

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
AUGUST 15, 2016

I. CALL TO ORDER

Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:30 p.m.

II. ROLL CALL

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

Members absent: LaMourie

Also present: Fedewa and Attorney Bultje

**Without objection**, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

**Without objection**, the minutes of the August 1, 2016 meeting were approved.

V. CORRESPONDENCE

A. Spring Lake Township – Minor Amendment to Master Plan Notice

- Wilson stated he owns property within the Minor Amendment area and will attend the meetings to oppose the Mixed Use Development proposal.

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Zoning Text Amendment Ordinance – Indoor Recreation Facilities

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

Cousins opened the public hearing at 7:39 p.m.

Cousins closed the public hearing at 7:40 p.m. because there were no public comments.

VIII. OLD BUSINESS

A. Zoning Text Amendment Ordinance – Indoor Recreation Facilities

The application was discussed by Commissioners and focused on:

- Windows are exclusive of the 70% architectural requirements.

- Minimum acreage requirement was directly related to the I-1A zoning district minimum lot area requirement of 1 acre.
  - Incidentally, if a large Facility is proposed the developer would need commensurate acreage to support the Facility.
- Parking schedule will be based on each use proposed for the Facility.
- Staff will rely upon existing adjacent uses to determine if the proposed architectural materials blend harmoniously with the surrounding buildings and uses.

**Motion** by Gignac, supported by Wilson, to recommend to the Township Board **conditional approval** of the proposed Zoning Text Amendment Ordinance to include Indoor Recreation, Exercise, and Athletic Facilities as a Special Land Use in the C-1 Commercial District in the Grand Haven Charter Township Zoning Ordinance. This recommendation for approval is conditioned upon Attorney Bultje reviewing the proposed ordinance and making certain non-substantive revisions before it is considered by the Township Board. **Which motion carried unanimously.**

IX. REPORTS

A. Attorney Report

- Provided a summary of the ruling on the Health Pointe Claim of Appeal.
- Provided a summary of what impact the Zoning Text Amendment Ordinance Referendum will have if it is approved, or denied, by the voters.

B. Staff Report

- Staff had a pre-application conference with a potential developer of a state licensed nursing care facility.

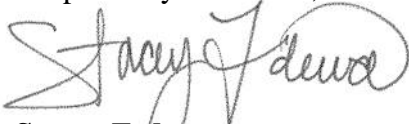
C. Other – None

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

XI. ADJOURNMENT

**Without objection**, the meeting adjourned at 7:56 p.m.

Respectfully submitted,



**Stacey Fedewa**  
Acting Recording Secretary