

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 4, 2016

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, LaMourie, Robertson, Kieft, Taylor, Gignac, Cousins & Wilson

Members absent: Reenders

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 December 7, 2015 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

- Bob Wagenmaker – 16755 Timber Ridge:
 - Concerns regarding the Future Land Use Map and Utility Master Plan.

VII. OLD BUSINESS

A. Review Resilient Grand Haven Master Plan Draft

Fedewa provided an overview through memorandums dated December 30th.

The application was discussed by Commissioners and focused on:

1. General Comments

- Questioned if consultant had implemented all the changes requested prior to the Open House.

2. Senior Chapter

- Unclear why the information provided by the local seniors group does not follow the same format as the “Youth Chapter.”
- Important to include information on this segment of the population. Master Plan needs to be consistent, so the “Senior Chapter” needs to mirror the “Youth Chapter” format.
- Questioned if the Youth Advisory Council could participate in helping the local seniors group to draft the chapter.

3. Summary Document

- Prefer the document length be shorter rather than longer.
- Must ensure Section 1 describes how elements of the Master Plan are implemented into the Zoning Ordinance.

4. Missing Middle Housing

- Open-minded to the concept because it will offer more housing choices for the two growing segments of the Township’s population: Millennials and Retiree’s.
- Agree the appropriate location for this type of land use is within the boundaries of the Robbins Road Sub-Area Plan as well as the neighborhoods north of Pottawattomie Bayou.

VIII. NEW BUSINESS

A. Review Proposed Zoning Text Amendments

Fedewa provided an overview through a memorandum dated December 30th.

The proposal was discussed by Commissioners and focused on:

- Resilient Master Plan discussions have focused on the need to increase building heights to reduce sprawl.
- Staff drafted the proposed amendments based on instruction provided from the Planning Commission.
- Current Ordinance can be a barrier for businesses contemplating to locate in the Township.
- Previously, safety was a predominate factor that restricted building heights. However, now the Township has an emergency vehicle able to reach 75 feet.
- Questioned whether or not the land use “Office Buildings” should be accompanied by a list of permissible office buildings.
- The timing of this proposal may not be appropriate.

- Requested staff contact other municipalities to learn if they experienced pro's or con's with greater building heights.

Motion by Robertson, supported by Wilson, to confirm the scheduling of a public hearing on January 19th for the Zoning Text Amendment Ordinance presented as is. **Which motion carried** with Kieft opposing because it is premature to present this Ordinance Amendment.

B. Housekeeping Duties:

1. Approval of the 2016 Meeting Schedule

Motion by Cousins, supported by Robertson, to approve the Planning Commission 2016 Meeting Dates as presented. **Which motion carried.**

2. Appointment of Officers

- **Without objection**, Kantrovich was nominated and re-appointed as the Chairperson.
- **Without objection**, LaMourie was nominated and re-appointed as the Vice Chairperson.
- **Without objection**, Robertson was nominated and re-appointed as the Secretary.

IX. REPORTS

A. Attorney Report – None

B. Staff Report

- Transfer Tool intends to pursue a large expansion to their existing facility.

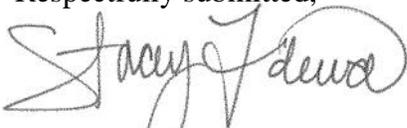
C. Other

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

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:29 p.m.

Respectfully submitted,



Stacey Fedewa

Acting Recording Secretary