

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
FEBRUARY 5, 2018

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: Taylor, Chalifoux, Reenders, Cousins, Wilson, Hesselsweet, and Wagenmaker

Members absent: LaMourie, Kieft

Also present: Community Development Director Fedewa, Attorney Bultje, and Assistant Zoning Administrator Hoisington

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the January 16, 2018 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. NEW BUSINESS

A. Platted Lot Division - Dwyer

Fedewa provided an overview through a memorandum dated January 31st.

The applicant, David Dwyer, Manager of Michigan Dublier LLC, owner of the property, was not present to answer questions.

The application was discussed by the Commissioners and focused on:

- Inquired if existing structures will remain after split.
 - Staff explained that the applicant has indicated that existing structures will be removed in order to eliminate non-conforming setbacks.

Motion by Wilson, supported by Taylor, to **conditionally approve** the Platted Lot Division for 15169 Mercury Drive with current Parcel No. 70-03-36-301-023, based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Subdivision Control Ordinance and Zoning Ordinance. Approval is conditioned upon:

1. Parcel B shall only have driveway access on Park Avenue. No driveways are permitted on Mercury Drive.

2. All residential dwellings shall connect to municipal water.
3. Existing structures shall be demolished within 1-year. Which motion carried unanimously.

B. Pre-Application Presentation – Planned Unit Development – Robbins Centre Pointe

Fedewa provided an overview through a memorandum dated February 1st.

Engineer Justin Longstreth, Architect Jim Ramey, and Developers Bill Bowling and Keith Walker were present and available to answer questions.

Justin Longstreth, Engineer from Moore & Bruggink, provided an in-depth review of the proposed development:

- Want to move as quickly as possible, developers hoping to break ground in spring and complete first building by end of the year.
- All existing buildings will be demolished.
 - Developer will be getting quotes for full demolition of site, and another that will address the existing tenants, which will result in a phased demolition.
- All infrastructure will be constructed in the first phase.
- Construction will be done in phases and are subject to market demand. However, the developers are motivated to build-out the project site.
- Stormwater disposition will be handled onsite through infiltration bio-swales, rain-gardens, and a storm sewer system to capture overflow from large events.
 - This will include water tolerant plantings with substantial root systems to maximize water uptake.
- Current driveway placement is requested to be maintained even though the main drive aisle to Robbins Road does not align with Walgreens.
 - Per Architect Ramey, the current design provides visual sight lines to all retailers and alignment would result in an unbuildable space where Building R is proposed.
- Agreeable to revising drive aisle south of Building S to a one-way movement to prevent vehicle conflicts for patrons utilizing the drive-thru.
- A preliminary traffic impact study has been issued, but the final traffic study has not yet been completed.

The proposed project was discussed by the Commissioners and focused on:

- Agreeable to the Site Plan Review proposal by staff to expedite future phases, but believes a time limit is required between phases.

- Requested an explanation of the construction and demolition timeline.
- Inquired about the impact on current tenants.
- Questions about stormwater in the case of a large storm event.
- Concerns regarding traffic flow both into and within the site.
 - Concern was raised that the proposed access point on Robbins Rd will create traffic conflict due to offset from existing Walgreens driveway.
 - Recommended alignment with existing drive and changing the drive on the east side of the proposed restaurant to one way to regain space.
 - Potential vehicle conflicts at rear of Building S due to two-way traffic maneuvering in and around a drive-thru and loading zone.
 - Want a shared driveway with Love Inc.
- At the request of staff, the Commission provided their verbal determination on the departure requests. It is noted for all departure requests the Planning Commission has only provided a verbal determination. No motions were made or adopted to recommend the Township Board approve or deny the project or departures. Furthermore, the Township Board is the body granted authority to formally approve, or deny the PUD and/or requested departures:
 - Requested Departure No. 1 – allow a total of 4 driveways.
 - Proposed driveways on Whittaker Way, and 172nd Avenue are acceptable. As well as the gas station driveway on Robbins Road.
 - There was not a consensus on the main driveway entrance on Robbins Road that does not align with Walgreens.
 - Requested Departure No. 2 – allow reduction in spacing standards for signalized non-trunkline street.
 - This is acceptable because the curb-cuts are existing, and without keeping those driveways certain areas of the project site would be unbuildable.
 - Requested Departure No. 3 – allow interior landscape islands to be 9-feet wide.
 - This is acceptable because it will maximize the parking on-site while still providing for visual and paving breaks.
 - Requested Departure No. 4 – allow certain areas of landscaping to be adjacent to building walls rather than abutting said walls.
 - This is acceptable because it will provide flexibility in placement of door openings, reduce the likelihood of trip hazards along the main walking path, allow pedestrians to circulate farther away from vehicular traffic,

and make snow removal easier. The planting areas consist of ornamental trees and shrubs to soften the visual appearance of the buildings from public roads.

- Requested Departure No. 5 – allow the main drive aisle on Robbins Road to be 27-feet in width.
 - This is acceptable because this increased width is along the main entrance from Robbins Road, which will provide additional space for the high traffic corridor, and will allow more space for passing vehicles and/or delivery trucks.
- Requested Departure No. 6 – allow certain native tree species to be planted in “clumps” and/or at a minimum caliper size of 2½” measured 6” above grade.
 - This is acceptable because it is the Township’s preference to plant native species, and these trees either grow better in “clumps” or are only available in the smaller caliper size

VIII. REPORTS

A. Attorney Report – None

B. Staff Report

- The next meeting will be a Joint Planning Commission meeting with the City and Township on Tuesday, February 13th at 6pm at City Hall to review the two projects on Robbins Road pursuant to the Joint Robbins Road Corridor Plan.

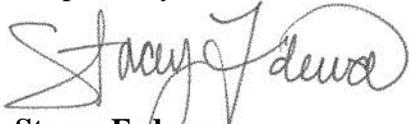
C. Other – None

IX. EXTENDED PUBLIC COMMENTS – None

X. ADJOURNMENT

Without objection, the meeting adjourned at 8:10 pm.

Respectfully submitted,



Stacey Fedewa
Acting Recording Secretary