

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
APRIL 20, 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, LaMourie & Wilson

Members absent: None

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 March 30, 2015 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. NEW BUSINESS

A. Preliminary Site Plan Review – McCarthy Special Land Use Site Condominiums for Two-Family Dwellings

Fedewa provided an overview of the proposal through a memorandum dated April 16<sup>th</sup>.

The applicant, Bryan McCarthy, was represented by the engineer James Milanowski, P.E. The focus of Milanowski's discussion included:

- Does not agree with staff that installation of a sidewalk, boundary fence, or fence around the retention basins is necessary. Agreeable to installing a crosswalk for the existing non-motorized pathway.
- Residue of Lots 56 – 58 of the Peach Plains Sub No. 1 are not included in the development proposal.
- 15678 Mercury Drive will likely remain in its current location. Possible that 15648 Mercury Drive will remain in its location as well. 15660 Mercury likely be moved to Lot 52 of Peach Plains Sub No. 1.

- Plans have not been submitted to the Ottawa County Road Commission, Ottawa County Health Department, or Ottawa County Water Resources Commissioner.
- The applicant intends to rent the units, but leaves the option open to sell.
- Has not determined if the Peach Plains Sub No. 1 contains plat restrictions in regard to permitted housing types (*i.e., single family vs. two family dwellings*).

Discussion points from the Planning Commissioners included:

- Attorney Bultje questioned if two family dwellings are a permissible housing type within the Peach Plains Sub No. 1. Applicant must determine if there are plat restrictions.
- In recent years, all new residential developments have been required to install sidewalks.
- Two family dwellings will offer more housing choices.
- Desire to protect the tree canopy in the rear yard of the proposed Unit 4, which encompasses 3.6 acres of land.
- Questioned if the units will be rented or sold.

## VIII. OLD BUSINESS

### A. Review and Discussion – Draft of Goals and Objectives for Resilient Grand Haven Master Plan Update

Discussion points from the Planning Commissioners included:

- Need to reduce the number of goals, define priorities, identify goals that act more as a vision statement, and the final goals must be attainable.
- Must be mindful of private property rights when crafting the goals and objectives. A balance must be found between economic development and protecting the natural assets of the Township.
- Consideration must be given to the possible impact of the US-231 Bypass.
- Information learned from the Community Engagement Workshop should be implemented into the Master Plan Update process, and future projects.

## IX. REPORTS

### A. Attorney Report - None

### B. Staff Report

- Next Resilient Grand Haven Meeting – April 22<sup>nd</sup> @ 7pm in GHT Board Room
- Special Land Use application for Outdoor Pond – May 4<sup>th</sup> agenda
- PUD Amendment application for Copper Stone Site Condominiums

- Special Land Use application for Single Family Dwelling in AG District

C. Other

- Commissioner Reenders asked for an update on the Schultz Landscaping Site Plan
  - Fedewa provided an update – rear yard has been paved, new bins installed, staff gave an extension to bring the storage container into compliance. The new deadline is April 30<sup>th</sup>.
- Commissioner Kantrovich asked for an update on the proposed pathway expansion
  - Fedewa provided an update – survey results indicated the highest percentage of “yes votes” will be during a Presidential General Election. Therefore, the Township Board opted to postpone this ballot initiative until the fall of 2016.

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

XI. ADJOURNMENT

**Without objection**, the meeting adjourned at 9:03 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