

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 15, 2015

I. CALL TO ORDER

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

II. ROLL CALL

Members present: LaMourie, Kieft, Gignac, Wilson, Taylor, and Reenders

Members absent: Kantrovich & Robertson

Also present: Fedewa and Attorney Bultje

Without objection, LaMourie instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the June 1, 2015 meeting were approved.

V. CORRESPONDENCE

A. Public Hearing Notice – Robinson Township M-231 Sub-Area Plan Consideration

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. NEW BUSINESS

A. Ottawa County Road Commission Presentation

Brett Laughlin, Managing Director, of the Ottawa County Road Commission (OCRC) provided an overview of OCRC operations, permitting process, and plan reviews.

- Public and Private Road proposals are reviewed for access point compliance.
- OCRC performs traffic counts bi-annually. All data is available on their website.
- Several factors determine if, and when, improvements are needed to existing roadways.
 - Existing traffic counts, projected traffic volume increase, proximity of other intersections and driveways, traffic delays, crash history, etc.

- Utilizing the standards and guidelines of the Michigan Manual on Uniform Traffic Control Devices, Warrant Evaluations are used to determine if/when traffic control devices (*i.e., traffic signal*) are needed.
- In Michigan, local units of government are not permitted to require infrastructure improvements for new development.

B. Department of Public Services Presentation

- Staff reported this presentation will occur at a future Planning Commission meeting.

C. PUD Amendment Pre-Application Presentation – Meijer/WD Partners

LaMourie noted he must recuse himself from this segment due to a conflict of interest, and stated a Temporary Chair must be appointed for the Pre-Application Presentation.

Motion by Taylor, supported by Wilson, to appoint Kieft as moderator for this segment of the meeting. **Which motion carried.**

LaMourie recused himself from this segment because his company has a signed contract with Meijer.

Fedewa provided an overview of the proposed PUD Amendment through a memorandum dated June 11th.

Seth Dorman, Permitting & Planning Specialist from WD Partners provided an overview of the proposed PUD Amendment. Discussion points included:

- The Curbside Service Program’s (“Program”) computer interface controls the number of vehicles within the Service station. This prevents vehicle stacking and the need for queuing areas.
- One Program at a Grand Rapids store is operational.
- The expected number of initial customers is 8 per hour. Once established, the projected number of customers is 36 per hour.
- Based on current US-31 Overlay Zone parking standards, Meijer can eliminate up to 414 spaces. Option for Meijer to relocate the Program station to the north, and utilize two parking bays plus a maneuvering lane (*losing approximately 64 spaces*) and install landscaped islands on the east and west sides of the station.
 - Remove the added complexity of locating near high volume vehicular and pedestrian traffic.
 - Prevent the possibility of vehicles encroaching into maneuvering lanes.

- Accommodate large vehicles.
- Provides additional space for the Program to expand if it is successful.
- Staff noted the Program station must meet the requirements of the US-31 Overlay District.
- Staff inquired if Meijer would be agreeable to an abandonment plan. It was suggested, if the Program was abandoned for a period of 180 days than, at their cost, Meijer must remove the Program station and return the parking lot to its original state.

VIII. REPORTS

A. Attorney Report – None

B. Staff Report

- Next Resilient Grand Haven Meeting – July 1st @ 7pm in GHT Board Room
- Karner Rezoning Application Update
- GHAPS Capacity Projection Meeting
- Speedway PUD Resubmission Received
- Transfer Tool Products – Site Plan Review for New Parking Lot

C. Other

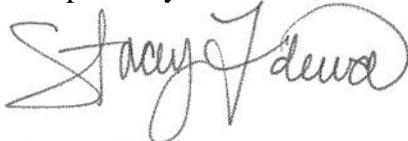
- Commissioners noted the desire to work closely with OCRC when road improvements occur in order to encourage the addition of 4 foot wide shoulders to accommodate bicyclists.

IX. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY

X. ADJOURNMENT

Without objection, the meeting adjourned at 8:40 p.m.

Respectfully submitted,



Stacey Fedewa

Acting Recording Secretary