

GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, FEBRUARY 22, 2016
Grand Haven Fire/Rescue Station

REGULAR MEETING – 7:00 P.M.

I. CALL TO ORDER

Supervisor French called the special meeting of the Grand Haven Charter Township Board to order at 7:05 p.m.

Chief Gerencer discussed the emergency exits and presence of emergency personnel because of the use of the vehicle bay as an assembly area.

II. PLEDGE TO THE FLAG

III. ROLL CALL

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

Board members absent:

Also present were Manager Cargo and Planner Fedewa.

IV. APPROVAL OF MEETING AGENDA

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

V. APPROVAL OF CONSENT AGENDA

1. Approve February 8, 2015 Board Minutes
2. Approve Payment of Invoices in the amount of \$164,788.51 (A/P checks of \$80,117.79 and payroll of \$84,670.72)
3. Approve Amendment to Legal Services Agreement, which provides a \$10 per hour service fee increase.
4. Approve 2016 Sounds of Summer Music Series Agreement.

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

VI. PUBLIC HEARING

1. Opening Statement – Supervisor French opened the public hearing on the Zoning Text Amendments at 7:08 p.m. and noted the general format for the public hearing.
2. Planning & Zoning Review – Planner Fedewa provided an overview on the proposed zoning text amendments, focusing on the building height and regulatory flexibility.
3. Public Written Comments
 - a. Written Comments – No written comments were received.

b. Verbal Comments – Comments from members of the public included the following:

1. David Rehm (15360 Oak Point Drive, Spring Lake) is the General Counsel for the North Ottawa Community Health System (NOCH). Step great-grandfather was involved in establishing the community hospital. NOCH is a community asset. Health Pointe will become tax exempt. The Township can deny the project under the current zoning language. The Township should not amend the Zoning Ordinance.
2. Barb Ambrose (15314 Lost Channel Trail, GHT) is a NOCH employee. Does not want another County Office type building. Is concerned with traffic on Robbins Road should the Health Pointe project be approved. Health Pointe will include an operating room, which makes it a hospital.
3. Charlie Hoats (6641 Fence Row Lane, Caledonia) is with Trio Real Estate Management and representing the owners of the adjacent property at 17200 Robbins Road. Supports the Health Pointe PUD project. Complies with the Master Plan, natural flow of the development evolution of the area, will act as a catalyst of additional development.
4. Jack Steinmetz (15695 High Ridge Drive, GHT) is a NOCH Board member. Is concerned with the size of the Health Pointe project. There is no public support for the proposed changes to the Township Zoning Ordinance. The developer has no ties to the community. Acknowledged that the Township has no fiduciary responsibilities to NOCH; but, the elected officials have a responsibility to the residents of the community. Protect the current Zoning Ordinance standards.
5. Bob Brown (15415 Royal Oak, GHT) is a Township resident. Health Pointe will seek to become exempt from property taxes. Project will erode the tax base and will not contribute to fire services, roads, etc. Example of corporate greed and will not do anything for the community.
6. Joyce Weaver (13840 Stearns Court, Robinson Township) is a part of the community. Does not envy the Board but encouraged the Board to be “wise”. Questions whether a serious study on the Health Pointe project has been completed; too much traffic already; will the project provide taxes to the community; will there be a net gain or loss of jobs. Township needs to obey the ordinances that are in place.
7. Kris Jenkins (17304 Lane Avenue, Ferrysburg) is a daughter-in-law of former Trustee Tom Jenkins. The height of the building is not reasonable; the Master Plan is not a valid argument for providing exceptions; after the fact changes to the Zoning Ordinance are not appropriate; Health Pointe should be made to follow the existing ordinances; no property taxes will be received from the proposed facility.
8. Hillary Burns (15745 Grand Point Drive, GHT) is a Township resident. The proposed “change of law” did not come from the community. Health Pointe will increase traffic on Robbins Road; will be exempt from taxes; money will leave the community.
9. Susan Thorpe (935 Pennoyer, Grand Haven City) has two issues. Building is too high and will change the character of the community. Health Pointe

will duplicate existing health services and will lead to a loss of jobs. Proud to have a community hospital.

10. Jack Roossien (14282 Lindbrook, Robinson Township) is the chair of the NOCH Board and represents all of the community. Believes it is best to collaborate on health care. Health Pointe is not an office building; but is a medical facility. May become tax exempt. Health Pointe is not good for the community.
11. Richard Aubrey (10747 Lakeshore, GHT) has two questions. What is the date the traffic study was complete? Who will pay for the necessary improvements to the roads?
12. Holly Lookabaugh-Deur (owner of Generation Care) wants to focus on history and understand the “why” of the overlay district rules. She had met with former Planner Waterman to understand the rules. Following the Overlay District rules creates a potential to look at the whole ordinance.
13. Mark Reenders (16616 Warner, GHT) is concerned with the regulatory flexibility allowed under the proposed changes to the Zoning Ordinance. PUD and Overlay District rules have been in place for more than 20 years. Changes will create an ordinance that is too loose and create a lack of cohesion. 55’ height is too high and is not reasonable with the surrounding communities or the area.
14. Shellee Yaklin (10287 Whitewood Drive, Robinson Township) is the president of NOCH. Acknowledged that Township Board is in a difficult position. Health Pointe is a medical facility and should be allowed in a commercial area according to the Township Zoning Ordinance. Not just a NOCH issue; but, a community issue. 83% of NOCH employees live in the community. Board has the legislative authority to deny the Health Pointe PUD application.
15. Bob Wagenmaker (16755 Timber Ridge, GHT) is concerned with equality. Should a change in height be only for this one area?
16. Tim Barron (17254 Beach Ridge Way, GHT) is member of the NOCH Board. Is concerned with the timing of the decision. Health Pointe is a regional health care issue and believes that this is a “cart before the horse” situation. Wants quality health care for the community and both he and his wife are physicians. Health Pointe will erode the quality of health care.
17. David Tencate (11371 Oak Grove Road, GHT) echoes the opposition to the Zoning Ordinance amendment. Consistency is significant. Is this fair?
18. Jen VanSkiver (7512 Treeline Drive, Southeast, Grand Rapids) is the Chief Communications officer for NOCH. Provided a written letter. The traffic impact study is not sufficient; Spectrum has received a tax exemption in 10+ communities and will not pay taxes; Spectrum has an institutional agenda, not a community agenda; has an ends justify the means approach; will redistribute wealth; encouraged the Board to oppose the proposed zoning changes.
19. Laura Ayers (1602 South Despelder, Grand Haven City) is concerned with traffic increase on Robbins Road; height of the building; and character of the area. Is opposed to the changes.
20. David Ottenbaker (17142 Majestic Court, GHT) is a physician executive

with Spectrum. Noted that Spectrum employees 3,400 employees in the region and has 20,000 patients in the area community, so Spectrum is part of the community; believes the proposal has been thoroughly vetted and supports the ordinance amendments.

21. Donna Zambetis (1507 Meadow Lane, Grand Haven City) is a nurse practitioner with NOCH. Health Pointe is a major medical facility not an office building. Project doesn't fit into this area.

There being no further comments, Supervisor French closed the public hearing at 8:09 p.m.

VII. OLD BUSINESS

1. **Motion** by Clerk Larsen supported by Trustee Meeusen to postpone further action until the March 14th Board meeting on the proposed Zoning Text Amendment Ordinance, which revises sections of the Planned Unit Development Chapter of the Grand Haven Charter Township Zoning Ordinance. This is a first reading. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Kieft, Meeusen, Larsen, French, Behm, Hutchins, Redick

Nays:

Absent:

VII. NEW BUSINESS

None

IX. REPORTS AND CORESPONDENCE

1. Correspondence
2. Committee Reports
3. Manager's Report
 - a. Manager Cargo noted that the January Legal Services review was provided.
 - b. Manager Cargo noted that bids will be taken to dispose of the hazardous material found at the so-called Witteveen Farm property.
 - c. Manager Cargo noted that a public hearing on the proposed Speedway PUD application will be on the March 14th Board meeting agenda.
4. Others.

X. PUBLIC COMMENTS ON NON-AGENDA ITEMS

A resident requested information on the next "steps" in the Health Pointe. Cargo reviewed the procedure and noted that there is a joint Planning Commission meeting with the City of Grand Haven to discuss the traffic impact study on Wednesday night. Board action on the proposed development will not occur prior to March 14th.

VIII. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 8:20 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen
Grand Haven Charter Township Clerk

Karl French
Grand Haven Charter Township Supervisor