

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 1, 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, LaMourie, Robertson, Taylor, Reenders, and Wilson

Members absent: Gignac

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 May 18, 2015 meeting were approved.

V. CORRESPONDENCE – Robinson Township M-231 Sub-Area Plan

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Rezoning – Karner – AG to LDR

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

Fedewa provided an overview through a memorandum dated May 28th and noted the item had been discussed with Attorney Bultje. Staff and the attorney now recommend the parcel be rezoned to Rural Preserve (RP) instead of Low Density Residential (LDR).

- The parcel does not meet the recommended minimum infrastructure found in the LDR Statement of Purpose (Section 7.01).
- Although the parcel does not meet the minimum acreage requirement of the RP district (10 acres), it more accurately reflects the recommended minimum infrastructure found in the RP Statement of Purpose (Section 5.01).
- The RP zoning classification will prevent future land divisions. This is important because the area is not supported by the infrastructure needed to sustain a denser zoning classification such as LDR.

Brian King – 9800 Hiawatha:

- Supports and affirms the recommendation to rezone parcel to RP instead of LDR. The RP district is a better representation of the area.

Drew Schippa – 9804 Hiawatha:

- Supports and affirms the recommendation to rezone parcel to RP instead of LDR. The RP district is a better representation of the area.

Kantrovich closed the Public Hearing at 7:37 p.m.

VIII. OLD BUSINESS

A. Rezoning – Karner – AG to LDR

The rezoning application was discussed by Commissioners and focused on:

- Discussed the existing conditions of the area surrounding the Karner parcel. Along with the Statements of Purpose for the RP and LDR zoning districts.
- Recommended the Planning Commission review the Future Land Use designations for the Southwest Quadrant of the Township during the Resilient Grand Haven Master Plan update.

Motion by LaMourie, supported by Robertson to recommend to the Township Board approval of the Steve Karner rezoning application of 9873 168th Avenue, Parcel No. 70-07-33-400-013, from Agricultural (AG) to Rural Preserve (RP) based on the application meeting applicable requirements and standards of the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map. **Which motion carried.**

IX. NEW BUSINESS

A. Presentation – Jeni Bolt, DEQ – Water Resources Division

Jeni Bolt provided a presentation on the DEQ operations and permitting process. Primarily, Bolt reviews applications for Part 303 Wetlands Protection, and Part 301 Inland Lakes and Streams of the Natural Resources and Environmental Protection Act (NREPA).

- Accurate completion of the DEQ permit application causes the longest delay in the permitting process. Encourage pre-application meetings to avoid delays. Will suggest modifications to permits to become compliant. Less than 1% of applications were denied in 2013 and 2014.
- Permits are required for the following activities within a regulated wetland: depositing fill material, dredging, developing, and draining.

- Wetlands are comprised of, and identified by, three characteristics: hydrology, plant life, and soils.
- Michigan has a goal of “no net loss” of regulated wetlands because of their irreplaceable value.
- Three methods used to address projects in, and near, regulated wetlands: avoid, minimize, and mitigate. Three types of mitigation:
 - Creation (*high rate of failure, low diversity, must be bonded*);
 - Restoration (*best chance of success because some wetland characteristics already exist, lesser bond required*); and
 - Preservation (*10:1, higher cost for more acreage, requires easement and long-term stewardship agreement*). Other forms of preservation mitigation include:
 - Granting the DEQ a conservation easement for an off-site wetland.
 - Purchase credits through the DEQ Wetland Mitigation Banking program. However, the nearest wetland bank is near the City of Jackson, but is still in the Grand River Watershed.
- In many cases, County drains are included in Part 301 of NREPA (*Inland Lakes and Streams*) because of the similar characteristics to streams.

X. REPORTS

A. Attorney Report – None

B. Staff Report

- Special Joint Session of Township Board & Planning Commission – June 3rd @ 7pm in GHT Board Room
- Next Resilient Grand Haven Meeting – July 1st @ 7pm in GHT Board Room

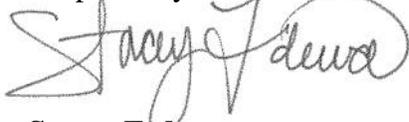
C. Other – None

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

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:47 p.m.

Respectfully submitted,



Stacey Fedewa
Acting Recording Secretary