

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
AUGUST 17, 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, Robertson, Wilson, and Reenders

Members absent: Kantrovich, Taylor, and Gignac

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 August 3, 2015 meeting were approved.

V. CORRESPONDENCE

A. Notice of Amendment to the Robinson Township Master Plan

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. OLD BUSINESS

A. Rezoning application – Grand Haven Financial Center – RR to SP

Quorum was not met for this agenda item. Therefore, the item remains on the table.

VIII. NEW BUSINESS

A. Platted Land Division application – Geneva

Fedewa provided an overview through a memorandum dated August 13<sup>th</sup>.

The applicant, Christopher Geneva, was available to answer questions from the Commissioners.

The application request was discussed by the Commissioners and focused on:

- The “exception” parcels (*i.e., former platted lot divisions*) identified on the survey, unclear what year the divisions occurred.

- Land Division Act (unplatted) vs. the Subdivision Control Ordinance (platted).
- Attorney Bultje stated the application is reasonable, but it is important to determine when the former divisions occurred. Must ensure the application complies with state law.

**Motion** by Robertson, supported by Wilson to recommend to the Township Board approval with conditions of the Christopher Geneva Platted Lot Division application for land located at Parcel No. 70-07-02-227-016, which is commonly known as 14275 152<sup>nd</sup> Avenue. The recommendation is based on the application meeting the requirements of the Grand Haven Charter Township Subdivision Control Ordinance and Zoning Ordinance. The approval is conditioned upon:

1. Parcel B shall not have driveway access onto Groesbeck Street because it does not meet the minimum lot width requirement. Driveway access shall only be granted onto 152<sup>nd</sup> Avenue.
2. All residential dwellings shall connect to municipal water.
3. Legal descriptions for each child parcel must be provided.
4. Application shall comply with state law.

**Which motion carried.**

**B. Proposed Future Land Use Map Amendments – Southeast Quadrant**

Fedewa provided an overview through a memorandum dated August 13<sup>th</sup>.

The proposed amendments were discussed by Commissioners and focused on:

- Staff’s only recommendation was to remove the Employment Park overlay due to proximity to existing farmland and lack of public infrastructure.
- Some concern over reducing the potential industrial land, and cost of extending necessary infrastructure.
- Questions regarding the M-231 Bypass, and how/when the Lincoln Street corridor should be reviewed and addressed. Consensus it is too early to determine the type of impact the Township will see from Phase I and Phase II of the Bypass. Likely to pursue the assistance of a consultant.

**C. Proposed Future Land Use Map Amendments – Northwest Quadrant**

Fedewa provided an overview through a memorandum dated August 13<sup>th</sup>.

The proposed amendments were discussed by Commissioners and focused on:

- Uncertainty regarding the Lincoln Street/168<sup>th</sup> Avenue/US-31 corridor. More review and discussion is needed prior to making a recommendation.

- General discussion of how to best plan for industrial and residential land uses between 172<sup>nd</sup> Avenue and 168<sup>th</sup> Avenue.

D. Proposed Future Land Use Map Amendments – Northeast Quadrant

Fedewa provided an overview through a memorandum dated August 13<sup>th</sup>.

The proposed amendments were discussed by Commissioners and focused on:

- Further discussion of the M-231 Bypass impact on development along Lincoln Street.
- Agreeable to staff's long-range recommendation the Township acquire (*i.e., if the private property owner lists them for sale*) the remaining three "islands" within the Grand River. All other "islands" are owned by government agencies and protected from future development.

IX. REPORTS

A. Attorney Report – None

B. Staff Report

- Community Engagement Subcommittee updates. Next meeting scheduled for Thursday, October 1<sup>st</sup> @ 7pm in the Main Conference Room.
- Next Resilient Grand Haven Meeting – Wed, Aug 26<sup>th</sup> @ 7pm in GHT Board Room.
- Appointment of a new Planning Commissioner expected on Aug 24<sup>th</sup>.

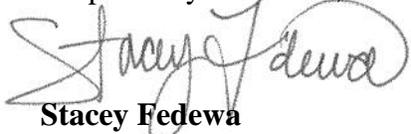
C. Other – None

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

XI. ADJOURNMENT

**Without objection**, the meeting adjourned at 9:27 p.m.

Respectfully submitted,



**Stacey Fedewa**

Acting Recording Secretary