

AGENDA

Grand Haven Charter Township Planning Commission Monday, February 16, 2015 – 7:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the January 5, 2015 Meeting Minutes
- V. Correspondence
- VI. Public Comments/Questions on Agenda Items Only (Limited to 3 minutes)
- VII. Public Hearings
 - A. Shape Corp – Rezoning of Two Parcels from AG to I-1
 - B. Zoning Text Amendment Ordinance
- VIII. Old Business
 - A. Shape Corp – Rezoning of Two Parcels from AG to I-1
 - B. Zoning Text Amendment Ordinance
- IX. New Business
 - A. Appoint a New Secretary
 - B. 2014 Planning Commission Report
- X. Reports
 - A. Attorney’s Report
 - B. Staff Report
 - Speedway PUD Application Submitted
 - Two Outdoor Pond Special Land Use Applications Submitted
 - Next Resilient Grand Haven Meeting – Feb 25th @ 7pm in GHT Board Room
 - C. Other
- XI. Extended Public Comments/Questions on Non-Agenda Items Only (Limited to 4 minutes)
- XII. Adjournment

Note: Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a “Speakers Form” located on the counter. Completed forms must be submitted to the attorney prior to the meeting.

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 5, 2015

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, Robertson, Taylor, Reenders, & Wilson

Members absent: LaMourie, Kantrovich

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 December 1, 2014 meeting were approved.

V. CORRESPONDENCE

- Alan & Cheryl Slater – Copper Stone PUD

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

VII. PUBLIC HEARING

A. Copper Stone Site Condominiums PUD

Redick opened the Public Hearing at 7:32 p.m.

Fedewa provided an overview of the project through a memorandum dated December 31st.

Developer, represented by Jake Hogeboom, Engineer Zach Voogt, and Landscape Architect Jamie Wilson provided an overview of the project and answered questions from the Commissioners.

- Agreeable to add language to Master Deed prohibiting secondary access drives to main thoroughfare.
- Agreeable to voluntarily increase the landscape buffer along the adjoining lot owned by the Slater's. May add language to Master Deed requiring additional landscaping and/or a requirement to replace any trees that may be removed.

- Do not anticipate the Ottawa County Road Commission disapproving current design. Were verbally informed to mirror the Forest Park East entrance.

Public Comments Included:

Alan Slater – 13136 152nd Avenue:

- Concerned about a defined property line.
- Would like Developer to plant additional trees along their contiguous lot lines to increase the visual barrier, and buffer potential noise.

Dalen Mendiola – 14846 Ferris Street:

- Pump station and sewer easement across his property.
- Recently installed private septic system for the new single family residential construction.
- Questioned if he would be required to “tie-in” to the public sewer.

Redick closed the Public Hearing at 7:40 p.m.

VIII. OLD BUSINESS

A. Copper Stone Site Condominiums PUD

The proposed PUD was discussed by Commissioners, which included the prohibition of secondary access driveways to the main thoroughfares; landscape buffer requirements for adjoining private property versus private/public, or private/quasi-public; and Ottawa County Road Commission approval of the boulevard entrance that is aligned with Forest Park East.

Motion by Reenders, supported by Wilson to recommend to the Township Board approval with conditions of the Copper Stone Site Condominium Planned Unit Development located on parcels 70-07-12-300-033 and 70-07-12-300-036 based on the application meeting applicable PUD requirements and standards of the Grand Haven Charter Township Zoning Ordinance.

Approval of this development shall be conditioned upon the following:

1. Approval and compliance with all requirements of the OCRC, OCWRC, and MDEQ. Copies of approvals and/or permits must be submitted to staff and made part of the file. No building permits shall be issued until all permits have been obtained.
2. 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.

3. Individual certificates of occupancy shall not be granted until the sidewalk and landscaping for that unit is installed. Sidewalks and landscaping shall comply with the plan dated 12/30/2014.
4. Require a financial guarantee for the completion of all improvements—pursuant to Section 14.0357 of the Subdivision Control Ordinance.
5. Combine parcels 70-07-12-300-033 and 70-07-12-300-036.
6. Include the conditions set forth by the Ottawa County Water Resources Commissioner in Section 8.9 of the Condominium Bylaws.
7. The Developer shall enter into a PUD Contract with the Township. The Contract shall be reviewed and approved by the Township Board prior to final approval of the development.
8. The Developer shall enter into a Special Assessment Lighting District (SALD) Agreement with the Township. The Agreement and Resolution adopting the SALD shall be reviewed and approved by the Township Board prior to final approval of the development.
9. The Developer shall enter into a Special Assessment Agreement for private road maintenance with the Township. The Agreement shall be reviewed and approved by the Township Board prior to final approval of the development.
10. Add language to the Master Deed prohibiting the creation of secondary access drives to the main thoroughfare. Additionally, no driveway permits shall be issued for access to the main thoroughfare.

Which motion carried.

REPORT

Pursuant to the provisions of the Grand Haven Charter Township (the “Township”) Zoning Ordinance (the “Zoning Ordinance”), the following report of the Grand Haven Charter Township Planning Commission (the “Planning Commission”) concerning an application by Jake Hogeboom (the “Developer”) for approval of a Copper Stone Site Condominium Planned Unit Development (the “Project” or the “PUD”).

The Project will consist of a medium density single-family residential development comprised of 74 dwelling units and qualifying open space for a total development area of about 59.73 acres. Phase 1 of the PUD shall include 45 lots. The Project as recommended for approval is shown on a final site plan, last revised 12/18/2014 (the “Final Site Plan”), presently on file with the Township.

The purpose of this report is to state the recommendation of the Planning Commission concerning the Project, the basis for the Planning Commission’s recommendation, and the Planning Commissions recommendation that the Copper Stone Site Condominium PUD be

approved as outlined in the above motion. The Developer shall comply with all of the documentation submitted to the Township for this Project. In recommending the approval of the proposed PUD application, the Planning Commission makes the following findings pursuant to Section 17.04.3 of the Zoning Ordinance:

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Planning Commission finds as follows:
 - 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.
 - B. 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.
 - C. 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.
 - D. 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.
 - E. Removal or alterations 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 has required 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.
 - F. 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.
 - G. 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.
 - H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
 - I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
 - J. 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.

- K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
 - L. 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.
 - M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
 - N. The site plans conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
 - O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
2. The Planning Commission finds the Project meets the intent for a PUD, as described in Section 17.01.3 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics as well as additional restrictions with the Developer, which the Township would not have been able to negotiate if the PUD Chapter of the Zoning Ordinance was not used.
 3. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance:
 - A. The Project will encourage the use of land in accordance with its natural character and adaptability;
 - B. The Project will promote the conservation of natural features and resources through the preservation of required open space;
 - C. The Project will promote innovation in land use planning and development;
 - D. The Project will promote the enhancement of housing and traffic circulation for the residents of the Township;
 - E. The Project will promote greater compatibility of design and better use between neighboring properties;
 - F. The Project will promote more economical and efficient use of the land while providing harmonious variety of housing choices; and
 - G. The Project will promote the preservation of open space.
 4. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:
 - A. The Project meets the minimum size of five (5) acres of contiguous land.
 - B. The Project exhibits significant natural features encompassing more than 25% of the land area, which will be preserved as a result of the PUD plan.
 - C. The PUD design substantially moves forward the Intent and Objectives of Section 17.01 of the Zoning Ordinance.
 5. The Planning Commission also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance:

- A. The storm water management system for the Project and the drainage facilities will properly accommodate storm water on the site, will prevent run off to adjacent properties, and are consistent with the Township's groundwater protection strategies.
- B. The Project will not interfere with or unduly burden the water supply facilities, the sewage collection and disposal systems, or other public services such as school facilities, park and recreation facilities, etc.
- C. Utility services within the Project shall be underground. This includes but is not limited to electricity, gas lines, telephone, cable television, public water and sanitary sewer.
- D. The internal road system in the Project is designed to limit destruction of existing natural vegetation and to decrease the possibility of erosion.
- E. Vehicular circulation, traffic and parking areas have been planned and located to minimize effects on occupants and users of the Project and to minimize hazards to adjacent properties and roadways.
- F. Parking requirements for each use have been determined to be in accordance with Chapter 24 (Parking, Loading Space, and Signs).
- G. Street lighting will be installed in the same manner as required under the Township's Subdivision Control Ordinance.
- H. Buildings in the Project have been sited to protect natural resources. Natural features such as natural grade, trees, vegetation, water bodies and others have been incorporated into the Final Site Plan.
- I. The predominant building materials have been found to be those characteristic of Grand Haven Charter Township such as brick, wood, native stone and tinted/textured concrete masonry units and/or glass products.
- J. Landscaping, natural features, open space and other site amenities have been located in the Project to be convenient for occupants of, and visitors to, the PUD.
- K. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.
- L. The Project will not unduly interfere with the provision of adequate light or air, nor will it overcrowd land or cause an unreasonably severe concentration of population.
- M. Exterior lighting within the Project complies with Chapter 20A for an LZ2 zone.
- N. The Project will not have a substantially detrimental effect upon or substantially impair the value of neighborhood property, as long as all of the standards and conditions of this approval of the Project are satisfied.
- O. The Project is in compliance with all applicable Federal, State, County, and local laws and regulations. Any other permits for development that may be required by other agencies shall be available to the Township Board before construction is commenced.
- P. The Project provides adequate accessibility for a single family residential development with more than 24 dwelling units (*i.e., more than one separate*

access).

- Q. The driveways providing access to corner lots shall gain access from the lesser traveled of the two intersecting streets.
- R. The Project satisfies the minimum open space of 25 percent required by the Zoning Ordinance.
- S. The open space in the Project is large enough and properly dimensioned to contribute to the purpose and objectives of the PUD.
- T. The open space in the Project consists of contiguous land area which is restricted to non-development uses.
- U. The open space shall remain under common ownership or control.
- V. The open space shall be set aside by a means of conveyance approved by the Township Board, which conveyance satisfies the requirements of Section 17.05.5.G of the Zoning Ordinance.
- W. The Project does abut a single family residential district. The two developments consist of a natural feature transition consisting of woodlands and a ravine.
- X. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.

IX. NEW BUSINESS – Appointment of Officers

- A. **Without objection**, Redick was nominated and re-appointed as the Chairperson.
- B. **Without objection**, LaMourie was nominated and re-appointed as the Vice Chairperson.
- C. **Without objection**, Kantrovich was nominated and appointed as the Secretary.

X. REPORTS

- A. Attorney Report – None
- B. Staff Report – None
- C. Other – None

XI. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:03 p.m.

Respectfully submitted,



Stacey Fedewa

Acting Recording Secretary

Community Development Memo

DATE: February 5, 2015
TO: Planning Commission
FROM: Fedewa
RE: Shape Corp – Rezoning Applications (AG to I-1)

Shape Corp has applied to rezone two unimproved parcels next to their building along 172nd Avenue (70-03-33-400-011 & 70-03-33-400-012). Each parcel is approximately 10 acres in size.



The rezoning application was tested against the “Three C’s” evaluation method described in the 2009 Master Plan.

COMPATIBILITY

Parcels border Industrial land on the north, east, and southern lot lines (*including land within the City of Grand Haven*).

The land west of 172nd Avenue is currently zoned AG, but the Future Land Use Map plans for the area to be zoned Commercial (*staff notes that approximately 9 acres was recently split from this AG parcel and a PUD-Commercial application is currently under staff review*).

CONSISTENCY

Proposed rezoning is consistent with the existing, and future, land uses. Additionally, the application exceeds the minimum lot size requirement of 1 acre.

The applicant anticipates constructing a parking lot to accommodate the growing business. The use has minimal impact compared to the existing intensive industrial uses that surround the parcels.

CAPABILITY

Parcels are currently serviced with the minimum infrastructure requirements described in the Master Plan (*i.e., natural gas, municipal water and sewer, and direct access to a paved public roadway*).

RECOMMENDATION

Based on the findings outlined above, staff recommends approval of the Shape Corp rezoning application. If the Planning Commission agrees with the aforementioned recommendation, the following motion can be offered:

Motion by _____, supported by _____ to recommend to the Township Board approval of the Shape Corp rezoning application of parcels 70-03-33-400-011 and 70-03-33-400-012 from Agricultural (AG) to Industrial (I-1) based on the application meeting applicable rezoning requirements and standards of the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

Please contact me prior to the meeting if you have questions.

Recvd 1/20/15
skf



GRAND HAVEN CHARTER TOWNSHIP
ZONING AMENDMENT REQUEST APPLICATION

Fee - \$150.00 plus a \$500.00 escrow*

Applicant information

Name Shape Corporation
Phone 616-846-8700 Fax _____
Address 1900 Hayes St. Grand Haven, MI 49417

Owner information (If different from applicant)

Name _____
Phone _____ Fax _____
Address _____

Property information

Address/Location 14600 172nd Ave Grand Haven, MI 49417
Parcel # 70-03-33-400-011
Subject Property size (acres) Approximately 20 acres (Include a survey with the legal description)
Zoning (current) Agricultural Zoning requested Industrial
Adjacent Zoning Industrial Industrial Industrial Agricultural
North South East West
Master Planned Zoning Industrial Is Request Consistent with Township Master Plan? Yes
Does this property abut a Township border? NO
Present use of the subject property Vacant
Proposed use of the subject property Potential addition of paved parking area
Number and type of existing structures on the subject property 0
Is the subject property located on a paved road? Yes
Is municipal water located within 2,700 feet of the subject property? Yes
Is municipal sewer located within 2,700 feet of the subject property? Yes

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following the requirements for zoning amendments and procedures as stated in Section 27.08. Please submit thirteen (13) copies of the required information with you application.

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

David DeYoung
Signature of Applicant

Date

* To cover cost of legal and consulting fees, may be increased as necessary

Notice

IF I PLAN TO SPLIT THE PARCEL(S) AFTER THE ZONING APPROVALS ARE GRANTED, I REALIZE THAT I MUST APPLY FOR A LAND DIVISION WITH THE ASSESSING DEPARTMENT. ALL LAND DIVISION REQUIREMENTS MUST BE CONFORMED TO BEFORE PROCEEDING WITH FURTHER DEVELOPMENT.

Signed _____ Date _____

For Office Use Only

Date Received 1/20/15 Fee Paid? \$150 ✓

Materials Received: Site Plans _____ Location Map _____

Survey _____ Legal Description _____

Dated copy of approved minutes sent to applicant? _____ *Date Sent* _____

Recvd 1/20/15
skf



GRAND HAVEN CHARTER TOWNSHIP
ZONING AMENDMENT REQUEST APPLICATION

Fee - \$150.00 plus a \$500.00 escrow*

Applicant information

Name Shape Corporation
Phone 616-846-8700 Fax _____
Address 1900 Hayes St. Grand Haven, MI 49417

Owner information (If different from applicant)

Name _____
Phone _____ Fax _____
Address _____

Property information

Address/Location 14600 172nd Ave Grand Haven, MI 49417
Parcel # 70-03-33-400-012
Subject Property size (acres) Approximately 20 acres (Include a survey with the legal description)
Zoning (current) Agricultural Zoning requested Industrial
Adjacent Zoning Industrial Industrial Industrial Agricultural
North South East West
Master Planned Zoning Industrial Is Request Consistent with Township Master Plan? Yes
Does this property abut a Township border? NO
Present use of the subject property Vacant
Proposed use of the subject property Potential addition of paved parking area
Number and type of existing structures on the subject property 0
Is the subject property located on a paved road? Yes
Is municipal water located within 2,700 feet of the subject property? Yes
Is municipal sewer located within 2,700 feet of the subject property? Yes

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following the requirements for zoning amendments and procedures as stated in Section 27.08. Please submit thirteen (13) copies of the required information with you application.

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

David Young
Signature of Applicant _____ Date _____

* To cover cost of legal and consulting fees, may be increased as necessary

Notice

IF I PLAN TO SPLIT THE PARCEL(S) AFTER THE ZONING APPROVALS ARE GRANTED, I REALIZE THAT I MUST APPLY FOR A LAND DIVISION WITH THE ASSESSING DEPARTMENT. ALL LAND DIVISION REQUIREMENTS MUST BE CONFORMED TO BEFORE PROCEEDING WITH FURTHER DEVELOPMENT.

Signed _____ Date _____

For Office Use Only

Date Received 1/20/15

Fee Paid? \$150 ✓

Materials Received: Site Plans _____

Location Map _____

Survey _____

Legal Description _____

Dated copy of approved minutes sent to applicant? _____ *Date Sent* _____



Community Development Memo

DATE: February 5, 2015
TO: Planning Commission
FROM: Fedewa
RE: Clerical Revisions to Zoning Ordinance

It was recently brought to staff's attention there are several revisions needed to the Zoning Ordinance. The revisions are clerical in nature, and are intended to refine the Ordinance.

Revisions include:

1. Correcting the I-1A zoning district name (*Corridor Industrial*).
 - a. Adding the zoning district to the appropriate locations throughout the Ordinance (*e.g., schedule limiting height, bulk, density, and area by zoning district*).
2. Clarifying the minimum lot area design requirements for districts that allow multiple-family housing units (*square feet per dwelling unit*).
3. Adding "Colleges" to the list of Special Land Uses.
4. Adding RP to the number of permitted accessory buildings for lots over 1 acre.
5. Correcting the height for accessory structures on a one acre lot.

If the Planning Commission supports the proposed clerical revisions, the following motion can be offered:

Motion by, _____ supported by, _____ to recommend to the Township Board approval of the proposed Zoning Text Amendment Ordinance addressing clerical revisions.

Please contact me prior to the meeting with questions or concerns.

ORDINANCE NO. ____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN, BY ADDRESSING ZONING DISTRICTS; DESIGN REQUIREMENTS; SPECIAL LAND USES; ACCESSORY BUILDINGS; HEIGHT RESTRICTIONS; CORNER LOTS; SIGN REGULATIONS; AND THE EFFECTIVE DATE FOR THIS ORDINANCE.

GRAND HAVEN CHARTER TOWNSHIP, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Districts Established. The following addition shall be made to Section 3.01 of the Grand Haven Charter Township Zoning Ordinance (the rest of Section 3.01 as currently stated shall remain as stated in its entirety).

I-1A Corridor Industrial District (amend. by ord. no. 511 eff. June 10, 2012)

Section 2. R-2 Design Requirements. The following revision shall be made to the table in Section 9.04.1 of the Grand Haven Charter Township Zoning Ordinance (the rest of Section 9.04.1 as currently stated shall remain as stated in its entirety).

Minimum Lot area	13,000 square feet, or 13,000 square feet per Dwelling Unit, whichever is greater
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Section 3. R-3 Design Requirements. The following revision shall be made to the table in Section 10.04.1 of the Grand Haven Charter Township Zoning Ordinance (the rest of Section 10.04.1 as currently stated shall remain as stated in its entirety).

Minimum Lot area	7,500 square feet, or 7,500 square feet per Dwelling Unit, whichever is greater
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Section 4. R-3.5 Design Requirements. The following restatement shall be made of the table in Section 11.04.1 of the Grand Haven Charter Township Zoning Ordinance (the rest of Section 11.04.1 as currently stated shall remain as stated in its entirety).

	Adjacent District	Requirement
Minimum Lot area per Dwelling Unit	AG/RP/RR/LDR	9,000 square feet
	R-1/R-2	7,800 square feet
	R-3	4,500 square feet
	R-3.5/R-4/R-5/C-1/I-1/I-1A	3,000 square feet
Minimum Lot width	100 feet	
Maximum height of structures	2½ stories, or 35 feet, whichever is lower	
Front yard setback	50 feet	
Rear yard setback	50 feet	
Side yard setback	Each side yard setback shall be at least 10 feet; both side yard setbacks combined shall be at least 30 feet (ord. no. 309 eff. 2/22/99; amend. by ord. no. 376 eff. 6/21/03)	
Minimum floor area per Dwelling Unit	AG/RR/RP/LDR/R-1/R-2/R-3	884 square feet
	R-3.5/R-4/R-5/C-1/I-1/I-1A	832 square feet
Maximum number of Dwelling Units/Building	AG/RR/RP/LDR/R-1/R-2	4 units
	R-3	8 units
	R-3.5/R-4/R-5	16 units
	C-1/I-1/I-1A	24 units
Footnotes from Chapter 21 – Schedule of District Regulations shall apply	AG/RR/RP	2; 5; 6; 8; 11; 12; 13; 14
	LDR/R-1/R-2/R-3/R-3.5/R-4/R-5/C-1/I-1/I-1A	2; 5; 6; 8; 12; 13; 14

Section 5. R-4 Design Requirements. The following revision shall be made to the table in Section 12.04.1 of the Grand Haven Charter Township Zoning Ordinance (the rest of Section 12.04.1 as currently stated shall remain as stated in its entirety).

Minimum Lot area	3,000 square feet, or 3,000 square feet per Dwelling Unit, whichever is greater
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Section 6. Chapter 16A. The title for Chapter 16A of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows (the rest of Chapter 16A as currently stated shall remain as stated in its entirety).

I-1A CORRIDOR INDUSTRIAL DISTRICT

Section 7. Special Land Use Specific Requirements. The following addition shall be made to the numerical list of special land uses in Section 19.07 of the Grand Haven Charter Township Zoning Ordinance (the rest of the numerical list of special uses of Section 19.07 as currently stated shall remain as stated in its entirety).

7A. Colleges. (amend. by ord. no. 504 eff. December 11, 2011)

Section 8. Location of Wireless Telecommunications Towers and Antennas. The following addition shall be made to Section 19.07.45.G(6) of the Grand Haven Charter Township Zoning Ordinance (the rest of Section 19.07.45 as currently stated shall remain as stated in its entirety).

b-1) I-1A Corridor Industrial District

Section 9. Number of Accessory Buildings. Section 20.03.1.G(2) of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows (the rest of Section 20.03.1.G as currently stated shall remain as stated in its entirety).

In districts RP, RR, LDR, and R-1 through R-5, on Lots which are one (1) acre or greater in size, two (2) residential Accessory Buildings are allowed.

Section 10. Height Restrictions. Section 20.03.1.I(2) of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows (the rest of Section 20.03.1.I as currently stated shall remain as stated in its entirety).

In all residential zoning districts, on Lots of less than one (1) acre, no detached Accessory Building shall exceed twenty (20) feet in height.

Section 11. Corner Lots in Commercial and Industrial Zoning Districts. Section 20.19.5.B of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows (the rest of Section 20.19.5 as currently stated shall remain in its entirety).

B. Commercial and Industrial Zoning Districts. For a corner lot which is completely within a C-1, I-1, or I-1A District, the setback along the secondary lot line(s) shall not be less than forty (40) feet. All other setbacks shall comply with the minimum setback requirements of the zoning district within which the lot is located. The minimum lot width for a lot on a cul-de-sac or other irregularly shaped lot shall be measured at the front yard setback line and shall not be diminished throughout the rest of the lot. Such lots shall have a minimum width of forty (40) feet at the front property line.

Section 12. Schedule Limiting Height, Bulk, Density, and Area by Zoning District. Section 21.02 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

	Minimum Lot Area (per Dwelling Unit where applicable) in Sq Ft or Acres	Minimum Lot Width in Feet	Maximum Height of Structures		Front	Minimum Side Yard Setback in Feet		Rear	Minimum Floor Area per Dwelling Unit in Sq Feet	Maximum Number of Units per Building	Footnotes
			Stories	Feet		One Side	Total Of Two				
AG Agricultural	20 Acres	330	2.5	35	50	20	50	50	1,100	N/A	1; 8; 9; 11; 18
RP Rural Preserve	10 Acres	330	2.5	35	50	20	50	50	1,240	N/A	1; 8; 9; 11; 14
RR Rural Residential	45,000	150	2.5	35	50	20	50	50	1,100	N/A	2; 8; 9; 11; 17
LDR Low Density Residential	25,000	125	2.5	35	50	20	40	50	1,240	N/A	2; 8; 10; 17
R-1 Single Family Residential	15,000	100	2.5	35	50	15	35	50	1,240	N/A	2; 8; 10; 13; 15; 16; 17
R-2 Single Family Residential	13,000	80	2.5	35	50	10	25	50	1,100	N/A	2; 8; 9; 13; 15; 17
R-3 Two Family Residential	7,500	100	2.5	35	50	10	25	50	1,100	N/A	2; 5; 7; 8; 13; 17
R-3.5 Restricted Multiple Family Residential											
Adjacent to AG District	9,000	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 11; 12; 13; 14
Adjacent to RP District	9,000	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 11; 12; 13; 14
Adjacent to RR District	9,000	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 11; 12; 13; 14
Adjacent to LDR District	9,000	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 11; 12; 13; 14
Adjacent to R-1 District	7,800	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 12; 13; 14
Adjacent to R-2 District	7,800	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 12; 13; 14
Adjacent to R-3 District	4,500	100	2.5	35	50	10	30	50	884	8	2; 5; 6; 8; 12; 13; 14
Adjacent to R-3.5 District	3,000	100	2.5	35	50	10	30	50	832	16	2; 5; 6; 8; 12; 13; 14
Adjacent to R-4 District	3,000	100	2.5	35	50	10	30	50	832	16	2; 5; 6; 8; 12; 13; 14
Adjacent to R-5 District	3,000	100	2.5	35	50	10	30	50	832	16	2; 5; 6; 8; 12; 13; 14
Adjacent to C-1	3,000	100	2.5	35	50	10	30	50	832	24	2; 5; 6; 8; 12; 13; 14
Adjacent to I-1	3,000	100	2.5	35	50	10	30	50	832	24	2; 5; 6; 8; 12; 13; 14
Adjacent to I-1A	3,000	100	2.5	35	50	10	30	50	832	24	2; 5; 6; 8; 12; 13; 14
R-4 Multiple Family Residential	3,000	100	2.5	35	50	10	30	30	884	N/A	2; 3; 5; 6; 7; 8; 13
R-5 Manufactured Mobile Home Park	See Chapter 13 For Regulations Governing Manufactured Mobile Home Parks										
S P Service Professional	25,000	100	2.5	35	50	5	10	25	N/A	N/A	4; 8
C-1 Commercial	35,000	110	2.5	35	50	9	18	20	N/A	N/A	4; 8
I-1 Industrial	1 Acre	110	2.5	35	75	20	40	25	N/A	N/A	4; 8
I-1A Corridor Industrial	1 Acre	110	2.5	35	75	5	10	25	N/A	N/A	4; 8

Section 13. Schedule of Sign Regulations. In Section 24.13 of the Grand Haven Charter Township Zoning Ordinance, the heading which states "I-1 INDUSTRIAL DISTRICT - PERMITTED SIGNS" shall be restated as follows (the rest of Section 24.13 as currently stated shall remain as stated in its entirety).

I-1 INDUSTRIAL DISTRICT AND I-1A CORRIDOR INDUSTRIAL DISTRICT - PERMITTED SIGNS

Section 14. Effective Date. This amendment to the Grand Haven Charter Township Zoning Ordinance was approved and adopted by the Township Board of Grand Haven Charter Township, Ottawa County, Michigan on _____, 2015, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2015, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2015, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the *Grand Haven Tribune*, as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Karl French,
Township Supervisor

Laurie Larsen,
Township Clerk

CERTIFICATE

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Grand Haven Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 2015. The following members of the Township Board were present at that meeting:

_____.

The following members of the Township Board were absent: _____.

The Ordinance was adopted by the Township Board with members of the Board _____

_____ voting in favor and members of the

Board _____ voting in opposition. Notice of

Adoption of the Ordinance was published in the *Grand Haven Tribune* on _____,

2015.

Laurie Larsen
Township Clerk



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: February 6, 2015

TO: Planning Commission

FROM: Fedewa

RE: 2014 Planning Commission Report

Pursuant to the Grand Haven Charter Township Planning Commission Bylaws, the following annual report is submitted to the Township Board.

ATTENDANCE

There were 13 meetings of the Planning Commission during 2014. Below is the attendance record of each member:

<u>Member</u>	<u>Excused Absence</u>	<u>Unexcused Absence</u>
Redick (Chair)	3	0
LaMourie (Vice Chair)	2	0
French (Secretary)*	2	0
Robertson	2	0
Kantrovich	2	0
Wilson	4	0
Taylor	1	1
Reenders	2	0
Kieft	0	0

TRAINING

<u>Member</u>	<u>2014 Training Session</u>	<u>2012 – 2014</u>
Redick (Chair)	None	0
LaMourie (Vice Chair)	None	0
French (Secretary)*	None	1
Robertson	Placemaking with Blue Assets	3
	Hydraulic Fracturing - Panel Discussion	
	Land-Use Regulations & Hydraulic Fracturing	

*French resigned August 18, 2014

Kantrovich	Hydraulic Fracturing Discussion	3
Wilson	ZBA Basic Training	1
Taylor	Real Estate License Training	3
Reenders	None	0
Kieft	None	1

It is noted the Township Board strongly encourages members of the Planning Commission to avail themselves of training opportunities, which is a significant factor for reappointments. (*i.e., two training sessions during a three year period. Training completed as part of a Commissioner’s professional career can be applied to this training requirement*).

COMMITTEES

There were two committees during 2014—Resilient Grand Haven Master Plan Update and Livestock Facility Subcommittee.

<u>Livestock Facility Subcommittee</u>	<u>3 Meetings</u>
Kantrovich	3
Robertson	3
Reenders	3

<u>Resilient Grand Haven Master Plan Update</u>	<u>11 Meetings</u>
Redick (Chair)	0
LaMourie (Vice Chair)	3
French (Secretary)*	1
Robertson	8
Kantrovich	10
Wilson	1
Taylor	9
Reenders	3
Kieft	2

ACTIVITY

1. PUD Applications
 - a. Piper Lakes Apartments
 - b. Bignell Ridge Condominiums (Amendment)
 - c. Lincoln Pines Subdivision (Amendment)
2. Pre-Application Conference
 - a. Riverton Place (aka Lincoln Street Mixed-Use Residential PUD Development)
 - b. Speedway (Commercial PUD)
 - c. Copper Stone (Residential PUD, pre-application conference with staff)

*French resigned August 18, 2014

3. Special Land Use
 - a. Group Child Care
 - b. NORGC Baffle System
 - c. Outdoor Pond
 - d. Expansion of Non-Conforming Use (Christian Reformed Conference Grounds)
4. Rezoning
 - a. AG to RR (Abbott)
 - b. AG to RR (Vanlonkhuyzen)
 - c. AG to PUD (Piper Lakes)
5. Subdivision
 - a. Lincoln Pines Subdivision No. 1 (Tentative Preliminary Plat Approval)
6. Site Plan Review Applications
 - a. Schultz Landscaping, Irrigation & Transport (Amendment)
7. Zoning Text Amendment
 - a. Ham Radio Antennas

BUDGET

Budget Item	Total Expenditures	Original Budget	Percent of Original	Amended Budget	Percent of Amended
Wages & FICA	\$8,228	\$8,550	96%	\$9,150	90%
Legal & Consulting	\$27,969	\$14,000	199%	\$32,000	87%
Training	\$1,125	\$750	150%	\$1,100	102%
Total	\$37,322	\$23,300	160%	\$42,250	88%

Please contact me prior to the meeting with questions or concerns.