

**GRAND HAVEN CHARTER TOWNSHIP BOARD**  
**MONDAY, JANUARY 25, 2016**

**REGULAR MEETING**

I. **CALL TO ORDER**

Supervisor French called the regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. **PLEDGE TO THE FLAG**

III. **ROLL CALL**

**Board members present:** French, Larsen, Behm, Redick, and Kieft.

**Board members absent:** Hutchins, Meeusen.

Also present were Manager Cargo, and Planner Fedewa.

IV. **APPROVAL OF MEETING AGENDA**

**Motion** by Treasurer Kieft and seconded by Clerk Larsen to approve the meeting agenda. **Which motion carried.**

V. **APPROVAL OF CONSENT AGENDA**

1. Approve January 11, 2016 Special Board Minutes
2. Approve Payment of Invoices in the amount of \$332,613.87 (A/P checks of \$249,449.45 and payroll of \$83,164.42)
3. Approve 2016 Dust Palliative Contract with "Michigan Chloride Sales" (\$31,425)

**Motion** by Clerk Larsen and seconded by Trustee Behm to approve the items listed on the Consent Agenda. **Which motion carried.**

VII. **OLD BUSINESS**

1. The Board discussed took public comments, which included the following:
  - a. Jack Steinmetz, 15695 High Ridge Drive, is concerned with the size and scope of the project; believes exceeding the 35 foot height limitation will impact the quality of life; believes that the fact the proposed project may not increase the tax base should be considered.
  - b. Mark Reenders, 16616 Warner, supports the previous comments; believes that there was a conflict of interest with Planning Commissioner LaMourie; requested that the Board consider the impact of the proposed 55' height under the zoning text amendments.
  - c. Jaclyn Hansen, 11001 Lakeshore Drive, is opposed to the Health Pointe PUD application and the exceptions contained within the Planning Commission recommendation.
  - d. Richard Aubrey, 10747 Lakeshore Drive, asked whether the proposed Health Pointe PUD would be required to fund improvements to Robbins Road.

- e. Township Planner Fedewa noted that the Traffic Impact Analysis by URS was reviewed by both the Ottawa County Road Commission and City of Grand Haven. It is recommended that Robbins Road between US-31 and 172<sup>nd</sup> Avenue be restriped and that the traffic signals at the 172<sup>nd</sup> and Robbins Road intersection be reconfigured with a “box style”. Both of these items were already with the City of Grand Haven Capital Improvement Plan. Funding participation may be available from the Township’s DDA and the applicant.

The Board discussed the Health Pointe PUD application, which included the following:

- ✓ Trustee Redick does not believe the Planning Commission recommendation is in an approvable form; but believes it can be made approvable. Specifically, he noted:
  - Does not believe the use (*i.e., medical clinic*) is allowed in the C-PUD District. The applicable section of the Zoning Ordinance only includes “office buildings”. Regardless of whether it is a “good idea” to allow medical clinics in C-PUD districts, fidelity to the Zoning Ordinance provides that medical clinics are only allowed in Service Professional zoning districts and treats clinics as separate and distinct from offices. There are valid zoning reasons for this distinction (e.g., traffic patterns, etc.). Supports amending the Zoning Ordinance to address this issue prior to any approval.
  - Notes that the PUD section of the Zoning Ordinance does have the ability to grant departures. But, does not believe the building height departure (*e.g., 55’*) adheres to the guiding rule to be substantially consistent with the regulations. Supports amending the Zoning Ordinance to address this issue prior to any approval.
  - Acknowledged that this is probably an oversight since the Master Plan does support this type of use and height and notes that the Master Plan preceded the proposed project by a number of years. But, the Zoning Ordinance should be amended to create consistency with the Master Plan.
  - Has concerns with the architectural and landscaping aspects of the Health Pointe PUD application; but, noted that both of these items are solvable. Specifically, it was noted that the project needs varying roof lines to “break-up” walls that are over 100 feet in length. Photographic examples were provided. The roof lines are too mundane – unbroken straight lines. It was also noted that the west elevation, and possibly the north elevation, do not comply with the requirement that outside landscaping shall abut walls.
- ✓ Trustee Behm supported the issues raised by Trustee Redick and specifically noted concerns with the departure in the building height, which he considers too great with regard to current ordinance regulations. Behm also expressed concern with the impact of the proposed development on Robbins Road.
- ✓ Treasurer Kieft supported the issues raised by Trustee Redick. Believes that the Planning Commission pushed the project forward too quickly.
- ✓ Clerk Larsen noted that it would be appropriate to garner the opinion of the

City of Grand Haven Planning Commission on this project; is concerned with the building height departure and wants to complete a zoning text amendment prior to voting on the proposed project. Would also like to have a more detailed review of the traffic impact analysis.

- ✓ Supervisor French noted that the Robbins Road Corridor Study – as adopted by the Township – encourages collaboration with the City of Grand Haven on developments impacting Robbins Road. He supports returning the Health Pointe PUD application to the Planning Commission and requesting that a joint meeting of the City and Township Planning Commission be conducted to review the proposal.

**Motion** by Supervisor French and supported by Treasurer Kieft to refer the Health Pointe PUD application to the Planning Commission in order to:

- a. Request a joint meeting with the City of Grand Haven Planning Commission to receive their comments and concerns;
- b. Correct the Zoning Ordinance to include “medical clinics” as an allowable use in the C-PUD;
- c. Correct the Zoning Ordinance with regard to building heights within certain commercial areas of the Township;
- d. Amend the site plan to varying the roof lines and review the landscaping plan as it relates to landscaping abutting walls for the west and north elevations.

**Which motion carried**, as indicated by the following roll call vote:

Ayes: Redick, Behm, French, Larsen, Kieft

Nays:

Absent: Hutchins, Meeusen

2. **Motion** by Treasurer Kieft and supported by Clerk Larsen to postpone further action on the corrective amendment to the Water Rate Ordinance until February 8<sup>th</sup>, which returns the water connection fee to the previously approved and recommended level. This is a first reading. **Which motion carried.**

## VIII. NEW BUSINESS

1. Manager Cargo noted that the Township has received a request from a Township resident (i.e., Virginia Aubrey, 10747 Lakeshore Drive) to hold a public hearing on the proposed Zoning Text amendments.

**Motion** by Trustee Behm and supported by Supervisor French to postpone further action on the proposed Zoning Text amendment Ordinance to revise sections of the Planned Unit Development Chapter of the Grand Haven Charter Township Zoning Ordinance until February 22<sup>nd</sup>, and instructing staff to schedule a public hearing for this meeting.

## IX. REPORTS AND CORESPONDENCE

- a. Correspondence was reviewed
- b. Committee Reports
- c. Manager’s Report, including:

- i. December Chamber of Commerce Report
- ii. December Legal Review
- iii. December Construction Report
- iv. December Ordinance Enforcement Report
- d. Others

X. PUBLIC COMMENTS

None.

XI. ADJOURNMENT

**Motion** by Clerk Larsen and seconded by Treasurer Kieft to adjourn the meeting at 7:45 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen  
Grand Haven Charter Township Clerk

Karl French  
Grand Haven Charter Township Supervisor