

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
APRIL 19, 2010
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: T. French, Ransford, Taylor, Worthington, Redick, Williams, LaMourie, Ralya, Zambetis

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 Ralya supported by LaMourie to approve the amended minutes of the Special March 29, 2010 meeting. **Which motion carried.**

V. CORRESPONDENCE

Chairman Redick noted a letter that was received from Bob Hendrick (Nu-Union case), thanking the Planning Commission for scheduling an “extra” meeting in March so they could expedite the Nu-Union project in a timely manner.

VI. BRIEF PUBLIC COMMENTS

None.

VII. PUBLIC HEARING

A. Zoning Text Amendments

1. Definition of “Living Quarters for Human Habitation”
2. Principal Buildings on a Lot
3. Height of Farm Structures

Waterman gave an overview of his Community Development Memo dated April 5, 2010.

1. Committee members wanted to know what constitutes permanent living quarters. Waterman noted that the Ordinance Review Committee wanted the definition to state that if there are amenities for cooking (i.e. a stove/oven) and sleeping (i.e. a bed or bedroom), then it constitutes living quarters, and is not permitted.

2. Committee members wanted to make sure that applicants adequately demonstrated that their building is in fact for agricultural purposes instead of simply being used as another accessory building.

Further, when an applicant inquires about an Ag building, they will be given two (2) options:

- i. It could be treated as an accessory building, which would subject it to the provisions of Section 20.03, or;
 - ii. It could be sent to the Planning Commission as a Special Land Use for either an agricultural activity, or an expansion of a non-conforming use.
3. Committee members noted they appreciated that the amendment effectively closes the loophole that could allow for an agricultural building to be over 35 feet tall.

After no further discussion, the following motion was offered by Ralya and seconded by Williams:

Motion to recommend that the Township Board approve the proposed Zoning Ordinance Text Amendments relating to living quarters for human habitation, agricultural principal buildings on a lot, and agricultural structure height limitations, as drafted (April 5, 2010).

The motion carried unanimously.

VIII. NEW BUSINESS

None.

IX. REPORTS

A. Attorney Report

None.

B. Staff Report

Waterman noted that the Keeping of Chickens Ordinance had little discussion before the Township Board voted 3-3. Because of the split vote, neither pass nor fail, it will be discussed in the next work session with the anticipation of amending certain items so it can be passed at the next Board meeting.

Waterman reminded the members that the Strategic Plan Public Forum would on April 20, 2010 at 7:00 p.m.

C. Other

Waterman noted that there will be a Joint Ordinance Review Committee meeting on the Smoke Regulations Ordinance.

X. EXTENDED PUBLIC COMMENTS

None.

XI. ADJOURNMENT

Motion by Ransford and supported by Williams to adjourn the meeting. **Which motion carried.** The meeting adjourned at 8:06 p.m.

Respectfully submitted,

Kristi DeVerney
Recording Secretary