

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
JANUARY 19, 2016

I. CALL TO ORDER

LaMourie called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:32 p.m.

II. ROLL CALL

Members present: LaMourie, Robertson, Kieft, Taylor, Reenders, Cousins, and Wilson

Members absent: Kantrovich, 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 December 7, 2015 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Special Land Use – Outdoor Pond – Walters

Fedewa provided an overview through a memorandum dated January 11<sup>th</sup>.

LaMourie opened the public hearing at 7:36 p.m.

Applicant was not present to provide information on the proposed application.

With no public comment, LaMourie closed the public hearing at 7:37 p.m.

**Motion** by Robertson, supported by Cousins, to amend the agenda and consider the Outdoor Pond application in old business first. **Which motion carried.**

VIII. OLD BUSINESS

A. Special Land Use – Outdoor Pond – Walters

The proposal was discussed by Commissioners and focused on:

- Unlikely the pond will have water during the summer months due to a low water table.
- In the event the property owner decides to deepen the pond as a result of a low water table the owner must contact staff to determine if the proposal constitutes a minor or major amendment to an approved site plan.
- Questioned the timeline of the pond construction. Staff noted the applicant cannot begin construction of the pond until the construction of the dwelling commences.

**Motion** by Robertson, supported by Wilson, to approve with conditions the Outdoor Pond Special Land Use application for parcel number 70-07-21-200-077, based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report. Further, the approval is conditioned upon the following:

1. Prior to construction the applicant must submit an MDEQ permit for the Outdoor Pond, or provide a Letter of No Authority if a permit is not required.

#### Report

1. This approval is based on the affirmative findings that each of the following standards has been fulfilled:
  - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
  - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
  - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
  - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
  - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
  - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.

- G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
  - H. The proposed use is consistent with the health, safety, and welfare of the Township.
2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
- A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
  - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
  - C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
  - D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
  - E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
  - F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
  - G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.

- H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
- J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
- K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
- L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

## IX. PUBLIC HEARING

### B. Zoning Text Amendment – Planned Unit Development Chapter

Fedewa provided an overview through a memorandum dated January 11<sup>th</sup>.

LaMourie opened the public hearing at 7:46 p.m.

Jaelyn Hansen – 11001 Lakeshore Drive, opposes the text amendment:

- Found the staff memo to be confusing as it related to diverse development pressure and the focus on the Robbins Road Sub-Area.
- Questioned if the Health Pointe project would be taxable, or tax exempt.

Richard Aubrey – 10747 Lakeshore Drive, opposes the text amendment:

- Questions the impact to Robbins Road.
- Finds typical regulations cumbersome.

Holly Lookabaugh-Deur – 16760 Lincoln Street, opposes the text amendment:

- Questions the timing of the proposed zoning text amendment ordinance.
- Unclear how, and why, 55 feet and 4 stories was selected.
- Stated her building height was restricted by the height of surrounding trees.
- The value of her business will decrease if the amendments are approved.

LaMourie closed the public hearing at 7:56 p.m.

## X. OLD BUSINESS

### B. Zoning Text Amendment – Planned Unit Development Chapter

The proposal was discussed by Commissioners and focused on:

- Attorney Bultje noted the Planning Commission directed staff to draft the zoning text amendment ordinance, and the proposed amendments are not specific to the proposed Health Pointe PUD Amendment application.
- Discussed the diversification of development the Township is experiencing, and provided specific projects and recent sales as examples.
- Noted that development projects can prompt a local government to implement text amendments that were intended to be incorporated years prior.
- The Township has been planning to increase building heights for many years, which is supported by previous Master Plans that are approved by the Planning Commission and Township Board. Furthermore, the public was supportive of increased building heights during the Resilient Master Plan process.
- Vertical expansion will reduce sprawl, and accommodate growth, while protecting the valuable undeveloped land, and open space, that remains in the Township.
- Concerned the aesthetic value of the Robbins Road corridor will decrease if most buildings are 55 feet in height.
- Questioned if building heights should also be increased for industrial zoning districts, or perhaps the area should be expanded to allow greater building heights for parcels outside of the Robbins Road Sub-Area.
- Staff provided information on building heights in other municipalities in Ottawa County. One ordinance establishes a 1:1 ratio of increased height to increased building setback.
- Attorney Bultje noted the proposed 55 foot building height for Commercial PUDs within the Robbins Road Sub-Area establishes a maximum height, which negates the

ability to exceed a height of 55 feet or 4 stories within the Sub-Area. This establishes guidelines for the Township when determining if a height departure should be granted.

**Motion** by Robertson, supported by Cousins, to recommend to the Township Board approve the proposed Zoning Text Amendment Ordinance to revise sections of the Planned Unit Development Chapter of the Grand Haven Charter Township Zoning Ordinance. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Reenders, Cousins, LaMourie, Robertson, Wilson, Taylor

Nays: Kieft

Absent: Kantrovich, Gignac

XI. REPORTS

- A. Attorney Report – None
- B. Staff Report – None
- C. Other – None

XII. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY

A resident wishing to provide comment on the proposed zoning text amendment ordinance arrived after the public hearing had been closed. Resident requested he be permitted to provide comment during this portion of the meeting. The Planning Commission granted the request:

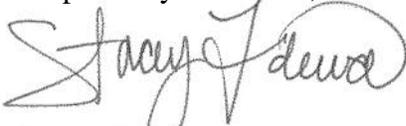
Caleb Fleming – 14876 Riverside Trail:

- Questions if the Health Pointe traffic impact study addressed how a greater building height would increase the amount of traffic on Robbins Road. Particularly as it relates to school bus traffic.

XIII. ADJOURNMENT

**Without objection**, the meeting adjourned at 8:53 p.m.

Respectfully submitted,



**Stacey Fedewa**

Acting Recording Secretary