

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
OCTOBER 19, 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: Worthington, Ransford, O'Neal, Zambetis, Redick, Ralya, French, Williams, LaMourie

Members absent: None

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

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Motion by LaMourie supported by Ralya to approve the minutes of the September 8, 2009 meeting. **Which motion carried.**

V. CORRESPONDENCE

Chairman Redick noted that Olive Township's Public Hearing for their new Master Plan was held on October 13, 2009.

VI. BRIEF PUBLIC COMMENTS

In reference to the Christian Reformed Conference Grounds.

Barbara Haveman (12471 Jansma Drive) stated that she never received a notice of a meeting that was supposed to take place with Waterman and others from the association.

Tony Diekema (17637 Hillcrest Drive) referred to observations from the September 8, 2009 meeting. He learned that they can't do much about the density issue and understand that. He wanted the commissioners to know that there is potential for additional density, which will add more complaints from neighboring properties.

John Waunders (17664 Hillcrest Drive) has concerns about moving the dump station in regards to the septic system and city water.

David Cook (12113 Bluewater Road) (Merritt Land Company) has concerns about a low spot at Buchanan and Beach roads where water tends to run off to that point. He stated that the new staff housing could potentially create more run off. He also noted that the meeting never happened between Waterman and others.

VII. PUBLIC HEARING

A. Proposed Zoning Text Amendment – US31 & M45 Overlay District Ordinance

Waterman gave an overview of his memo dated October 7, 2009.

The Public Hearing on the Proposed Zoning Text Amendment was opened at 7:38p.m.

Chairman Redick stated that this was not just frustration on the builders and developers part, but also on those who have to administer the ordinance.

Commissioners liked the addition of the matrix but questioned putting an “X” in the “any new or expanded parking area” under “access management improvements”.

The Public Hearing on the Proposed Zoning Text Amendment was closed at 7:54p.m.

VIII. OLD BUSINESS

A. Proposed Zoning Text Amendment – US31 & M45 Overlay District Ordinance

The Commission concurred that an “X” should be added in the Access Improvement Box under Expanded Parking Area.

Commissioners questioned Waterman about why full compliance isn’t needed when alterations are being done to an existing principle building. Waterman stated that this gives the PC flexibility depending on the situation. Full compliance is only for new construction.

Chairman Redick suggested that major changes should include “when one special land use is replaced by another special land use” to the which the commissioners agreed.

Commissioners questioned Waterman about Special Land Use or Rezoned to another use and why it wouldn’t require full compliance. Waterman stated that changes in use do not alter a building.

Commissioners questioned if the builders and realtors had been made aware of the review of the Overlay District, especially after the criticism. Waterman stated that the revisions were mostly being relayed through the Supervisor.

Chairman Redick also noted that this amendment will allow the PC to grant relief from the architectural required while still allowing applicants to appeal to the Township Board.

Commissioners questioned improvements to the language in regards to the on-site signage (*ex. Wal-Mart*). Chairman Redick stated that the Ordinance Review Board would look into this further.

Motion by O’Neal and supported by LaMourie to recommend to the Township Board approval of the Proposed Zoning Text Amendment relating to the applicability of changes in use in the US31/M-45 Area Overlay Zone Ordinance and to include adding the following:

- 1. Adding an “X” in the box under Access Management Improvements on the Applicability Matrix for any new or expanded parking area.**
- 2. Major changes, on the Applicability Matrix, should include “when Special Land Use is replaced by another Special Land Use”.**
- 3. Reference memo from Attorney Bultje dated October 16, 2009.**

Roll Call – Ayes: Worthington, Ransford, O’Neal, Zambetis, Redick, Ralya, French, Williams, LaMourie

Nays: None

Which motion carried.

B. Christian Reformed Conference Grounds – Special Land Use

Waterman gave an overview of his memo dated October 12, 2009.

Waterman addressed statements made in the Brief Public Comments by the neighboring properties to CRCG.

1. Waterman met with Mr. Drueke and Mr. Diekema after the PC meeting on September 8, 2009. Their concerns were smoke and density. They were not concerned with what’s being built there. They inquired about a monitoring device for the smoke issue. Waterman had spoken with Chief Gerencer about previous occasions regarding issues with smoke. Waterman also met with Perton about Drueke and Diekema’s concerns about smoke. Perton noted that they do have a smoke monitoring device and if the smoke is an issue, they will put up yellow or red flags so the campers are aware. Waterman also stated that he will forward this request to the Ordinance Review Committee.
2. As for moving the dump station, the septic tank is under full authority of the MDEQ.
3. As far as concerns with elevation with run off drainage, the staff housing proposed is consistent with the previous plan that was approved in terms of the location of the buildings.

Mike Perton noted that CRCG is following EPA guidelines and instructing the campers to let their fires burn out instead of put water on them which causes more smoke for the neighboring properties, unless the Fire Department specifically says to douse them with water. Perton stated that they have a system with green, yellow, and red flags pertaining to campfires. Perton noted that CRCG only receives calls from the north – Sunset Hills.

Perton noted that the dump tank will be removed from the old site and the new dump tank will be built at the same level and the setbacks will be at 50 feet.

Commissioners had concerns with Cottages 12A & B with lower walkout being close to the entrance road. Perton stated that a hedge and/or fence will be installed along that walkway. Chairman Redick stated that a condition for a hedge and/or 4 foot fence be added to the motion.

Other questions that arose from commissioners were concerning a bathroom being located close enough to the proposed mini-golf course and non-compliant lights. Perton stated that Building 11 is located close to the proposed mini-golf course and he would get shields for the 100 watt lights so they would be compliant.

Commissioners asked Perton about the 49 camp sites using the dump station. Perton noted that only 60% use the dump station because 40% are tent sites. Commissioners asked about traffic issues that CRCG may have. Perton noted that there aren't any traffic issues because of a 4-way stop sign and also a one-way sign posted.

Commissioners would like to see the mini-golf course removed from the plans. They are concerned that the use expands the non-conformity and is beyond the scope of the original plan.

Motion by Chairman Redick and supported by Worthington to conditionally-approve the proposed Special Land Use for Enlargement or Increase or Extension of a Non-Conforming Use at the Christian Reformed Conference Grounds (Parcel no. 70-07-16-300-027), as illustrated on the attached plans (last revised 10/6/09). Approval of this plan is conditioned upon the following:

1. All previous conditions of approval are adhered to.
2. All buildings must comply with the conditions of approval outlined in the August 31, 2009 Public Services Memorandum.
3. All references to the 18 Hole Mini-Golf Course shall be removed from the Site Plan.
4. One-way signage shall be installed across from the dump station.
5. A hedge and/or 4 foot fence shall be installed along the backside of 12A and 12B.
6. The Site Plan shall be revised and approved by Waterman.

IX. NEW BUSINESS

- A. Appoint PC Vice Chair (Replacement of Sheffield)
O'Neal nominated Ransford as the Vice Chair.

Motion by Ralya and supported by Williams to appoint Ransford as the Vice Chair. Which motion carried.

- B. Appoint PC Liaison to the Zoning Board of Appeals (Replacement of Sheffield)
Chairman Redick nominated Ransford as Liaison to the ZBA.

Motion by Williams and supported by Worthington to appoint Ransford as the Liaison to the Zoning Board of Appeals. Which motion carried.

- C. Appoint to Ordinance Review Committee (Replacement of Sheffield)
Chairman Redick nominated Ransford to the Ordinance Review Committee.
Motion by Redick and supported by O'Neal to appoint Ransford to the Ordinance Review Committee.
- D. O'Neal is resigning from the Planning Commission and Parks & Recreation Committees effective today.

X. REPORTS

A. Attorney Report.

None.

B. Staff Report.

Waterman noted the Wind Farm Tour, near Cadillac, is being arranged. The Township will also be holding a Public Forum on WETs. A Wind Turbine Study was done by Appraisal Group I that Waterman will email to the commissioners.

C. Other

None.

XI. EXTENDED PUBLIC COMMENTS

Tony Diekema (17637 Hillcrest Drive) noted the following:

1. Waterman had reported earlier in this meeting that Chief Gerencer had met with Sunset Hills in the past. This meeting never happened.
2. Smoke is an on-going issue with the Christian Reformed Conference Grounds. The Township placed a monitor after talking with Chief Gerencer. They would like to have the monitor placed where the smoke trespasses on other properties.

XII. ADJOURNMENT

Motion by Ransford and supported by Williams to adjourn the meeting. Which motion carried. The meeting adjourned at 9:03 p.m.

Respectfully submitted,

Kristi DeVerney
Recording Secretary