

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
SEPTEMBER 8, 2009
REVISED

I. CALL TO ORDER

Chairman Redick called the regular meeting of the Grand Haven Charter Township Planning Commission to order at 7:32 p.m.

II. ROLL CALL

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

Members absent: Sheffield, Williams, Ransford

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 July 20, 2009 meeting. **Which motion carried.**

V. CORRESPONDENCE

Chairman Redick noted training through MTA if anyone was interested.

Chairman Redick suggested re-organizing the agenda so it would be as follows:

1. Public Hearing – Grand Haven Charter Township Master Plan - 2009
2. Discussion of Grand Haven Charter Township Master Plan - 2009
3. Public Hearing – Christian Reformed Conference Grounds – Special Land Use
4. Discussion of Christian Reformed Conference Grounds – Special Land Use

VI. BRIEF PUBLIC COMMENTS

None.

VII. PUBLIC HEARING

Grand Haven Charter Township Master Plan – 2009. No comments were made.

VIII. OLD BUSINESS

Grand Haven Charter Township Master Plan - 2009

Val Lazdins gave a PowerPoint overview presentation on the proposed Master Plan.

Commissioners praised Waterman and Lazdins for their efforts on the Master Plan over the last year.

IX. PUBLIC HEARING

Christian Reformed Conference Grounds (CRCG) – Special Land Use

Public Hearing was opened at 8:13 PM. -9:25p.m.)

Waterman gave an overview of his memo dated August 28, 2009.

Michael Perton of the CRCG stated that he was available to answer any questions the Commission may have.

Thomas Dudek (12223 Blue Water Road) is opposed to the project and noted the following:

1. Increase in the number of people at the CRCG.
2. Increase of noise.
3. Would like to see signage on the beach stating where CRCG property ends.
4. PA system too loud.
5. Prayer Trail appeared last year and added extra noise.

Tamara VanderArk (13077 Stonegate Lane) is in favor of the project and noted the following:

1. Sense of community.
2. Not loud.
3. Staff & directors truly care.
4. Common reminder, by staff, to stay within CRCG boundaries.

David Cook (12113 Blue Water Road) is concerned with proposed project and the noted the following:

1. Withholding and upholding agreements.
2. Noise level and smoke.
3. CRCG attempting to be good neighbors.

Tony Diekema (17637 Hillcrest) is opposed to the project and noted the following:

1. Considerable deterioration caused by density in CRCG.
2. CRCG is already a non-conforming facility.
3. Suggested having an environmental impact study of this neighborhood and moratorium of Special Land Use.
4. Concerns with the mini-golf course because it could add more traffic.

Jim Haveman (12471 Jansma Drive) is opposed to the project and noted the following:

1. CRCG have not been good neighbors.
2. CRCG creeping into Sunset Hills Association property.
3. CRCG could have showed Sunset Hills Association the plans prior to this meeting.

Rodger Druke (12449 Jansma Drive) is opposed to the project and noted the following:

1. CRCG is encroaching into the Sunset Hills Association property. When will it end?
2. Trees being taken down.
3. Smoke issues.
4. The dump station will be in my front yard if moved.

Donald Shampine (12296 Lakeshore Drive) is in favor of the project and noted the following:

1. CRCG have been great neighbors.
2. Applaud builder on architecture.
3. Focused development. Well thought out.
4. Dumping station has never smelled bad.
5. CRCG visitors do not spill over onto the neighboring beaches. My family goes to the CRCG beach because of the boundaries.
6. Density is not an issue.
7. We can hear the waves and traffic but the PA system is not heard from our house which is right next door to CRCG.
8. Environmental impact study could be a high cost and what do we do with the results?
9. CRCG is an asset to the community.

Jim DeVries (1035 Chippewa Street, Georgetown Township) is in favor of the project and noted the following:

1. CRCG provides ministry to all people. I am a parent of a staff member. CRCG can't be run without staff and Perton has to be able to have the right number of staff.

Bruce Hinrichs (12183 Blue Water Road) is opposed to the project and noted the following:

1. Our homes are next to a campsite and the beach area is our front yard.

Julie Skodack (12236 Lakeshore Drive) is in favor of the project and noted the following:

1. Feels that CRCG is an asset to the township.

Jeff Boeve (12312 Lakeshore Drive) is in favor of the project and noted the following:

1. CRCG have done everything in their power to be great neighbors.
2. We don't have smoke or noise issues. It's all of matter of perspective.

Jeff Lameris (12140 Lakeshore Drive) is in favor of the project and noted the following:

1. CRCG are good neighbors.
2. No problem with camper's traffic.
3. Reasonable rates for neighbors to use their facility.

Chairman Redick reminded everyone that we are not here to discuss the issues of smoke, noise, etc. but instead the issues of moving the dump station, proposal of a mini-golf course, and amending plans to Building 18.

Comments, questions, and concerns raised by the commissioners included:

1. Issues with the mini-golf course include:
 - a) Density.
 - b) Are there restrooms close?
 - c) It seems as though the mini-golf course is just being stuck in a corner of the property. Is proposed location for the mini-golf course the best place to put it?
 - d) What other things (ex. batting cages, etc.) could potentially be built in the same area at a later date?
 - e) Need more detail on the site plans including who would be allowed to use the facility.
 - f) What type of lighting will be used and what are the hours of operation?
2. Issues with the relocation of the dump station include:
 - a) Potential problem with stacking of vehicles waiting to use the pump station.
 - b) Potential problem of blocking the exit. If pump station is relocated, the boulevard exit should be widened.
 - c) Need more details on proposed screening/buffering around the dump station.
3. Issues with Building 18 include:
 - a) Need plans to reflect the reduction in size and the number of people allowed for overnight accommodations.
 - b) Is there adequate room in the septic area? According to Pertont, the MDEQ noted that they have the capacity.

Motion by French and supported by Ralya to table the proposed Special Land Use request of the Christian Reformed Conference Grounds. The applicant shall provide information in response to the following issues:

- 1. The density of Building 18 shall not exceed 116 people. The plans shall be revised to reflect the reduction in building size and number of allowed persons in Building 18.**
- 2. More detail on relocating the dump station (possible additional lane for stacking).**
- 3. More detail on buffering and screening around the dump station.**
- 4. Additional details for the mini-golf course location, including who would be allowed to use the facility, lighting, pedestrian walkways, etc.**

X. NEW BUSINESS
None.

X. REPORTS

A. Attorney Report.

None.

B. Staff Report.

1. Reminded the commissioners about the Strategic Plan Public Forum on September 14, 2009.
2. Waterman noted the Michigan Citizen Planner Classroom Series Core Program will be taking place in October and November if any of the commissioners are interested.
3. O'Neal updated the commissioners on the Parks and Recreation Committee goal of being proactive on the long term upkeep on the maintenance of the parks.

C. Other

Discussion on the letter from the City of Grand Rapids regarding Large WETs.

Waterman gave an overview of the letter dated August 18, 2009.

Chairman Redick noted the three (3) possible scenarios and how we might consider permitting them to implement their proposal.

1. Use Variance was ruled out because it would never be satisfied.
2. Modification of Essential Services or Public Utilities Definitions is too broad (*i.e. it would allow them anywhere*).
3. Some variation of a Zoning Text Amendment would be the only feasible alternative.

Commissioners stated that Large WETs are something we didn't allow for because they didn't think anyone would propose them in GHT.

Haris Alibasic stated that the City of Grand Rapids wants to be a good neighbor and address the issue of Large WETs.

XI. EXTENDED PUBLIC COMMENTS

Yvonne Miller (14082 Hemlock Springs) made a comment on the wind.

XII. ADJOURNMENT

Motion by Ralya and supported by O'Neal to adjourn the meeting. **Which motion carried.** The meeting adjourned at 10:07 p.m.

Respectfully submitted,

Kristi DeVerney
Recording Secretary