

MEETING MINUTES OF THE  
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION  
MARCH 29, 2010  
REVISED

I. CALL TO ORDER

Vice Chairman Ransford called the regular meeting of the Grand Haven Charter Township Planning Commission to order at 7:31 p.m.

II. ROLL CALL

Members present: Taylor, LaMourie, French, Ralya, Ransford, Worthington

Members absent: Redick, Williams, Zambetis

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

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

**Motion** by Ralya supported by French to approve the minutes of the March 15, 2010 meeting. **Which motion carried.**

V. CORRESPONDENCE

Vice Chairman Ransford noted that the Planning Commission had received brochures from MSU Extension and American Planning Association in case anyone was interested.

VI. BRIEF PUBLIC COMMENTS

None.

VII. OLD BUSINESS

A. NuUnion Credit Union – Site Plan Review

Waterman gave an overview of his Community Development Memo dated March 22, 2010 and the revised plans.

Commissioners and NuUnion representatives then discussed the details of the future driveway location on the east side of the property.

NuUnion representatives Bill Bussey and Brian McVeigh wanted assurance that the Planning Commission would not require the future driveway to connect near the southeast end of the property where it would conflict with their drive-through traffic. They asked that the site plan depict a general location in the vicinity of the existing northern parking lot drives.

The Planning Commissioners did not want the plan to “lock in” a specific location given that the future internal access drive configuration of the Robbins Road Sub-Area Plan was not yet known.

After a lengthy discussion, a consensus was reached that the verbiage could simply state that the future drive would access the northern half of the east property line. Specifically, the Commissioners requested that the following language be added to Condition #3 in the proposed motion.

“...install a new two-way, 24 foot wide roadway with an access point to be located on the northern half (i.e., within 170 feet of Robbins Road) of the eastern property line, subject to the review and approval of the Township Planning Commission.”

The following motion was offered by Ralya and seconded by Taylor:

**MOVE TO APPROVE WITH CONDITIONS THE SITE PLAN FOR THE PROPOSED NUUNION CREDIT UNION ON PARCEL NUMBER 70-03-33-100-063 AS SHOWN ON THE PROPOSED SITE PLAN (LAST DATED 2/23/10), LANDSCAPE PLAN (LAST DATED 2/10/10), AND ALL CORRESPONDING DRAWINGS AND DOCUMENTATION. THIS APPROVAL IS CONDITIONED UPON THE FOLLOWING:**

- 1. The applicant shall comply with all requirements and conditions of the Ottawa County Drain Commission, GHT Community Development Department, GHT Fire/Rescue Department, and GHT Public Services Department.**
- 2. All approved landscaping for this site must be installed according to plan, and must be indefinitely maintained in a healthy, manicured condition. Any diseased, dying or dead tree, shrub, grass, or perennial must be immediately replaced in accordance with the originally-approved landscaping plan.**
- 3. Within six (6) months of the date that either (1) Whitaker Way is reconfigured to be a full turn intersection at Robbins Road or (2) any other circumstances allow a new full turn curb cut to be made on Robbins Road which meets the Township separation distances required from both U.S. 31 and Whitaker Way, NuUnion or its successor will close the current two-way curb cut on Robbins Road and install a new two-way, 24 foot wide roadway with an access point to be located on the northern half (i.e., within 170 feet of Robbins Road) of the eastern property line, subject to the review and approval of the Township Planning Commission. This new roadway will be installed at NuUnion’s expense, but the easement for access to Whitaker Way or the new Robbins Road curb cut will be provided by others at no expense to NuUnion.**

**IN APPROVING THIS PLAN, THE PLANNING COMMISSION FINDS THAT CERTAIN ACCESS MANAGEMENT AND LANDSCAPING REQUIREMENTS OF CHAPTER 15-A MAY BE WAIVED IN ACCORDANCE WITH SECTION 15A.03A, BASED UPON THE FOLLOWING FINDINGS:**

1. **The proposed use shall be consistent with, and promote the intent and purpose of this Ordinance.**
2. **The proposed use shall be of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.**
3. **The proposed use shall not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.**
4. **The proposed use shall be reasonably compatible with the natural environment of the subject premises and adjacent premises.**
5. **The proposed use shall not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.**
6. **The proposed use shall not interfere with or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.**
7. **The proposed use shall be such that traffic to, from, and on the premises and the assembly of persons relating to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and, the general character and intensity of the existing and potential development of the neighborhood.**
8. **The proposed use shall be consistent with the health, safety, and welfare of the Township.**

**This approval is also based on an affirmative finding that each of the following site plan standards has been fulfilled:**

- 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. 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.**
- B. **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.**
- C. **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.**
- D. **Removal or alteration 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 may require 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.

- E. 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.
- F. 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.
- G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- H. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in this ordinance or any other Township Ordinance.
- I. 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 storm water, prevent erosion and the formation of dust.
- J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so that it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
- K. 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.
- L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- M. The site plans conforms to all applicable requirements of county, state, federal, and township statutes and ordinances.
- N. No additional fencing is required by the Planning Commission around the boundaries of the development.
- O. The general purposes and spirit of this ordinance and the master plan of the Township are maintained.

The motion carried unanimously.

VIII. NEW BUSINESS

None.

IX. REPORTS

A. Attorney Report

None.

B. Staff Report

Waterman reminded the Commissioners about the Strategic Plan Public Forum that is scheduled for Tuesday, April 20<sup>th</sup> at 7:00 p.m. and also that the meeting for Monday, April 5<sup>th</sup>, has been canceled.

C. Other

None.

X. EXTENDED PUBLIC COMMENTS

None.

XI. ADJOURNMENT

**Motion by** LaMourie and supported by Worthington to adjourn the meeting. **Which motion carried.** The meeting adjourned at 8:32 p.m.

Respectfully submitted,

Kristi DeVerney  
Recording Secretary