

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 6, 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, LaMourie, Taylor, Kieft, Chalifoux, Reenders, Wilson, Hesselsweet, and Wagenmaker

Members absent: None

Also present: Community Development Director 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 October 16, 2017 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS

While there were no public comments, Cousins introduced a local boy scout troop that was present at the meeting in order to earn their Citizenship in the Community Merit Badge. The scouts ranged from 6th – 9th grade, and ranked between Tenderfoot and First Class. Each scout approached the podium and introduced themselves:

- Evan Malek
- Jason Norkoli
- Chase Layman
- Evan Kasbohm
- Gabe Hardebeck
- Tyler Layman
- Gavin Snyder
- Gabriel Hamm
- Kolby Bretz
- Owen Worthington

VII. PUBLIC HEARING

A. Rezoning – R-4 to R-1 – DeGroot

Cousins opened the public hearing at 7:06pm.

Fedewa provided an overview through a memorandum dated November 2nd.

The applicant, Terry DeGroot, was present and provided the following comments:

- Land was zoned R-4 since the 1980s when it was originally purchased.
- That area has been piecemeal rezoned to R-1.
- Dwelling was constructed in 2015, and zoning appeared to have been overlooked at that time, and this application is intended to correct that oversight.

There being no further comments, Cousins closed the hearing at 7:09pm.

B. Special Land Use – Outdoor Pond – Sees/Hanson

Cousins opened the public hearing at 7:09pm.

Fedewa provided an overview through a memorandum dated November 2nd. Additionally, it was noted the applicant received the Soil Erosion and Sedimentation Control Permit on 11/3/2017.

The applicants, Austin Sees and Megan Hanson, were present but did not provide any comments on the application.

Public comment included:

- Ray Nelson – 16585 Sleeper Street, opposes the pond:
 - Concerned about mosquitos.
 - If fill dirt is needed, it can be purchased nearby.
 - Concerned about the safety of young children.
 - Concerned about possible contamination of private water wells, particularly the old shallow wells nearby.

There being no further comments, Cousins closed the hearing at 7:12pm.

VIII. OLD BUSINESS

A. Rezoning – R-4 to R-1 – DeGroot

There being no discussion on the application, the following motion was offered:

Motion by LaMourie, supported by Wilson, to recommend to the Township Board **approval** of the DeGroot rezoning application of parcel 70-03-33-300-057 from Multiple Family (R-4) to Single Family (R-1) based on the application meeting applicable rezoning requirements and standards of the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map. **Which motion carried unanimously.**

B. Special Land Use – Outdoor Pond – Sees/Hanson

The application was discussed by Commissioners and focused on:

- Regarding the public comment—an aeration device is to be used in the pond, which will prevent algae blooms and likely mosquitos.
- Utilizing the spoils of a pond for fill to construct a new home is common.
- Inquired if the Township has ever required a fence to be installed around a pond, which would act as a pseudo pool barrier.
 - As staff understands the Township has not required a fence for a pond before, but does have the option of requiring the fence.

Motion by Wilson, supported by Wagenmaker, to **conditionally approve** the Outdoor Pond Special Land Use application for 14110 168th Avenue, 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 and condition:

1. Shall provide the Township with a copy of the Soil Erosion and Sedimentation Control permit prior to digging the pond.

Which motion carried unanimously.

REPORT – OUTDOOR POND

1. This approval is based on the affirmative findings that each of the following Special Land Use 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 conforms 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.

IX. NEW BUSINESS

A. Proposed Zoning Text Amendment Ordinance – Motor Vehicle Repair Garage Setbacks

Fedewa provided an overview through a memorandum dated November 2nd.

The proposed text amendment was discussed by Commissioners and focused on:

- Discussed a variety of scenarios that could occur with setbacks, particularly those related to permitted uses vs. special land uses, and how those are affected when a new business occupies the building

Motion by Kieft, supported by Taylor, to **conditionally approve** the proposed language in the Zoning Text Amendment Ordinance (*draft date 11/2/17*), which will be presented at a public hearing scheduled for November 20th. **Which motion carried unanimously.**

X. REPORTS

A. Attorney Report – None

B. Staff Report

- The next Zoning Ordinance Update Committee meeting is scheduled for Thursday, November 30th @ 6pm in the Main Conference Room.

C. Other

- Cousins indicated that he would be making a presentation to the Planning Commission at the next meeting as a follow-up to his Citizen Planners courses that he took during the recent Planning Michigan conference.

XI. EXTENDED PUBLIC COMMENTS

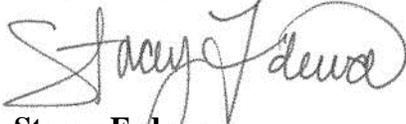
- Faith and Randall Wood – 15701 Buchanan Street
 - Their home on Buchanan Street is on slightly less than 10 acres. It is zoned Agricultural (AG) and master-planned for Agricultural Preservation.
 - Wishes to rezone the land to Rural Residential (RR) and divide into new lots in order to receive a financial gain.
 - Noted that most of the land on Buchanan Street between US-31 and 152nd Avenue is zoned RR, and used as single family residential; not agriculture.
 - Reviewed the Statement of Purpose for the RR District and believes it is insufficient for the area because it recommends paved roads, and that section of Buchanan Street is gravel and in poor condition.

- Indicated if the area is not master-planned differently than Buchanan Street should be paved to coincide with the Statement of Purpose.
- In response to the comment, the Cousins requested that Fedewa prepare information related to this property, and the surrounding area, to aide in a discussion to be held at a future meeting.
- For the record, Fedewa noted that Faith Wood is the daughter of Wagenmaker, and he will need to recuse himself when this discussion occurs.

XII. ADJOURNMENT

Without objection, the meeting adjourned at 7:39 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stacey Fedewa". The signature is written in dark ink and is positioned above the printed name.

Stacey Fedewa
Acting Recording Secretary