

SPECIAL JOINT MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP
AND CITY OF GRAND HAVEN
PLANNING COMMISSIONS
FEBRUARY 24, 2016

I. CALL TO ORDER

Kantrovich called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:05 p.m.

II. ROLL CALL

Township Members present: Kantrovich, Cousins, Robertson, Kieft, Taylor, and Gignac
Township Members absent: LaMourie, Reenders, and Wilson

City Members present: Brenberger, Blakeney, Dora, and Ellingboe

City Members absent: Von Tom, Runschke, Grimes, and Cummins

Also present: Township Planner Fedewa and City Planner Howland

Without objection, Kantrovich instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the February 15, 2016 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

- Tari Smith – 15714 Groesbeck Street, Grand Haven Township:
 - Township officials are unaware of what the residents want as it relates to the proposed Zoning Ordinance Text Amendments and the proposed Health Pointe PUD Amendment application.
 - Requested agenda item ‘VIII – Items for GHT Discussion’ be removed from the agenda because it was not properly noticed.

- David Rhem – 15360 Oak Pointe Drive, Spring Lake Township:
 - Attorney for the North Ottawa Community Health System.
 - Objects to agenda item ‘VIII – Items for GHT Discussion’ because it was not properly noticed.

- Jack Roossien – 14282 Lindbrook, Robinson Township:
 - Board of Trustee’s member for the North Ottawa Community Health System.
 - Believes the Traffic Impact Study is misleading, lacks information on pedestrian movements, and did not incorporate data from all cross-streets within the Robbins Road Corridor.
 - Indicated the City should not entertain this request because it could cause harm to the North Ottawa Community Health System.

- Mark Reenders – 16616 Warner Street, Grand Haven Township:
 - Director of Facilities for the North Ottawa Community Health System.
 - Displeased he was denied the ability to host an independent power point presentation.
 - Requested agenda item ‘VIII – Items for GHT Discussion’ be removed from the agenda because it was not properly noticed.
 - Questions if the proposed Health Pointe PUD Amendment site plan is able to accommodate semi-truck circulation and ambulatory traffic.

- Caleb Fleming – 14876 Riverside Trail, Grand Haven Township:
 - Medical Doctor for the North Ottawa Community Health System.
 - Believes a building must be considered a hospital if general anesthesia is used for surgical purposes.
 - Questioned the usefulness of the Traffic Impact Study because it did not include information on school bus traffic, or indicate if there would be an impact on how, and where, students would be picked up, or dropped off, from local schools.

- Jen VanSkiver – 7512 Treeline Drive SE, Grand Rapids:
 - Chief Communications Officer for the North Ottawa Community Health System.
 - Believes Township is amending ordinances after-the-fact to accommodate the proposed Health Pointe PUD Amendment project.
 - Unclear why the City Planning Commission agreed to this Special Joint Meeting because their bargaining power has been lost.
 - Believes the developer will weaken the local health care system.

- Cynthia VanKampen – 10510 River Bluff Trail, Zeeland:

- Chief Nursing Officer for the North Ottawa Community Health System.
 - Prior experience with Spectrum Health acquiring the Zeeland Hospital was negative.
 - Believes the proposed Health Pointe PUD Amendment would duplicate services.
- Haney Assaad – 178 Independence Court, Norton Shores:
 - Chief Medical Officer for the North Ottawa Community Health System.
 - Believes there is a lack of correlation between the proposed Zoning Ordinance Text Amendments to increase building height and the location of the Robbins Road Sub-Area.
 - Unclear why the proposed Zoning Ordinance Text Amendments have been planned for several years, but is only occurring now.
 - Indicated the proposed Health Pointe PUD Amendment location may be outside of the service area permitted for Holland Hospital to have off-site surgical services.

VII. ITEMS FOR JOINT DISCUSSION

A. Robbins Road Corridor Plan

B. Health Pointe Traffic Impact Study

Fedewa provided an overview through a memorandum dated February 19th.

Subject experts were then asked to provide additional information:

- Ray Schneider – Senior Transportation Planner, URS Corp./AECOM:
 - Impact study found there would be little to no impact on Robbins Road or the 172nd Avenue/Ferry Street intersection.
 - The projected Opening Year would continue to operate at a Level of Service “C,” which is acceptable.
 - There is a cumulative effect over the course of the day in regard to the projected traffic counts for Opening Year 2017 compared to the requested number of parking spaces. The figures noted for Opening Year 2017 are for peak hours, and does not account for the parking duration of each patient visit.
 - Defined the scope of the Traffic Impact Study and noted that many of the specific questions were outside of that scope, and therefore, were not included in the Study. The subject of these questions were related to off-site intersections, school buses, pedestrian traffic, access management, etc.

- Fred Keena – Traffic Engineer, Ottawa County Road Commission:
 - The proposed driveway relocation triggered a review of the Traffic Impact Study.
 - Found the projected left-turn movements during peak travel hours on Robbins Road warrant the addition of a left-turn lane. Also, found the anticipated left-turns at the 172nd Avenue/Ferry Street intersection will nearly double and warrant the addition of a left-turn signal to ensure traffic does not stack and cause a decrease to the acceptable Level of Service.
 - At the request of Commissioner Cousins a detailed review of the Traffic Impact Study was provided. Including, a description of the standards used in the calculations; the various thresholds that warrant improvements; and the specific data calculations related to through-traffic movements on Robbins Road, left-turn movements on Robbins Road, and left-turn movements at the 172nd Avenue/Ferry Street intersection.
 - At the request of Chairman Kantrovich, it was noted the number of access points and turning movements have significant impact on the number of lanes needed for a roadway. There is a direct correlation—the more access points and turning movements the less capacity the roadway can handle. Also, indicated “road diets” have been successful, but the Road Commission has not performed one yet.

- Bill Hunter – Department of Public Works Director, City of Grand Haven:
 - Reviewed the Traffic Impact Study with the Ottawa County Road Commission, and agrees with the findings.
 - Provided cost estimates for the proposed restriping and signal options.
 - Because a development project of this size was not anticipated at the time of the Robbins Road Corridor study was performed it is recommended the City perform another Traffic Impact Study to obtain the information that is needed to make an informed decision on the road design.

Kantrovich then invited the City of Grand Haven Planning Commissioners to begin the discussion:

- Blakeney – Has concerns on the proposed 3-lane “road diet,” and believes it will cause more accidents. Administered the Certificate of Need program for many years and believes the proposed Health Pointe PUD Amendment would duplicate services and have a negative impact on local health care.

- Ellingboe – Suggested the Township and City work with business owners along Robbins Road to identify the best solution for the restriping.
- Brenberger – Not in favor of including a bicycle lane if the 3-lane scenario were pursued because there are too many access points, which creates safety concerns for cyclists. Agrees a left-turn signal is needed at the 172nd Avenue/Ferry Street intersection to improve traffic operations.
- Dora – Supported the suggestion of working with business owners along Robbins Road to identify the best solution for the restriping. Does not feel strongly about either signal design, but if the Michigan Department of Transportation recommends a box span then he is supportive.
- Planner Howland –
 - Appreciates the opportunity to collaborate with the Township and work towards achieving the goals of the Robbins Road Corridor Plan.
 - If the proposed Health Pointe development were located in the City of Grand Haven it is possible it may be reviewed as a Planned Development. In which case, the City has the option of requiring a Traffic Impact Study, Environmental Impact Study, and/or a Market Impact Study. Likely, the City would require the developer to perform a Market Impact Study because of the existing healthcare presence within city limits.
 - Noted that when the study for the Joint Robbins Road Corridor Plan was performed there was no anticipation for a project of this size. Therefore, it is uncertain if the Corridor Plan is able to provide clear guidance on which striping scenario should be pursued.
 - Concerned about the dates and times the traffic counts were obtained. Appears the tourism traffic would not have been included in the report, and did not take into account the manufacturing shift-change traffic, which does not occur during the peak travel hours.

Kantrovich then invited the Grand Haven Charter Township Planning Commissioners to continue the discussion:

- Kieft – Requested Senior Transportation Planner Schneider provide more detail on the projected traffic counts compared to the requested number of parking spaces because the projected counts are less than the requested number of spaces.
- Cousins – Requested Traffic Engineer Keena provide more detail on the review findings that concluded road improvements are warranted.

- Kantrovich – Requested Traffic Engineer Keena provide more detail on the standards used to identify the appropriate number of lanes for a roadway.

Without objection the Special Joint Meeting portion of the agenda was adjourned at 7:58 p.m., and the City of Grand Haven Planning Commission moved the audience.

VIII. ITEMS FOR GHT DISCUSSION

- A. Revised Health Pointe Building Elevation Drawings
- B. Revised Health Pointe Landscape Plan

Fedewa provided an overview through a memorandum dated February 22nd. Staff noted no motions would be offered at the meeting tonight, rather they will be offered at the March 7th meeting.

Representatives of the applicant provided a review of the revisions:

- Sean Easter – Design Engineer, Spectrum Health:
 - Projection features were added to each side of the building, and the stone material was used rather than brick.
 - The pattern of the two facing brick colors were revised to provide bands of complementary building materials.
 - Have a combination of architectural features, varying rooflines, bands of complementary building materials, and landscaping every 50 – 100 feet as required by the Zoning Ordinance.
 - Confirmed a narrative will be prepared for the March 14th Township Board meeting that will describe the decision-making process, which concluded the mechanical penthouse should remain on the roof. Generally, the decision involved functionality, energy efficiency, and protecting viewsheds.
- Jack Barr – Project Engineer, Nederveld:
 - Landscaping now abuts all walls of the building, excluding doorways.
 - Added larger trees along the Northwest and Northeast walls to further reduce the visual impact.

Kantrovich then invited the Commissioners to continue the discussion:

- Kantrovich – Requested the applicant provide additional information on their decision to keep the mechanical penthouse on the roof. Confirmed the applicant would supply

revised perspective drawings and make a determination on the true height of the mechanical penthouse before the March 14th Township Board meeting.

- Robertson – Provided a review of the Planning Commissions purview, and how the Master Plan is connected. Noted that discussions have ensued with Township residents that have indicated support for the proposed Health Pointe PUD Amendment as it relates to their personal health care. Acknowledged the Planning Commission only makes a recommendation and the Township Board makes the final decision for the proposed project. Requested staff provide more information on the authority the Township has for improvements to the Robbins Road Corridor.
 - Fedewa noted the Township cannot require a developer to perform off-site road improvements. The matter is further complicated because the City of Grand Haven has jurisdictional authority over Robbins Road and the traffic signal at the 172nd Avenue/Ferry Street intersection. The City has the final decision as to whether or not improvements would be made to this Corridor, and when they would occur.
 - The Township and Health Pointe recognize the proposed development would impact traffic operations within the Robbins Road Corridor. In response, the Township DDA anticipates donating 25% of the signal cost, and Health Pointe has indicated a voluntary contribution of nearly 50% of the total cost estimates for the improvements would be provided to assist with improving safety. Specifically, Health Pointe has volunteered to contribute:
 - 15% of the costs based on finalized scope and pricing for the restriping of Robbins Road, not to exceed \$7,000.
 - 50% of the costs based on finalized scope and pricing for the box span type traffic signal upgrade at the Robbins Road and 172nd Avenue/Ferry Street intersection, not to exceed \$125,000.
 - Fedewa also noted the Joint Robbins Road Corridor Plan provided guidelines for access management, but they were not incorporated into the Zoning Ordinance. However, because it was incorporated into the Master Plan the Township and City do have the authority to require improvements to access management if a site is redeveloped. Furthermore, the City would have the authority to improve the curbing and access points if Robbins Road were to be reconstructed.
- Cousins – Acknowledged the revised elevation drawings meet the Zoning Ordinance standards, but does not appear to meet the expectations of a varying roofline described by the Township Board at a meeting held on January 25th. Requested the applicant

consider adding more features to vary the roofline, and provide a comparison of the original and revised renderings, so the revisions are more evident.

- Fedewa provided additional examples of features that could be incorporated to improve the varying roofline, which included decorative awnings, projection columns, and cornices.

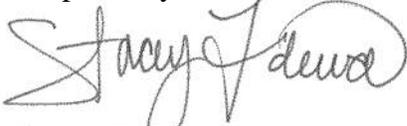
IX. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY

- Robert Wagenmaker – 16755 Timber Ridge, Grand Haven Township:
 - Requests the Planning Commission review the Township Private Driveway Ordinance and its requirement to double lot widths for parcels which abut, and are accessed from, public streets that are classified as state trunklines, county primary, or county local roads.
 - Believes the current language would encumber the Township’s ability to increase density.
 - Recommends equality for density increases. Would prefer building heights be raised for all zoning districts rather than limiting it to the Robbins Road Sub-Area.

X. ADJOURNMENT

Without objection, the meeting adjourned at 8:25 p.m.

Respectfully submitted,



Stacey Fedewa

Acting Recording Secretary