

AGENDA

Grand Haven Charter Township Planning Commission Monday, April 20, 2015 – 7:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the March 30, 2015 Meeting Minutes
- V. Correspondence
- VI. Public Comments/Questions on Agenda Items Only (Limited to 3 minutes)
- VII. New Business
 - A. Preliminary Site Plan Review – McCarthy Special Land Use Site Condominiums for Two-Family Dwellings
- VIII. Old Business
 - A. Review and Discussion – Draft of Goals and Objectives for Resilient Grand Haven Master Plan Update
- IX. Reports
 - A. Attorney’s Report
 - B. Staff Report
 - Next Resilient Grand Haven meeting is April 22nd @ 7pm in the Board Room
 - Special Land Use application for Outdoor Pond – May 4th agenda
 - PUD Amendment application for Copper Stone Site Condominiums
 - Special Land Use application for Single Family Dwelling in AG District
 - C. Other
- X. Extended Public Comments/Questions on Non-Agenda Items Only (Limited to 4 minutes)
- XI. 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.

SPECIAL MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 30, 2015

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Kantrovich, Kieft, Gignac, Robertson, Taylor, Reenders, and Wilson

Members absent: LaMourie

Also present: Fedewa and Attorney Bultje

Without objection, Kantrovich instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the February 16, 2015 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Special Land Use application – Outdoor Pond (Batka)

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

Fedewa provided an overview of the request through a memorandum dated March 24th.

The property owner, Stephen Batka, was present and provided a brief overview of the project for the Commissioners.

- Pond approximately 65 ft x 100 ft. Surrounded by 8-9 ft berms on all sides. No risk of overflow. Has MDEQ permit for pump to provide aeration.
- Has “iron curtain” system to separate the iron from the ground water.
- Experience with Outdoor Pond construction through previous employment.

The Special Land Use application was discussed by Commissioners and focused on:

- Construction of the Outdoor Pond, installation of the “iron curtain,” and raising of the house has solved many problems in that neighborhood.

Kantrovich closed the Public Hearing at 7:35 p.m.

VIII. OLD BUSINESS

A. Special Land Use application – Outdoor Pond (Batka)

Commissioners inquired if staff believed public safety was an issue for this Outdoor Pond. Staff does not believe safety is a concern, and therefore, does not believe the installation of a fence should be required.

Motion by Reenders, supported by Wilson to approve the Outdoor Pond Special Land Use application submitted by Stephen Batka for property located at 15467 Lake Michigan Drive, based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance.

Which motion carried.

IX. NEW BUSINESS

A. Site Plan Review application – Botello Food Truck as Accessory Use

Fedewa provided an overview of the request through a memorandum dated March 25th.

The property owner, Santiago Botello and attorney's Bruce Block and Beau Rajsic, were present and available to answer questions from the Commissioners. Attorney Rajsic provided a brief overview of the project and stated the client agrees with all conditions requested by staff.

The Site Plan Review application was discussed by Commissioners and focused on:

- Attorney Bultje questioned the use of discretion for the Food Truck's proximity to the principal building. It was determined the Food Truck is an accessory use, and therefore the accessory structure provisions are simply a guideline and not a requirement.

Motion by Robertson, supported by Taylor to approve with conditions the Site Plan Review application for Botello's Food Truck as an accessory use on the property located at 15791 Lake Michigan Drive, based on the application meeting applicable requirements set forth by the Grand Haven Charter Township Zoning Ordinance. This approval is conditioned upon the following:

1. The pavement markings for parking spaces and traffic circulation must be installed prior to operating the Food Truck

2. The numerous vehicles and items cluttering the rear yard shall be removed prior to operating the Food Truck.
3. Annually, the property owner shall submit a renewed license to sell food items, which is issued by the Ottawa County Health Department.
4. The fence and gate enclosure for the refuse container must be installed prior to operating the Food Truck.

Which motion carried.

X. REPORTS

A. Attorney Report - None

B. Staff Report

- Flagstar Bank submitted Site Plan Review application.
- Next Resilient Grand Haven Meeting – April 22nd @ 7pm in GHT Board Room.
- GHT Planning Commission & Ottawa County Planning Commission will be hosting a Community Engagement Workshop through MAP on April 16th at the Fillmore Complex from 5:30 – 9:30pm.
- Staff will be attending the Community Considerations for Raising Livestock in Populated Areas in Detroit on April 10th.

C. Other - None

XI. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 7:58 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stacey Fedewa". The signature is written in black ink and is positioned above the typed name and title.

Stacey Fedewa

Acting Recording Secretary



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: April 16, 2015
TO: Planning Commission
FROM: Stacey Fedewa, Planning & Zoning Official
RE: McCarthy – Preliminary Site Plan Review, SLU Site Condos

PROJECT HISTORY

A Special Land Use application was received on March 25, 2015. The applicant proposes to build a Site Condominium development over a platted subdivision (*see Page 3 for images of the site*). The topic was reviewed by the attorney, and it was confirmed that it was legal to proceed. The proposed development includes:

- Construction of a private road (*McCarthy Court*)
- Demolition of 15648 Mercury Drive (*house and barn*)
- Move 15678 Mercury Drive to proposed Unit 1
- Move 15660 Mercury Drive to Lot 52 in Peach Plains Sub No. 1, on Sharon Avenue
- Construct three Two-Family Dwellings on the proposed Units 2, 3, and 4

The applicant is missing required documentation that is costly to draft. Therefore, staff provided the option of submitting the Preliminary Site Plans to the Planning Commission for review.

STAFF REVIEW

The submittal was reviewed by the Community Development Department, Fire/Rescue Department, and Public Services Department to determine whether the plans comply with the requirements of all applicable Township Ordinances, resolutions, regulations, and policies.

The plans were approved by the Fire/Rescue and Public Services Departments, but not Community Development. The main reasons for denial include:

- The proposed Two-Family Dwellings, and Moved Structures, must be of substantially similar appearance as other residential buildings on adjacent properties and in the neighborhood. Dwellings shall be compatible in design, appearance, and condition with the design, appearance, and condition of other dwellings within ½ mile of the proposed location.
 - Information regarding the ½ mile comparison area was not provided, nor the square footage of the existing structures in order to determine compliance.
- Unclear what is proposed for the residue of Lots 56, 57, and 58 of the Peach Plains Sub No. 1.
- Documents and information required by Section 66 of the Condominium Act were not included with the application (*i.e., Master Deed, Bylaws, Maintenance Provisions for Common Elements and Private Road, Floor Plans, etc.*).
- The proprietor did not present valid and sufficient reasons to justify a private road, such as maintenance, traffic control or privacy.

In addition to the above, staff has concerns regarding the public health, safety, and welfare of the surrounding residents:

- Retention basins are not fenced to adequately restrict access from residents of the proposed development, or the neighboring properties within close proximity.
- Due to the close proximity of neighboring properties, staff recommends the installation of a boundary fence throughout the proposed development to ensure there is a defined property line.
- A crosswalk must be installed at the curb cuts to Mercury Drive in order to identify the existing non-motorized pathway.
- Staff recommends the installation of sidewalks surrounding the proposed McCarthy Court, so residents are able to gain safe access to the existing pathway.

PLANNING COMMISSION REVIEW

The optional Preliminary Site Plan Review allows the discussion between the applicant and the Planning Commissioners, to better inform the applicant of the acceptability of the proposed plans prior to incurring extensive engineering and other costs that will be necessary for final site plan approval.

Per Section 23.04.3, the Planning Commission shall review the preliminary site plan and make such recommendations to the applicant that will cause the plan to be in conformance with the review standards. **The Planning Commission shall advise the applicant as to the general acceptability of the proposed plan, but shall not be bound by any statements or indications of acceptance of the plan.**

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



- To be demolished

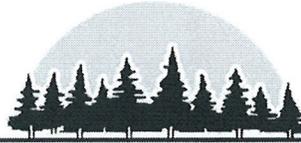


- To be moved to proposed Unit 1



- To be moved to Lot 52

RECEIVED
3/25/15



GRAND HAVEN CHARTER TOWNSHIP
SPECIAL LAND USE APPLICATION

Fees

Original Application - \$125.00 plus a \$1,000.00 escrow*

Special Land Use Amendment – \$100.00 plus a \$500.00 escrow*

Applicant information

Name Bryan McCarthy
Phone (616) 502-6065 Fax None
Address 15759 Robbins Road, Grand Haven, Michigan 49417

Owner information *(If different from applicant)*

Name Same as Applicant
Phone _____ Fax _____
Address _____

Property information

Address/Location 15648, 15660 and part of 15678 Mercury Drive
Parcel # 70-03-35-189-023, 70-03-35-189-002 and 70-03-35-189-001
Property size (acres) 6.50 acres
Current Zoning R-2 Master-Planned Zoning Medium Density Residential

Description of Proposed Use/Request *(attach additional pages as needed)*

To divide the properties into five (5) total parcels with four parcels (1 single family lot and 3 duplex lots) being serviced off of a private road (McCarthy Court).

NOTE: *The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 19 and 23 of the Zoning Ordinance. Initially, submit five copies of the required information for staff review. Once staff has granted tentative approval, additional copies will be required as requested by staff.*

If approval of this application requires/includes the extension of a municipal sanitary sewer main, an additional \$5,000.00 escrow fee shall be required, and an additional \$2,000.00 escrow fee shall be required for the installation of a lift station.

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

Bryan McCarthy 3/25/14
Signature of applicant Bryan McCarthy Date

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

For Office Use Only

Date Received 3/25/15
Materials Received: Site Plans 3/25/15
Survey _____
Dated copy of approved minutes sent to applicant? _____

Fee Paid? 3/25/15
Location Map ✓
Legal Description _____
Date Sent _____

PLANNING COMMISSION USE ONLY

Approval _____

Tabled _____

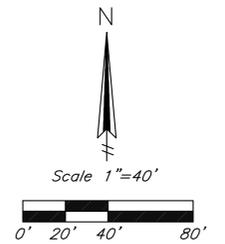
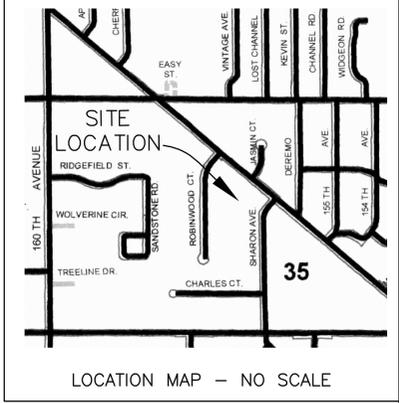
Denied _____

Conditional Approval _____

The following conditions shall be met for approval:

Signature of Planning Commission Chair

Date

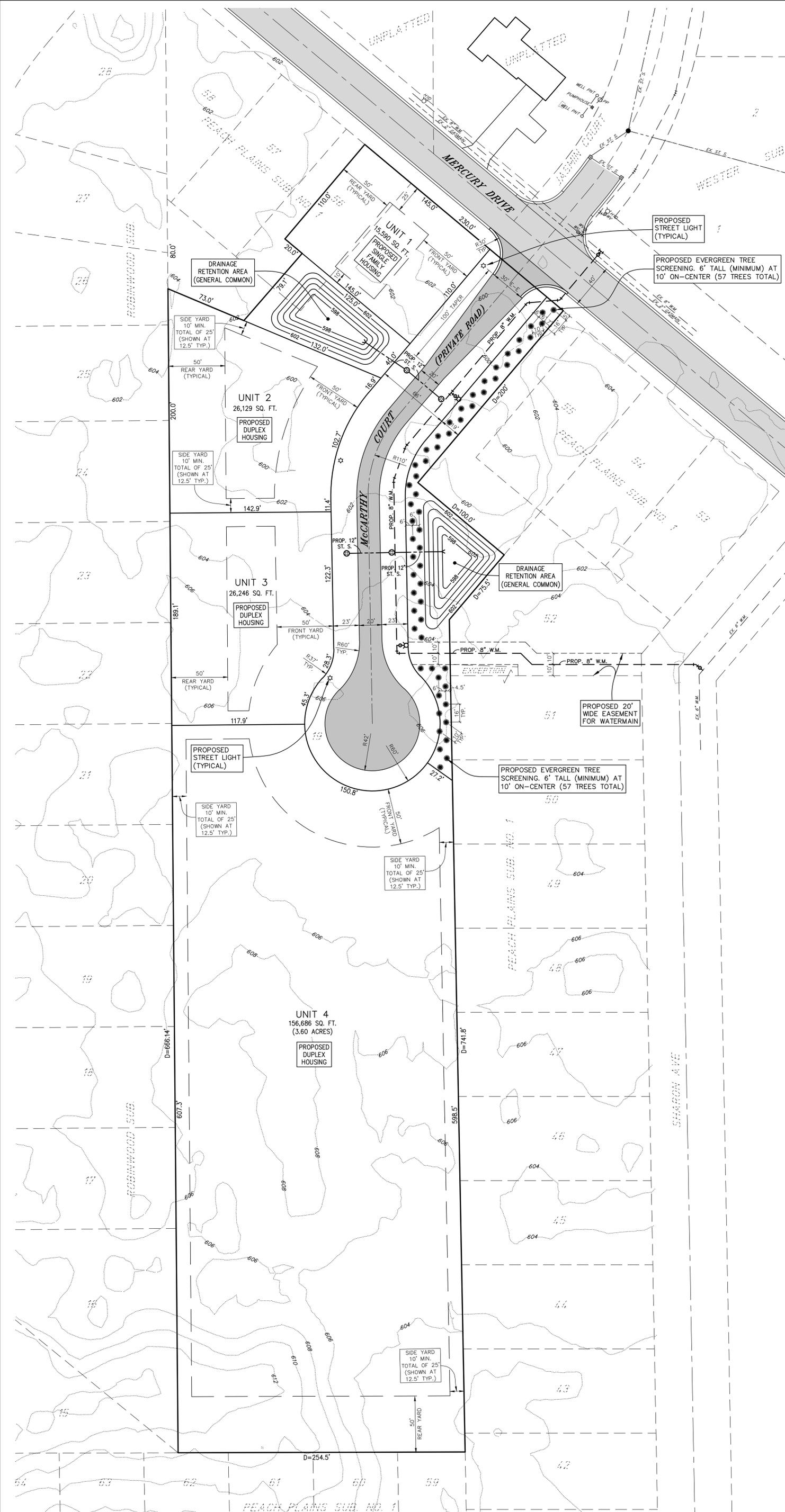


PUBLIC UTILITIES OF ALL TYPES HAVE BEEN SHOWN ON THESE PLANS USING THE INFORMATION AVAILABLE, BUT ARE NOT GUARANTEED AS ACCURATE OR THAT UTILITIES OTHER THAN THOSE SHOWN ARE NOT PRESENT. CONTRACTOR SHALL CONTACT MISS DIG AT 1-800-482-7171 OR 811 FOR INFORMATION AND NOTIFY UTILITY COMPANIES THREE WORKING DAYS PRIOR TO COMMENCING WORK.

**MILANOWSKI & ENGLERT
ENGINEERING & SURVEYING, INC.**
927 Beechtree Street, Suite 3
Grand Haven, Michigan 49417
Phone: 616-847-4070 Fax: 616-847-6626

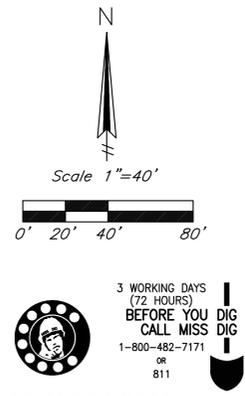
**PROPERTY AERIAL MAP
McCARTHY SITE CONDOMINIUM DEVELOPMENT**
SECTION 35, TOWN 8 NORTH, RANGE 16 WEST,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

DATE	3-18-2015	DRAWN BY	TV / DRB
SHEET	1 of 2	JOB NO.	14862



SITE DEVELOPMENT NOTES

- A.) PROPERTY INFORMATION:
 PARCEL: #70-03-35-189-023 AND PART OF PARCELS #70-03-35-189-001 & #70-03-35-189-002
 ADDRESS: 15648, 15660 AND PART OF 15678 MERCURY DRIVE GRAND HAVEN, MICHIGAN 49417
 OWNER: BRYAN MCCARTHY
 15759 ROBBINS ROAD
 GRAND HAVEN, MICHIGAN 49417
 PHONE: 616-502-6065
- B.) EXISTING ZONING:
 THE EXISTING ZONING OF THE SUBJECT PROPERTY IS R-2, SINGLE FAMILY RESIDENTIAL DISTRICT.
 THE EXISTING ZONING OF THE ADJACENT PROPERTIES IS: NORTH, SOUTH, EAST & WEST: R-2, SINGLE FAMILY RESIDENTIAL DISTRICT
- C.) ZONING REGULATIONS:
 ZONING REGULATIONS WITHIN THE R-2 (SINGLE FAMILY RESIDENTIAL DISTRICT) ARE NOTED AS FOLLOWS:
 1.) MINIMUM LOT AREA = 13,000 SQ. FT.
 2.) MINIMUM LOT WIDTH = 80 FEET
 3.) MAXIMUM STRUCTURE HEIGHT = 35 FEET
 4.) MINIMUM FRONT YARD = 50 FEET
 5.) MINIMUM REAR YARD = 50 FEET
 6.) MINIMUM SIDE YARD = 10 FEET (25 FEET TOTAL)
 IN ORDER TO CONSTRUCT DUPLEX HOUSING IN A R-2 ZONING DISTRICT A SPECIAL LAND USE APPROVAL IS REQUIRED.
 THE REQUIREMENTS FOR DUPLEX HOUSING IN AN R-2 ZONING DISTRICT UNDER A SPECIAL LAND USE ARE:
 1.) MINIMUM LOT AREA = 26,000 SQ. FT.
 2.) MINIMUM LOT WIDTH = 150 FEET
 3.) MAXIMUM STRUCTURE HEIGHT = 35 FEET
 4.) MINIMUM FRONT YARD = 50 FEET
 5.) MINIMUM REAR YARD = 50 FEET
 6.) MINIMUM SIDE YARD = 10 FEET (25 FEET TOTAL)
- D.) PROPOSED USE:
 THE PROPOSED USE OF THE SUBJECT PROPERTY WILL BE AS FOLLOWS:
 1.) UNIT 1 - SINGLE FAMILY RESIDENTIAL STRUCTURE.
 2.) UNITS 2, 3 & 4 - TWO FAMILY RESIDENTIAL STRUCTURES.
 THE PROPERTY WILL BE DEVELOPED AS A SITE CONDOMINIUM WITH A TOTAL OF SEVEN (7) RESIDENCES. THE PRIVATE ROAD, ROAD RIGHT-OF-WAY AND STORMWATER MANAGEMENT SYSTEM AREAS WILL BE GENERAL COMMON ELEMENTS.
- E.) SITE DENSITY:
 TOTAL SITE AREA = 6.50 ACRES
 SEVEN (7) RESIDENCES/6.50 ACRES = 0.93 PER ACRE
 TOTAL BUILDING UNIT AREA = 5.17 ACRES
 SEVEN (7) RESIDENCES/5.17 ACRES = 0.74 PER ACRE
 GENERAL COMMON ELEMENT AREA = 1.33 ACRES
 (PRIVATE ROAD RIGHT-OF-WAY AND STORMWATER MANAGEMENT AREAS)
- F.) MUNICIPAL WATER SERVICE:
 THE PROPOSED UNITS WILL BE SERVICED OFF OF A PROPOSED 8" DIAMETER WATERMAIN CONNECTING TO THE EXISTING WATERMAIN IN MERCURY DRIVE AND SHARON AVENUE.
- G.) ON-SITE SEWAGE DISPOSAL:
 EACH UNIT WILL BE SERVICED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM. ALL COMPONENTS OF EACH ON-SITE SEWAGE DISPOSAL SYSTEM SHALL BE REVIEWED AND APPROVED BY THE OTTAWA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
- H.) STORMWATER MANAGEMENT:
 THE STORMWATER MANAGEMENT SYSTEM WILL CONSIST OF ROADSIDE DITCHES OUTLETING INTO TWO (2) ON-SITE STORMWATER RETENTION BASINS. THE STORMWATER MANAGEMENT SYSTEM SHALL BE REVIEWED AND APPROVED BY THE OFFICE OF THE OTTAWA COUNTY WATER RESOURCES COMMISSIONER.
- I.) PRIVATE UTILITIES:
 THE PROPOSED UNITS WILL BE SERVICED BY EXTENDING GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION OFF OF THE EXISTING FACILITIES LOCATED WITHIN THE MERCURY DRIVE RIGHT-OF-WAY.
- J.) STREET LIGHTING:
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- M.) SCREENING:
 THE PRIVATE ROAD SHALL BE SCREENED BY PLANTING TWO (2) STAGGERED ROWS OF EVERGREEN TREES (MINIMUM OF 6' TALL) PLANTED AT 10' ON-CENTERS.
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PRELIMINARY SITE PLAN
MCCARTHY SITE CONDOMINIUM DEVELOPMENT
 SECTION 35, TOWN 8 NORTH, RANGE 16 WEST,
 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

DATE	3-18-2015	DRAWN BY	TV / DRB
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N

Scale 1"=40'

3 WORKING DAYS
(72 HOURS)
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
OR
811

MILANOWSKI & ENGLERT
 ENGINEERING & SURVEYING, INC.
 927 Beechtree Street, Suite 3
 Grand Haven, Michigan 49417
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PRELIMINARY SITE PLAN
MCCARTHY SITE CONDOMINIUM DEVELOPMENT
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 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

DATE	3-18-2015	DRAWN BY	TV / DRB
SHEET	2 of 2	JOB NO.	14862



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: April 16, 2015
TO: Planning Commission
FROM: Fedewa
RE: Review and Discussion of Master Plan Goals & Objectives

The next step for the Master Plan update process is to approve, or narrow down, the draft Goals and Objectives. The current draft contains 30 goals.

There are two avenues to pursue:

1. Keep all 30 goals, or
2. Narrow the number of goals down to 15 – 20.

A possible concern with 30 goals – if everything is important, then nothing becomes important.

Staff requests the Planning Commission to discuss the current draft of the Goals and Objectives and provide direction on how to proceed.

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

GRAND HAVEN CHARTER TOWNSHIP

GOALS & OBJECTIVES

April 9, 2015

RESILIENCY

GOAL 1: Support and implement the principles of sustainable growth through the Smart Growth initiative developed by the bi-partisan Michigan Land Use Leadership Council chaired by former Governor William G. Milliken and former Attorney General Frank Kelley. The ten tenets of the Smart Growth initiative are listed below, and can be found throughout the plan's Goals and Objectives:

1. Create a range of housing opportunities.
2. Create walkable neighborhoods.
3. Community and Stakeholder collaboration.
4. Create a strong sense of place.
5. Make the development process fair and predictable.
6. Allow for a mix of land uses.
7. Preserve open space and protect farmland.
8. Have a variety of transportation choices.
9. Direct development to existing communities (developed areas).
10. Allow for compact development design.

GOAL 2: Supplement the Smart Growth tenants with the Six Pillars for Michigan's Prosperity advanced by the organization *People and Land*, a non-profit organization focused on restructuring Michigan's economy and entrepreneurial environment. The six pillars, which focus on long-term economic development strategies, identify six key ingredients needed to retain and attract new jobs and business to Michigan. The pillars include:

1. Attractive cities and neighborhoods.
2. Competitive schools and lifelong learning opportunities.
3. Knowledge-based technologies.
4. Thriving agriculture to grow Michigan's economy.
5. Natural resources for recreation and job creation.
6. An inclusive and entrepreneurial culture.

GOAL 3: Establish a Safe Routes to School program administered through the Michigan Department of Transportation (MDOT).

1. Enable and encourage children, including those with disabilities, to walk and bicycle to school.
2. Make bicycling and walking to school a safer and more appealing transportation alternative, thereby encouraging a healthy and active lifestyle from an early age.
3. Facilitate the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of schools.

GOAL 4: According to a 2001 Primen Inc. (*a consulting firm that is part of the Electric Power Research Institute*) study the annual business loss from grid problems in Michigan ranged from \$4 - \$7 billion dollars. Only five other states experienced a higher annual loss due to quality issues and power outages. Therefore, to protect our local economy the Township desires to significantly increase its public/private investment for clean and resilient power systems.

1. Develop resilient power policies and programs that link to state energy policies.
 - a. Evaluate local ordinances to support renewable energy and adjust as needed to improve feasibility and encourage use.
 - b. Develop a long range renewable/sustainable energy plan that meets or exceeds state and national goals.
2. Connect to critical facilities to protect vulnerable populations in case of a disaster.
3. Amend the Outdoor Lighting Requirement chapter of the Zoning Ordinance to require all new, and retrofit, exterior light fixtures shall be equipped with an LED bulb; or a form of solar energy is used to power the fixtures.

GOAL 5: Township will be a resource and educator for Grand Haven residents on the importance of developing, and maintaining, a resilient community.

1. The Township will ensure area residents have access to the knowledge and skills needed to make Grand Haven a healthy, sustainable, and resilient place to live and work.
2. Assure the development of a well prepared and educated youth ready to compete in the global knowledge economy.
 - a. Coordinate with Grand Haven Public Schools to incorporate resilient, and environmental, education curriculum as well as volunteer opportunities for community projects that support the resiliency efforts.
3. Develop a “best management practices” plan to provide educational information to homeowners living within sensitive landscapes (*e.g., native vegetation, shoreline stabilization, invasive species, erosion prevention, weatherization, energy efficiency, rainwater capture etc.*).
4. Implement “best management practices” to prevent the introduction, and spread, of invasive species and diseases transmitted by insects such as Lyme disease through ticks.
5. Encourage forest stewardship practices through public education.

GOAL 6: Grand Haven will be prepared for natural disasters.

1. Review emergency preparedness plans.
2. Identify existing and potential new locations for emergency shelters.
3. Support the network of organizations and resources that assist with post-emergency efforts.
4. Support the transition to, and use of, solar-powered devices in response and recovery efforts.

GOAL 7: The sensitive natural resources that distinguish the Grand Haven landscape will be identified and protected.

1. Identify and map, “at risk” natural resources and landscapes, which include but are not limited to: wetlands, critical dunes, high risk erosion, floodplains, and water resources.

2. In response to the identified “at risk” landscapes a resource protection ordinance will be developed to safeguard the assets that distinguish the Grand Haven community. This may include, but is not limited to:
 - a. Identify appropriate amendments to the Zoning Ordinance to ensure development on, or adjacent to, “at risk” landscapes are carefully permitted.
 - b. Design a best management practices policy for resource protection, which will be shared with the community.
 - c. Encourage conservation easements for critical landscapes that must be protected.
 - d. Preserve and enhance buffers along streams and wetland areas to protect the quality and integrity of these ecosystems.
 - e. Install on-site signage to identify protected areas.
 - f. Link green spaces for the protection of tree canopy, habitats, ecosystems, and migration corridors.
 - g. Maintain a mosaic of habitat types by protecting the edges between woodland, wetland, and open prairie habitats.
 - h. Compose a “tree canopy protection” ordinance to require a tree replacement ratio to ensure the Township maintains a minimum of 50% tree canopy cover.
 - i. Examine stormwater management techniques and related regulations that promote creative applications of best management practices such as rain water infiltration through rain gardens, permeable pavement and a reduced development footprint. Amend the Township’s Storm Water Ordinance as needed.
3. Limit the amount of impermeable surface with all new development to minimize surface runoff and maintain infiltration by:
 - a. Placing limits on the amount of a site that can be covered by impermeable surfaces.
 - b. Encouraging Cluster Development, which minimizes the amount of impermeable surface.
 - c. Reviewing roadway design standards to ensure the amount of impermeable surface is minimized.

GOAL 8: The Township will preserve the shorelines along Lake Michigan and the Grand River. This natural asset provides a cultural identity and adds economic value to the community.

1. Develop and implement shoreline protection standards into the Zoning Ordinance.
 - a. Develop a riparian buffer ordinance, which requires best management practices for stormwater, site design criteria, vegetation clearance, controlling impervious surface runoff and abating the use of inappropriate fertilizers and pesticides.
 - i. Inventory regulated and unregulated wetlands within riparian properties, and develop review standards for local (MDEQ unregulated) wetlands.
 - ii. Allow only low-density, low-scale, and low-impact development upon riparian properties.
 - b. Develop vegetative buffer standards for lakefront properties.
 - c. With the assistance of the Ottawa County Water Resources Commissioner, develop soil and erosion sedimentation standards.

GOAL 9: The Township will take thoughtful measures to ensure residents will have long-term sustainable water sources.

1. Identify best practices for water consumption and develop a policy to protect the sources.
2. Find available resources in the event of a drought (*i.e., potable water and agriculture*).
3. Map areas with low groundwater levels and groundwater recharge areas.
 - a. Enact zoning regulations to manage the type, and intensity, of land uses within high-quality recharge zones, low groundwater level areas, regulate site disturbance, control excessive tree removal, and mitigate site and soil impacts.
4. Require development reviews to include information pertaining to the effects of the development on area groundwater sources.

GOAL 10: All residents will have access to affordable, fresh, and healthy food.

1. Plan for all new and expanded food service companies (*such as grocery stores and restaurants*) to be barrier free, and accessible by bicycle and foot.
2. Support and promote local food sources.
3. The Township recognizes, and supports, the cultural movement of “farm-to-table” and “farm-to-school” initiatives.
4. Research the viability of “Urban/Residential/Backyard Farming and/or Livestock” and amend ordinances accordingly.
5. Develop a partnership with the City of Grand Haven to expand the “community garden program” into the Township.
 - a. Identify vacant land appropriate for the program’s expansion into the Township.
6. Devise an incentive-based “food truck” ordinance, which allows greater access for residents to enjoy a variety of fresh and healthy cuisines. Special consideration will be given to food trucks conducting business in underserved areas such as commercial and industrial districts.

ENVIRONMENT & NATURAL FEATURES

GOAL 11: The preservation and enhancement of natural features of the community will be a central consideration in all civic decisions in Grand Haven. Buildings and infrastructure will be planned, constructed and maintained to protect and improve the quality of the natural environment while serving the needs of the population and allowing residents and visitors appropriate access to enjoy natural features.

1. Develop a green infrastructure plan to enhance and sustain the network of natural features of the Township and the ecological interaction of those features, within the context of the built environment of the community.
2. Integrate the Cluster Development Ordinance into the PUD Ordinance to substantiate the Township’s dedication to open space preservation.
 - a. Include site design criteria to optimize energy efficiency, minimize road and infrastructure needs, promote green spaces and reduce stormwater runoff and pollution
3. Support the goals and objectives of the *Explore the Grand Region: A Community Parks and Recreation Plan in Northwest Ottawa County, 2015 – 2019*.

- a. Implement the Township’s Action Plan found in the *Explore the Grand Region: A Community Parks and Recreation Plan in Northwest Ottawa County, 2015 – 2019*.
 - i. Identify and apply for grant funding opportunities to achieve elements of the Action Plan.
- b. Identify new acquisition opportunities to create new parks and natural preserves, and enhance or expand existing parks and natural preserves.
 - i. Special consideration shall be given to parcels granting access to waterfronts.
- c. Support the mission, goals, and objectives of the North Ottawa Recreation Authority (NORA).
- d. Support the mission, goals, and objectives of the Ottawa County Parks and Recreation Commission.
- e. Increase public awareness and knowledge of the recreational opportunities that exist within the Township.
 - i. Create promotional brochures and materials with park information.
 - ii. Utilize the Township website to increase the resident’s access to park information.
 - iii. Encourage public use of facilities for special recreation events.
4. Develop a zoning ordinance amendment to preserve the viewsheds of Lake Michigan, the Grand River, and the bayous by minimizing encroachment into riparian areas, floodplains, and steep slope areas within the Township.
5. Incorporate the use of solar energy whenever feasible.

GOAL 12: The Township recognizes the importance and value of tree coverage, and desires to maintain a diverse class of flora with an emphasis on native species and shade trees.

1. Develop a tree planting policy that adheres to the 10-20-30 formula (*i.e., no more than 10% of a single species, no more than 20% of a single genus, no more than 30% of a single family*).

RURAL DEVELOPMENT & AGRICULTURE

GOAL 13: Discourage the inappropriate and unplanned use of land through sporadic and isolated land divisions. Encourage carefully planned developments that are responsive to market demands.

1. Support a Township land use policy that results in a well-balanced, but diverse pattern of land uses that incorporates sustainable growth principles.
2. Refine and enhance the Planned Unit Development (PUD), and Cluster Development, Ordinances to ensure that residential developments are designed to promote the goals of clustered residential development, the preservation of large tracts of contiguous open space, and the preservation of development buffers along external county roads.
3. Develop a balanced growth policy to discourage fractured development locations and low-density sprawl.
4. Limit new development to land that is supported by existing infrastructure and paved roads.
 - a. All proposed development within 2,700 feet of municipal water or sewer must bear all costs to extend the infrastructure services.

- b. Use the natural features of the Township and expansion of public utilities to direct development and encourage redevelopment.
 - c. Research the viability of increased density in certain residential zoning districts to lower the development pressure on undeveloped land.
5. Establish ordinances to achieve the targeted growth areas defined in the 2009 Master Plan.
- a. Land east of US-31 – new residential development should generally be limited to the north side of Lincoln Street. However, the Township may consider future residential Planned Unit Development’s or Cluster Developments along the immediate southern edge of Lincoln Street in limited circumstances. Such as, the proposed development would fulfill a unique housing niche (*i.e., affordable housing, senior housing, assisted living, PUD with a crop and livestock theme, etc.*).
 - b. Land west of US-31 – limit new residential development to land north of Buchanan Street.
 - c. Limit future commercial and industrial development along US-31 and M-45 to those areas that are currently served, or are planned to be served, by municipal water and sewer. The costs associated with any utility extensions must be assumed by the developer.
6. Preserve the local character of the Township.

GOAL 14: The Township recognizes, and supports, the cultural movement of “farm-to-table” and “farm-to-school” initiatives, as well as the possibility of permitting livestock in residential neighborhoods.

- 1. When released, review the Michigan Department of Agriculture and Rural Development’s (MDARD) Urban Livestock Workgroup’s findings.
 - a. Determine if the Workgroup’s findings are applicable and align with the Township’s cultural landscape.
- 2. Review the Michigan State University Extension’s Government and Public Policy team’s recommendations and sample zoning ordinance text.
 - a. Determine if the MSU Extension Government and Public Policy team’s recommendation and sample zoning ordinance text correlate to the Township’s goals and objectives, cultural landscape, and existing zoning ordinance.
- 3. Support an amendment of the Planned Unit Development ordinance that permits residential crops and livestock as the main theme of the new development.

GOAL 15: Implement development regulations to protect the Township’s rural character, thriving agricultural operations, and successful agri-businesses.

- 1. Continue to discourage the untimely conversion of rural and undeveloped land.
 - a. Develop and implement a system to rank and classify undeveloped parcels.
 - b. Identify and down-zone large acreage parcels.
- 2. Encourage existing farms to obtain MAEAP Verifications and Centennial Farm designations in order to receive recognition and strengthen its longevity and position in the community.
- 3. Develop a nutrient management program to ensure the long-term health and viability of the Township’s fertile soils.
- 4. Implement “best water management practices” that support water retention, reduce irrigation, and conserve ground water resources (*e.g., rainwater capture and reuse*).

ACCESS, NEIGHBORHOODS & COMMUNITY RESOURCES

GOAL 16: Township’s residential neighborhoods will be attractive, well maintained, safe and inviting places with convenient connections to recreation facilities, employment, transportation, shops, services and natural areas.

1. Create a strong sense of place:
 - a. Entry signs on major thoroughfares.
 - b. Way-finding signs throughout the Township.
 - c. Promote, and use, the artwork and sculptures or local artists on Township property.
2. Promote regional connectivity and use of non-motorized pathways and sidewalks.
 - a. Including connections between all parks, and natural preserves.
3. Promote the installation of bicycle racks in convenient high-traffic locations.
4. Require non-motorized pathways and/or sidewalks in all new developments. Including the installation of crosswalks.
5. Develop, and establish, streetscape design standards for each road classification.
6. Develop, and incorporate, site design standards, in residential districts.
7. Promote the placement of parking behind or to the side of buildings to increase the dominance of the buildings and reduce the dominance of the parking lot as seen from the public road.

GOAL 17: Support multiple housing options and mixed-use developments for all segments of the population that place users near daily services.

1. Support affordable housing opportunities for younger families and the elderly.
2. Support and encourage senior housing and assisted living facilities (*i.e., aging in place*).
 - a. Ensure there is access to medical care and emergency services.
3. Evaluate the Township’s Zoning Ordinance and Planned Unit Development standards to identify methods to foster mixed-use development.

GOAL 18: All residents will have the means to live an active and healthy lifestyle.

1. Improve access to fresh and healthy food through “farm-to-home,” and “farm-to-school” initiatives.
2. Support local groups focusing on healthy lifestyle activities.

GOAL 19: Grand Haven’s public facilities, including its roads, utilities, parks, and public buildings will be carefully planned, constructed and maintained to efficiently serve the needs of current and future generations.

1. Incorporate the Capital Improvement Plans into the Master Plan.
2. Research the viability of a “Complete Streets” ordinance. If viable, develop and implement a zoning text amendment ordinance.
3. Integrate and perform a Health Impact Assessment (HIA) when considering new development projects.

ENERGY & ECONOMY

GOAL 20: Grand Haven will continue to be a vital economic center in West Michigan and the Midwest with a viable balance of clean manufacturing, professional and personal service, the arts, hospitality, retail, commercial, and institutional employment.

1. Evaluate, and amend, local ordinances that may be a barrier for new businesses.
 - a. Develop a “new business relocation guide” for a step-by-step guide on processes that must be followed to legally occupy a structure.
2. Coordinate, and support, the Chamber of Commerce and neighboring communities to attract and develop high quality commercial uses, restaurants, and other uses that will enhance the Grand Haven area.
 - a. Support the Chamber of Commerce’s strategic plan for economic development and business retention.
 - i. Actively seek economic development grant opportunities to fund the recommended improvements.
3. For continued growth and prosperity the region needs access to a quality workforce and culture that supports entrepreneurial activities.
 - a. Coordinate efforts to attract skilled-trades employees to support the existing manufacturing base of Northwest Ottawa County.
4. Research the viability of incorporating an incentive-based development plan for all land uses.
5. Support the expansion, and improved access, to high-speed and reliable wireless broadband service.

GOAL 21: Grand Haven will encourage energy production systems that improve energy efficiency, independence, and conservation for new developments, and the redevelopment of existing buildings.

1. Identify methods and create ordinances to achieve clean energy buildings (*e.g., Cool Cities, Clean Corporate Citizen, LEED, Energy Star, etc.*).
 - a. Continue to proactively use brownfield incentives.
 - b. Incorporate sustainability, green infrastructure, and energy conservation methods into the bi-annual “Builders Forums” to encourage the growth of a grassroots culture of resiliency.
 - c. Explore options available to streamline permit applications such as administrative review and approval.
2. Research options available to address outdated buildings such as low-impact infill or decommission.
3. Integrate Low Impact Design (LID) provisions into the Grand Haven Charter Township Code of Ordinances.

GOAL 22: The community will remain educationally competitive, cutting edge, and will provide world-class education and training opportunities. Related policies will protect and enhance the quality of life that greater Grand Haven has deemed important and necessary to attract higher learning institutions.

1. Support state-of-the-art higher education, satellite campuses, and retraining facilities in the community that focus on increasing brainpower, job creation, and retention.

2. Strengthen collaboration between area schools and the local business community.
3. Collaborate with the area schools to ensure their facilities can support a growing population.

TRANSPORTATION & INFRASTRUCTURE

GOAL 23: Residents and visitors to Grand Haven will move about the community safely and conveniently using private automobiles, public transportation, and non-motorized pathways.

1. Coordinate access management plans with OCRC to reduce traffic volumes, correct unacceptable traffic conditions, and safety concerns on major thoroughfares.
 - a. Promote the use of traffic calming devices such as boulevards.
 - b. Limit the number of curb cuts, especially on major thoroughfares.
 - c. Support OCRC efforts and long range plans to widen roadway shoulders to create bike lanes.
 - d. Develop a joint policy with the OCRC to require inter-connected streets within developments and along road frontages.
2. Undertake a cooperative planning effort with the Ottawa County Road, and Planning, Commissions to develop street design standards that balance moving traffic with the development of safe and secure neighborhoods and places for working and shopping.
3. Continue to implement the Transportation Recommendations of the 2004 Grand Haven Charter Township Transportation Plan.
4. Coordinate street projects with neighborhood development (*i.e., resurfacing street after water/sewer installed; reviewing subarea plans for neighborhoods that are scheduled to have infrastructure improvements*).
5. Participate in, and support, a regional transit study.

GOAL 24: Grand Haven residents and businesses will be connected to the West Michigan community and the broader region with cost-effective public transportation systems and roads.

1. Support the goals and objectives of Harbor Transit's strategic plan to develop and implement a stronger public transit system to serve the greater Grand Haven area.
2. Coordinate with neighboring communities, the OCRC, and MDOT to explore a regional transit system to effectively serve the Ottawa, Kent, and Muskegon region.

GOAL 25: Continue to have new development bear the cost of infrastructure extensions to ensure that cost is not shouldered by the residents of Grand Haven Township.

1. All new development located within 2,700 feet of municipal water or sewer must bear all costs to extend such services.
2. Regularly review and update, as necessary, the future land use map and verify that it supports the water and sewer master plans.
 - a. Incorporate the infrastructure plans into the Master Plan.

LOCAL & REGIONAL GOVERNANCE

GOAL 26: Grand Haven will be a leader in West Michigan in working with other units of government, state agencies, schools and special authorities to manage growth and service delivery to the residents and businesses of the area in the most efficient and transparent manner possible.

1. Cooperate with other area communities in the evaluation and implementation of any feasible joint approach to service delivery.
2. Collaborate with local units of government to buy locally to achieve a balance between the least dollar cost and smallest carbon footprint to meet governmental needs.
3. Coordinate planning efforts with surrounding municipalities for well planned and cooperative communities, including:
 - a. Land use planning consistencies between communities that share boundaries.
 - b. Work towards standardizing land use policies between City and Township.
 - c. Hold bi-annual City & Township Planning Commission, Board/Council meetings.
 - d. All plans regarding the Grand Haven Memorial Airpark.
4. Encourage adjacent communities to share new development plans with one another in an effort to support coordinated planning efforts.
 - a. Continue to support and work with the Ottawa County Planning and Grants Department to identify regional planning efforts, whenever feasible.
5. Complete an evaluation of Township buildings and facilities to identify improvements to reduce energy consumption and stormwater runoff and implement those that prove feasible.
6. Establish a regional bicycle and pedestrian plan and coordinate with adjacent communities to create seamless non-motorized connections across municipal boundaries to serve residential, commercial, and institutional land uses.
7. Partner with the Tri-Cities to create a marketing and branding strategy for the community.

GOAL 27: Consolidate separate community initiatives into a common vision, which results in sound community building, promotes leadership, engages volunteers, and involves students.

1. Annually convene a community forum where all organizations (*Township Board, City Council, School Board, Chamber of Commerce, NOCH, Community Foundation, DDA, etc.*) present their upcoming plans and initiatives and determine areas of overlapping interest and where consolidated community support is needed.
2. Support the creation of an organization that can coordinate, promote, and implement community initiatives.

GOAL 28: Review, amend, expand, and/or incorporate existing plans into the Zoning Ordinance to ensure the plans applicability and viability.

1. U.S. 31 and M-45 Area Overlay Zone.
2. Robbins Road Corridor Plan.
3. Southwest Quadrant Sub Area Plan.
4. Designated growth, and downzoning, areas described in the 2009 Master Plan.

GOAL 29: Create strong relationships with local agencies in order to support the organizations mission, goals, and objectives that align with those of the Township.

1. Support the strategic plan of NOCH.
2. Support the strategic plan of the Community Foundation.
3. Support the strategic plan of the local United Way.
4. Support the strategic plan of NORA.

GOAL 30: In the spirit of continued transparency, Grand Haven residents will have information on local governance available through numerous sources such as the Township website, local newspaper, and the bulletin board found in the Township office.

1. Improve the Townships website to enable electronic application submissions.
2. Expand the use of digital media for report delivery.
3. Improve communications among elected officials, appointed officials and Township staff to promote understanding of mutual roles.
4. Support the Township's Strategic Plan mission, goals, and objectives.

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