

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
DECEMBER 7, 2009
REVISED

I. CALL TO ORDER

Vice Chairman Ransford 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, Taylor, Zambetis, Ralya, French, Williams, LaMourie

Members absent: Redick

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

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Motion by Worthington supported by Williams to approve the minutes of the November 16, 2009 meeting. **Which motion carried.**

V. CORRESPONDENCE

Staff provided an email concerning WETs.

Staff provided the commissioners with the previously approved site plan for the Morris, Schnoor & Gremel Building for reference purposes.

VI. BRIEF PUBLIC COMMENTS

None.

VII. PUBLIC HEARING

None.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

A. Site Plan Pre-Application Review – Nu-Union Credit Union

Waterman gave an overview of his memo dated December 1, 2009.

Bill Bussey (Grubb & Ellis/Paramount Commerce) stated that a lot of time was spent reviewing the Morris, Schnoor & Gremel property. Because Nu-Union doesn't have a high volume of traffic, it can be flexible with where it operates.

Bob Hendrick noted that when Community Shores Bank was located in the Morris, Schnoor & Gremel Building, their traffic was approximately 150 cars/day. Nu-Union is anticipating 80-120 cars/day. Therefore, Nu-Union would actually generate less traffic. Hendrick also mentioned that Nu-Union was planning to use the Macatawa Bank access.

Bussey stated that Nu-Union would like to renovate the existing building but would need adequate ingress and egress. He also agrees that it would be beneficial to remove the Robbins Road access.

Bussey reminded the commissioners of the issues with Meijer. Meijer is asking Nu-Union to provide financing to finish access to Whitaker Way because Meijer isn't planning to do anything in the near future in regards to Whitaker Way.

Concerns and comments from commissioners to Waterman and Bultje:

1. Is this considered redesigning of a driveway or reuse and would we need approval from the City of Grand Haven?
2. Is the sub area being aligned with Despelder?
3. What was the original rationale of Whitaker Way?
4. Could there potentially be a signal when Whitaker Way lines up with Despelder?
5. Commissioners see the logic of the proposal by Nu-Union but has concerns on the speculation, assumptions, and lack of time frame on GHT's part.
6. LaMourie stated that the Access Management Standards are important and that he would hate to see the PC ignore them.

Response from Waterman and Bultje to commissioners:

1. This is considered redesigning of a driveway and yes, we would need approval from the City of Grand Haven.
2. Yes, and if the level of service study is approved, then there could be a 3 lane cross section.
3. It's staff's understanding that Meijer couldn't obtain the property that Robbins Road Hardware is located on so that's why Whitaker Way was built. Also, the proximity to the Morris, Schnoor & Gremel Drive and the lack of a center turn lane were also justifiers.
4. It would depend on how much traffic there was on Robbins Road along with the full movement on Whitaker Way as a 3 lane road. The City of Grand Haven will be conducting a level service study for a 3 lane road on Robbins Road in the Spring of 2010.
5. No response.
6. Waterman stated that the new Applicability Matrix gives the PC discretion on Access Management Standards.

Bussey stated that Nu-Union will agree to close the Robbins Road access as soon as there is full access on Whitaker Way. Meijer is requesting that Nu-Union pay for the cost of full access but Nu-Union believes that Meijer should pay the cost. Commissioners agree that full access is very critical.

Commissioners noted that Macatawa Bank has the same restrictive access and they make it work. Bussey stated that maybe the proposal, at this point, should only be to fix up the Morris, Schnoor & Gremel Building and add the curb cut through Macatawa Bank's property. Commissioners also noted that regardless of the site, Nu-Union would have greater increased visibility, just like Macatawa Bank has made it work to their advantage.

A representative from Nu-Union noted that Nu-Union is more consumer based while Macatawa Bank is more commercial based. He stated that the value of the property would go down without unrestricted access.

Commissioners noted that the proposed use of the Morris, Schnoor & Gremel Building would be an interim fix, meaning less traffic and someone occupying the building.

Vice Chair Ransford noted that considering the discussion, the PC may be in consensus on the second option proposed.

Commissioners would like to see an overall improvement plan from the City of Grand Haven before Nu-Union returns to another PC meeting.

X. REPORTS

A. Attorney Report

None.

B. Staff Report

None.

C. Other

None.

XI. EXTENDED PUBLIC COMMENTS

None.

XII. ADJOURNMENT

Motion by French and supported by Williams to adjourn the meeting. **Which motion carried.** The meeting adjourned at 8:37 p.m.

Respectfully submitted,

Kristi DeVerney
Recording Secretary