

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 19, 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: Cousins, Wilson, LaMourie, Taylor, Chalifoux, Wagenmaker, Kieft, and Reenders

Members absent: Hesselsweet

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

Without objection, Cousins instructed Hoisington to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the February 13, 2018 joint meeting were approved.

Without objection, the minutes of the February 19, 2018 meeting were approved.

V. CORRESPONDENCE - None

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Rezoning – AG to RR – Lokker

Cousins opened the public hearing at 7:03pm.

Hoisington provided an overview through a memorandum dated March 15th.

The applicant was present and available to answer questions.

- Brian Vliem – 9763 168th Avenue:
 - Had concerns about further subdivision of the property.
 - Fedewa was able to answer his questions and Vliem had no further comments.

There being no further comments, Cousins closed the public hearing at 7:06pm.

VIII. OLD BUSINESS

A. Rezoning – AG to RR – Lokker

The application was discussed by the Commissioners and focused on:

- Intended future land use of the property—single family residential.
- Access to the property by private easement is in place.

Motion by Reenders, supported by Taylor to recommend the Township Board **approve** the Lokker rezoning application of parcel 70-07-33-400-014 from Agricultural (AG) to Rural Residential (RR) 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.**

IX. NEW BUSINESS

A. Pre-Application Presentation – Bos Residential PUD – River Watch

Hoisington provided an overview through a memorandum dated March 15th.

Developer David C. Bos along with engineer Rick Pulaski and landscape architect Jamie Walter were present and available to answer questions.

Rick Pulaski, engineer for Nederveld, provided an in-depth review of the proposed development.

- Developer has a national reputation for quality construction and attention to detail.
- Proposed development site consists of three parcels totaling 55-acres on 160th Avenue with 3,000 feet of Grand River frontage.
 - Site includes an existing conservation easement and partially built marina.
 - Significant amount of land in wetland/floodplain areas.
- Site plan features 24-lots (Concept Plan B), with an alternate plan for 23-lots (Concept Plan A).
 - Narrowest lots on the 24-lot plan would have around 90-feet of road frontage, compared to 100-feet with the 23-lot plan.
 - Lots would average around 1 acre, but vary on location.
 - Stated that the PUD would result in a lower density development than if development were to occur without a PUD.
 - Reduces impact on neighboring properties and preserves more open space.
- Development would have a privately maintained road with a faux cul-de-sac by the marina, after which the road would narrow for access to three additional lots ending in a cul-de-sac.
 - Optional second point of access to Cedar.
- Planning for private septic system throughout development. Provided a very thorough explanation of how a private septic system operates.

- Stated it would be “financially impossible” to connect to the existing sanitary sewer system.
 - Cost of running new sewer lines to site would be prohibitive and force the developer to transfer costs to property owners.
- Developer explained how property owners would be subject to HOA fees around \$60-70 monthly to establish an escrow to maintain and repair septic tanks to reduce risk of accidental pollution. HOA would require annual inspections of septic tanks.
- Proposed development as a PUD would better preserve the environment compared to typical development not subjected to PUD standards.
 - HOA would create enforcements to protect conservation easement.
- Partially built marina incorporated into site plan.
 - Anticipates dredging 1,200-feet of shoreline west of the marina.
 - Would allow boats up to 36-feet in length.

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

- Concerns about private septic systems.
 - PUD ordinance requires public sanitary sewer.
 - Attorney Bultje noted that only the ZBA would be able to grant a variance from the public sanitary sewer requirement for a PUD.
 - Concerned about potential pollution from failed septic systems.
 - Unsure of benefit to Township for granting possible departure based on a ZBA variance.
 - Commissioners asked staff to research septic system failures in the area.
 - If a PUD was approved, a condition would be included to execute a Public Sanitary Sewer Special Assessment Contract.
- Noted the significant natural features on the site.
 - Inquired about possible locations of houses and septic tanks on site.
 - Questioned the methods to be used that would reduce risk of pollution in an environmentally sensitive area.
- Expressed concern about the effect of the development on neighboring properties.

X. REPORTS

A. Attorney Report – None

B. Staff Report – None

C. Other

- Cousins and Taylor noted that several members, and staff, attended a Managing Risk training session recently. Confident in the Township’s practices to manage risks.

- Wagenmaker began a discussion on non-agenda items regarding a specific PUD project, PUD's in general, lot width, and public utility extensions:
 - Questioned who is responsible for ensuring PUD's are built according to approved plans because Supervisor Reenders described an issue with the Health Pointe PUD architecture.
 - Fedewa explained that her position is responsible for ensuring compliance. Furthermore, the appropriate steps are being taken to address the Supervisors concerns pursuant to the PUD regulations, which only involve the Planning Commission Chair, Township Supervisor, and possibly the Township Board. Minor Amendments to a PUD, do not come before the full Planning Commission.
 - Believes the Township's practice of utilizing PUD's is circumventing the zoning ordinance, and is dissatisfied. Believes limitations need to be established to prevent too many departures.
 - Fedewa explained the Township's primary development method has been PUD's. This method is enabled, and supported by, the Michigan Zoning Enabling Act. Furthermore, the Planning Commission already has the authority necessary to limit departures, and a text amendment would likely cause more problems than it would solve.
 - Inquired when the Planning Commission would discuss his concerns with the "double lot width" requirement. Continues to believe it is unfair, and wants to remove that requirement.
 - Fedewa advised the matter will be on the next agenda to determine if the Planning Commission wants to tackle this issue, or if the regulation is to remain in place because it improves safety.
 - Believes public municipal water, and sanitary sewer, should be made available to every property owner in the Township, and could be done so through a Special Assessment District.
 - Attorney Bultje explained that is unlikely. Utility extension would need to be done through a voter-driven millage, or a special assessment district. However, 20% of those within the special assessment district can object and prevent the project. A project of that magnitude must be commensurate with the will of the people.
- Taylor inquired if utilizing private utilities would be beneficial in the long-term. A reference was made to the Chuck Marohn presentation from Strong Towns where the long-term maintenance costs for extending utilities could never pay for itself.
 - Fedewa explained the Township has done a good job of budgeting for the various operating, long-term maintenance, and replacement costs. Because the

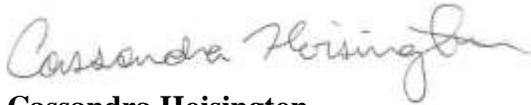
infrastructure is “young” the Township was able to establish enterprise funds for water and sewer to ensure these costs are included in the usage-fees paid by the residents. The costs are reviewed regularly and the Board can adjust fees as-needed to ensure the utilities are appropriately funded.

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:16 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Cassandra Hoisington".

Cassandra Hoisington
Acting Recording Secretary