

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
DECEMBER 1, 2014

I. CALL TO ORDER

Redick called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:30 p.m.

II. ROLL CALL

Members present: Redick, Kieft, LaMourie, Robertson,  
Kantrovich, Taylor, Reenders, & Wilson

Members absent: None

Also present: Fedewa and Attorney Bultje

**Without objection**, Redick instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

**Without objection**, the minutes of the October 6, 2014 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

Colleen Warner – 17082 Buchanan

- Discussed the need for addressing food origination and long-term sustainability.

VII. PUBLIC HEARING

A. Tentative Preliminary Plat Approval for Phase 1 of the Lincoln Pines Subdivision

Redick opened the Public Hearing at 7:45 p.m.

Fedewa provided an overview of the project through a memorandum dated November 24<sup>th</sup>.

Developer, represented by Michael McGraw, and Engineer Arne Larsen, provided an overview of the project and answered questions from the Commissioners.

- For tax purposes, phase 1 to be owned by a development company (*Signature Land Development Corp.*), while the future phases will be owned by a land holding entity (*Lincoln Pines Land Investments LLC*).

- Prefers to have fewer lots in phase 1, but decided on all 38 because the utilities must be installed through the entire site (*north/south*) along the main road.
- Has submitted the Unplatted Land Division application along with the fee.
- Agreeable to the other conditions proposed by staff.
- Guarantee for sidewalk completion:
  - Not agreeable to withholding phase 2 approval until phase 1 sidewalks are installed. Usually applies for phase 2 with 10+ lots remaining in phase 1. Would delay the overall development.
  - Agreeable to withholding certificate of occupancy until sidewalk is installed.
  - Withholding Final Plat Approval to ensure sidewalk installation is unreasonable—typically only have the infrastructure installed and 2 building permits at that time.
  - Finds letter of credit guarantee unreasonable if strictly for sidewalks.
- Temporary cul-de-sac on Wildview Drive shall be built to permanent standards. A 10 foot easement will be given to OCRC for a future connection (*via a 90 degree turn*).
- OCRC has given verbal approval for stub streets, and will approve a single access point up to 75 units.
- OCWRC will hold their approval of the 2005 site plan.
- MDEQ should issue a utility permit soon.
- Regarding Section 4.6 of the Subdivision Control Ordinance – under the impression that the final plat shall have 2 access points, not the first phase (*if it serves more than 24 dwelling units*).

The Tentative Preliminary Plat was discussed by Commissioners and focused on ensuring sidewalks are installed in a timely fashion.

Redick closed the Public Hearing at 8:00 p.m.

## VIII. OLD BUSINESS

### A. Tentative Preliminary Plat Approval for Phase 1 of the Lincoln Pines Subdivision

**Motion** by Reenders, supported by Taylor, to recommend the Township Board approve with conditions the Tentative Preliminary Plat for Phase 1 of the Lincoln Pines Subdivision. Conditions of approval shall be as follows:

1. Require the Developer to perform a survey prior to submitting an application for Unplatted Land Division for Phase 2 of the Lincoln Pines Subdivision. Additionally, all future phases shall require an application for Unplatted Land Division.
2. The Declaration of Covenants Restrictions and Conditions shall be revised as described in Fedewa's November 24<sup>th</sup> memorandum, and resubmitted for review.
3. The Developer shall make the necessary corrections described by the Public Service Department.
4. The Developer shall set aside the designated open space by means of a conveyance as outlined in Section 17.05.5.G of the Zoning Ordinance. The conveyance must be approved by the Township Board.
5. The Developer shall submit copies of permits and approvals, and comply with all applicable requirements of the Michigan Department of Environmental Quality, Ottawa County Plat Board, Ottawa County Road Commission, and Ottawa County Water Resources Commission.
6. A new detailed landscape plan shall be submitted and approved by the Planning Commission prior to Final Plat Approval. No building permits shall be issued until the landscape plan is approved.
7. Phase 2 shall meet Section 4.6 of the Subdivision Control Ordinance (*i.e., second access point on Lincoln Avenue*).
8. Sidewalk shall be installed within 5 years of the first occupancy permit issued in Phase 1, or prior to the issuance of the first occupancy permit for Phase 2—whichever is later. This pattern shall apply for all future phases.

**Which motion carried.**

B. Livestock Facility Subcommittee Recommendation

Kantrovich provided an overview of the Subcommittees findings and recommendations.

**Motion** by Robertson, supported by LaMourie, to support and affirm the recommendation made by the Livestock Facility Subcommittee which includes:

1. Discontinue active consideration of the proposed zoning text amendment that was presented at the Planning Commission meeting held on August

18<sup>th</sup>; at least until the current uncertainty surrounding the Michigan Right to Farm Act has been clarified.

2. If the Planning Commission were to study the issue of urban agriculture again, the study should include appropriate revisions to the Township's goals and objectives within its Master Plan; if any changes are made and deemed appropriate. This determination can be made during the *Resilient Grand Haven* Master Plan Update project that is currently taking place.

**Which motion carried.**

IX. NEW BUSINESS

A. Approval of the Planning Commissions 2015 Meeting Dates

Discussion by Commissioners included:

**Motion** by Wilson, supported by Taylor, to approve the Planning Commission 2015 Meeting Dates as presented.

**Which motion carried.**

B. Medical Marihuana Provisioning Center Regulation Act

Redick provided an overview of House Bill 4271.

**Motion** by Robertson, supported by Reenders, to request the Township Board adopt a moratorium on Medical Marihuana Provisioning Centers until there is a determination on House Bill 4271. If enacted, the Planning Commission shall research the final language of the bill, and provide a recommendation to the Township Board.

**Which motion carried.**

X. REPORTS

A. Attorney Report - None

B. Staff Report

- Resilient Grand Haven Update (*CAT Meetings complete, next meeting Dec 3<sup>rd</sup>*)
- Copper Stone PUD (*PUD public hearing likely in January 2015*)
- PUD Contracts Signed (*Piper Lakes, Lincoln Pines, Bignell Ridge*)
- Bignell Ridge Building Permits (*Issued*)

C. Other - None

XI. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY

Brett Tompkins – 12041 Gaddini Court

- Strongly disagrees with the creation and recommendation of the Livestock Facility Subcommittee.

XII. ADJOURNMENT

**Without objection**, the meeting adjourned at 9:11 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stacey Fedewa". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

**Stacey Fedewa**  
Acting Recording Secretary