgate Place
• Ed & Amy Velthouse – 10579 Lakeshore

VI. PUBLIC COMMENTS - None

VII. PUBLIC HEARING
A. Special Land Use – Agritourism - Reenders
Wilson opened the public hearing at 6:04pm.

Thibault provided an overview through a memorandum dated June 15th.

Dean Reisner, representing Reenders Blueberry Farms LLC, was present to provide the following information:
• Confirmed the extent of construction is remaining within the existing building and porch footprint.

There being no further comments, Wilson closed the hearing at 6:11pm.
B. Rezoning – Addition to STR Overlay – 10621 Lakeshore Drive

Wilson opened the hearing at 6:12 pm.

Thibault provided an overview through a memorandum dated June 15th.

The applicants, Suzanne Mac Keigan and Jeff and Shannon Mac Keigan, were present and provided the following information:

- The subject property is the primary residence of Suzanne Mac Keigan, who has owned the property for the past 33 years.
- Properties to the north of the subject property are included in the Short Term Rental Overlay Zone.
- Subject property includes direct access to Lakeshore Drive and a shared private road for adjacent parcels.
  - Easement for access to the beach is only applicable to subject property and 10615 Lakeshore Drive.

Wilson opened the floor to public comments:

- Tamara Cook-Smith – 10589 Lakeshore Drive
  - Owns adjacent property in the Poplar Trail Association.
  - Shared concerns over potential impact of increased noise and pedestrian and vehicular traffic.
- Linda Duke – 17270 Sunset Trail
  - Trustee of the Cook Family Trust, which owns an adjacent property in the Poplar Trail Association.
  - Shared concerns regarding their property’s beach, and potential overflow from renters.
- Dan Heyblom – 17316 Sandgate Place
  - A member of the Board of Directors for neighboring “The Dunes Subdivision”.
  - Opined that allowing a short term rental will lead to increased population on the beach, resulting in a loss of value for property owners.
- Ed Velthouse – 10579 Lakeshore Drive
  - Shared opinion that properties to the north of the subject property are socially considered in a separate neighborhood than the subject property and the Poplar Trail Association.
  - Noted that erosion significantly impacted the available beach on the subject property and adjacent parcels.
- Mike Podein – 10569 Lakeshore Drive
  - Owns property adjacent to 10615 Lakeshore Drive.
  - Concerned about increased population from STR negatively impacting the septic system.
- Judy Bregman – 17262 Sandgate Place
  - Owns property within “The Dunes Subdivision”. Provided previous experience with renters overwhelming the subdivision’s beach.
There being no further comments, Wilson closed the hearing at 6:47pm.

C. Rezoning – Addition to STR Overlay – 10615 Lakeshore Drive

Wilson opened the hearing at 6:47pm.

Thibault provided an overview through a memorandum dated June 15th.

The applicant, Jeff MacKeigan, was present and provided the following information:

- Stated the subject property has acted as a short term rental for the past 35 years, most recently using a property management company.
- Clarified the subject property is adjacent to, but not part of the Poplar Trail Association.
- Opined that the subject property met the standards for approval.

Wilson opened the floor to public comments:

- Charles Janssen – 10511 Lakeshore Drive
  - Bought property in the Poplar Trail Association with the understanding that STRs were not permissible.
  - Noted concerns with increased population and traffic on neighborhood roads.

There being no further comments, Wilson closed the hearing at 7:02pm.

VIII. OLD BUSINESS

A. Special Land Use – Agritourism – Reenders

The Planning Commission noted the following points of discussion:

- Questioned extent of new construction.
- General indication of support for improvements.

Motion by Lemkuil, supported by Cousins, to approve the Special Land Use application to allow an “Agri-tourism” use consisting of the processing of blueberry pies and donuts associated with their existing “Agricultural” and “Markets for the sale of farm products” operations on the property located at 9981 West Olive Road, Parcel # 70-07-35-100-007. This approval is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report.

Which motion carried unanimously.

SPECIAL LAND USE – AGRITOURISM – REENDERS BLUEBERRY FARMS

1. The application meets the site plan review standards of Section 18.07.G of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:

   A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.

C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.

E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.

G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.

H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.

I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.

J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.

K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.

L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.

M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.

N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.

O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

2. The Planning Commission also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 8.01, 8.05, and 8.06 of the Zoning Ordinance.

A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.

B. The Project provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.

C. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.

D. The Project ensures safe access by emergency vehicles.

E. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.

F. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways and requires alternate means of access through service drives.
G. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.

H. The Project requires coordinated access among adjacent lands where possible.

I. The Project provides landowners with reasonable access, although the number and location of access points may not be the arrangement most desired by the Developer.

J. The Project requires demonstration that prior to approval of any land divisions, the resultant parcels are accessible through compliance with the access standards.

K. The Project preserves woodlands, view sheds, and other natural features along the corridor.

L. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.

M. The Project implements the goals expressed in the US-31/M-45 Corridor Study.

N. The Project establishes uniform standards to ensure fair and equal application.

O. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.

P. The Project promotes a more coordinated development review process with the Michigan Department of Transportation and the Ottawa County Road Commission.

3. This approval is based on the affirmative findings that the standards of Section 12.09 have been fulfilled.

A. The Planning Commission waives the parking lot landscaping requirements upon making the determination that existing vegetation is to be retained.

B. **Rezoning – Addition to STR Overlay – 10621 Lakeshore Drive**

The Planning Commission noted the following points of discussion:

- Disagreement regarding existing boundaries of the STR Overlay Zone and compliance with the standards for approval.
  - Discussed lack of rental history and the surrounding properties.

- Considered potential impact on neighboring properties and beach, given the subject property has direct access to Lake Michigan and a private road.

**Motion** by Lemkuil, supported by Hesselsweet, to **approve** the rezoning application for 10621 Lakeshore Dr. to be included in the Short Term Rental Overlay Zone.

**Which motion failed, as indicated by the following roll call vote:**

Ayes: Wilson, Frifeldt, Hesselsweet, Mesler
Nays: Cousins, Lemkuil
Absent: Reenders, Taylor, Wagenmaker

Following the failed motion, Commissioners expressed the desire to postpone a decision until a full board was present.

**Motion** by Frifedlt, supported by Hesselsweet, to **postpone** the rezoning application for 10621 Lakeshore Dr. to be included in the Short Term Rental Overlay Zone for the next regularly scheduled meeting for consideration of the full Planning Commission.

**Which motion passed, as indicated by the following roll call vote:**

Ayes: Wilson, Frifeldt, Hesselsweet, Lemkuil, Mesler
Nays: Cousins
Absent: Reenders, Taylor, Wagenmaker
C. **Rezoning – Addition to STR Overlay – 10615 Lakeshore Drive**

The Planning Commission noted the following points of discussion:

- Noted the lengthy rental history.
- Confirmed access to the beach and Lakeshore Drive is provided through an easement on 10621 Lakeshore Drive.

**Motion** by Hesselsweet, supported by Frifeldt, to **postpone** the rezoning application for 10615 Lakeshore Dr. to be included in the Short Term Rental Overlay Zone for the next regularly scheduled meeting for consideration of the full Planning Commission.

**Which motion carried unanimously.**

IX. **NEW BUSINESS**

A. **JOST - Preapplication**

Thibault provided an overview through a memorandum dated June 15th.

Steve Witte from Nederveld, presenting for JOST, was present to provide the following information:

- Described proposal for increased aisle width for truck maneuvering and decreased number of parking spaces.
- Noted alternative techniques such as pervious pavement and underground stormwater retention chambers being considered for the site.
- Explained proposed building layout needing multiple loading zones.
- Inquired if 20’ rear setback for undisturbed material could be waived.
  - Thibault clarified the PC does not have jurisdiction to waive this requirement.
- Discussed required landscaping, stated some trees along the rear lot line may be eligible to county towards required landscaping.

The Planning Commission noted the following points of discussion:

- Inquired about building size, if it could be reduced to provide required undisturbed land.
- Indicated support of reviewing the maneuvering area separately from parking aisle area when determining compliance.

X. **REPORTS**

A. **Staff Report**

- Thibault provided notice of Crockery Township’s Master Plan update.
- Thibault shared an update on recent development submittals.
- Thibault summarized the minor amendments that were approved for Lakeshore Flats.
B. Commissioner Comments
   • Mesler noted concern regarding a water cross connection notice received in the mail.

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

    Without objection, the meeting adjourned at 7:58 p.m.

Respectfully submitted,

Cassandra Chaphalkar
Acting Recording Secretary