

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
JULY 6, 2009
REVISED

I. CALL TO ORDER

Chairman Redick called the regular meeting of the Grand Haven Charter Township Planning Commission to order at 7:30 p.m.

II. ROLL CALL

Members present: French, LaMourie, O'Neal, Ralya, Redick, Ransford, Worthington, Sheffield

Members absent: Williams

Also present: Community Development Director Waterman, Attorney Bultje and Recording Secretary DeVerney

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Motion by French supported by Worthington to approve the minutes of the June 1, 2009 meeting. **Which motion carried.**

V. CORRESPONDENCE

Chairman Redick mentioned a couple flyers from Michigan State Citizen Planning. He also noted receiving an email from Port Sheldon supporting GHT's Master Plan.

VI. BRIEF PUBLIC COMMENTS

None.

VII. PUBLIC HEARING

a. Special Land Use – Dave Reenders

Waterman gave an overview of his memo dated June 19, 2009.

The Public Hearing on the Special Land Use was opened at 7:35p.m.

Dave Reenders (16697 Johnson Street) stated that he had talked with Steve Prelesnik to the west of the property and Richard Schump to the east. The only concern (from Schump) was the smoke involved with the clearing of the land. Reenders noted that he will be chipping everything instead of burning.

Reenders plans to leave 50 feet of vegetation along the Lake Michigan Drive (M45) right-a-way as a barrier.

Chairman Redick read the letter that was received by Larry and Diane Frazine (16522 Lake Michigan Drive). Their concerns include 1) clearing the land (because they enjoy the woods and animals they see and current blueberries are not visible from

Lake Michigan Drive) and 2) the pesticides that would be sprayed on the blueberries. They politely object to the Special Land Use requested by Reenders. Frazine also noted that he would like a setback of 100 feet instead of 50 as Reenders is proposing.

The Public Hearing on the Special Land Use was closed at 7:42p.m.

VIII. OLD BUSINESS

A. Special Land Use – Dave Reenders

Comments and concerns from committee members to Waterman, Bultje, & Reenders:

1. Are there going to be issues with flooding when the land is cleared of the trees?
2. Would the parcel to the east be impacted by the clearing of property?
3. With a Special Land Use, is the Planning Commission allowed to approve with conditions?
4. Reenders plans to leave a setback of 50 feet. Why this amount of feet?
5. Are you planning to plant the blueberries right up against the tree line? Will this affect the blueberries?
6. Are you able to spray the pesticides without getting it on neighboring properties?

Responses from Waterman, Bultje, & Reenders to commissioners:

1. No, because there is a county drain to the west of these parcels and the farm ditch connects to it.
2. No, because the drainage ditch is at its lowest point so there shouldn't be any issues.
3. Yes, the Planning Commission can approve with conditions.
4. 50 feet is the typical front setback for building, and the purpose would be to prevent viewing of the blueberry fields.
5. Yes, we are planning to plant the blueberries right up against the trees even though they could be affected.
6. Yes, it will be a ground application and can't be over done due to strict requirements.

Committee members wanted conditions added to special land use request as follows:

1. The owner will maintain a 50 foot buffer (where no clearing will occur along the M45 right-of-way).
2. The owner will comply with federal, state, and county law and ordinances.
3. The owner will comply with all verbal representations made during the meeting.
4. The owner will comply with all written application materials.
5. The owner will take proper measure to ensure that there will be no surface water runoff.

Motion by Worthington and supported by Ralya to approve the special land use request to conduct agricultural activity (i.e. blueberry farming) on parcel numbers

70-07-22-300-022 and 70-07-22-300-023. The approval is conditioned upon the following:

- 1. The owner will maintain a 50 foot buffer (where no clearing will occur along the M45 right-of-way.**
- 2. The owner will comply with federal, state, and county law and ordinances.**
- 3. The owner will comply with all verbal representations made during the meeting.**
- 4. The owner will comply with all written application materials.**
- 5. The owner will take proper measure to ensure that there will be no surface water runoff.**

**Roll Call – Ayes: Sheffield, Ralya, Redick, French, O’Neal, Worthington, Ransford
Nays: LaMourie
Absent: Williams**

Which motion carried.

B. NEW BUSINESS

None.

X. REPORTS

A. Attorney Report.

Bultje updated the Planning Commission members on the Risko case that had gone before the Zoning Board of Appeals in 2008. The Court of Appeals has reversed the Circuit Court’s decision.

B. Staff Report.

Waterman noted that staff had received the City of Grand Haven’s Master Plan. Review by the Planning Commission will be at an upcoming meeting.

C. Other

Overview of the Olive Township Master Plan by Greg Ransford

The Planning Commission directed staff to write a letter of support to Olive Township.

XI. EXTENDED PUBLIC COMMENTS

Laird Schaefer (12543 Wilderness Trail) questioned what the status was on the Merritt Land Co (David Bos/Todd Stuiwe) submission of plan for condominium development of vacant land on Lakeshore between Beach Road and Buchanan Street.

Waterman stated that it is currently being reviewed by staff, the Ottawa County Road Commission, and the Ottawa County Drain Commission. He also noted that this item is tentatively slated for the agenda for July 20, 2009. but there will not be a public hearing because it is not required by ordinance or statute.

XII. ADJOURNMENT

Motion by Sheffield and supported by LaMourie to adjourn the meeting. **Which motion carried.** The meeting adjourned at 8:17 p.m.

Respectfully submitted,

Kristi DeVerney
Recording Secretary