

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 17, 2017

I. CALL TO ORDER

Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00 p.m.

II. ROLL CALL

Members present: Cousins, Kieft, Taylor, Wilson, Reenders LaMourie, Chalifoux, and Wagenmaker

Members absent: Robertson

Also present: Fedewa and Attorney Bultje

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

Cousins welcomed Wagenmaker to the Planning Commission and noted that he had not been sworn in yet as a member. Therefore, he will not participate with motions during the meeting.

IV. APPROVAL OF MINUTES

Without objection, the minutes of the December 14, 2016 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

VII. PUBLIC HEARING

A. Special Land Use – Outdoor Pond – Voss

Cousins opened the public hearing at 7:02pm.

Fedewa provided an overview through a memorandum dated January 12th.

The applicant, Bryan Voss, and Westshore Consulting engineer, Wade VandenBosch, were present and available to answer questions:

- Previous owner clear-cut property and they are trying to rectify the damage and make their land attractive again.

There being no public comment Cousins closed the public hearing at 7:08pm.

B. Tentative Preliminary Plat – Stonewater Subdivision No. 1

Cousins opened the public hearing at 7:08pm.

Fedewa provided an overview through a memorandum dated January 12th.

The developers engineer, Rick Pulaski from Nederveld, was present and available to answer questions.

There being no public comment Cousins closed the public hearing at 7:10pm

VIII. OLD BUSINESS

A. Special Land Use – Outdoor Pond – Voss

Kieft requested staff to provide an explanation on the sand mining operation that occurred on the property in early 2016. Fedewa explained the property owner was selling sand from the same area as the proposed pond. The owner was not aware such an activity required a permit. Staff worked with the owner, and engineering firm, and determined the material that was removed was under 2,500 cubic yards. Therefore, it was eligible to be permitted administratively. Fedewa issued a zoning permit for the activity and assessed an after-the-fact fee for failing to obtain a permit before the activity commenced. Ultimately, the mining operation does not impact the Outdoor Pond application.

Motion by Wilson, supported by Chalifoux, to **approve** the Outdoor Pond Special Land Use application for 16575 Lake Michigan Drive, 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. **Which motion carried unanimously.**

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 conform 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.

B. Tentative Preliminary Plat – Stonewater Subdivision No. 1

Motion by LaMourie, supported by Wilson, to recommend the Township Board **approve** the Tentative Preliminary Plat for Stonewater Subdivision No. 1 based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Subdivision Control Ordinance. **Which motion carried unanimously.**

IX. REPORTS

A. Attorney Report

- Bultje provided a summary of the NOCH lawsuit.

B. Staff Report – None

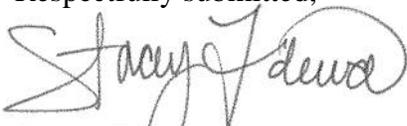
C. Other

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

XI. ADJOURNMENT

Without objection, the meeting adjourned at 7:19 p.m.

Respectfully submitted,



Stacey Fedewa
Acting Recording Secretary