

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
MAY 21, 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, LaMourie, Taylor, Chalifoux, Wagenmaker, Kieft, and Reenders

Members absent: Wilson and Hesselsweet

Also present: Community Development Director Fedewa, 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 April 2, 2018 meeting were approved.

V. CORRESPONDENCE

- Spring Lake Township – Conduct Review of Master Plan
- David Clark – Special Land Use – Single Family Dwelling in AG District – Support

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Special Land Use – Single Family Dwelling in AG District – Henke

Cousins opened the public hearing at 7:05pm.

Hoisington provided an overview through a memorandum dated May 10<sup>th</sup>.

Applicant Cameron Henke was present and available to answer questions:

- Will utilize a shared driveway with the existing kennel.
- If approved, intends to use Raha Builders to construct the dwelling. A representative from the Builders was also present.

Cousins noted that correspondence was received in support of the application.

There being no further comments, Cousins closed the public hearing at 7:08pm.

## VIII. OLD BUSINESS

### A. Special Land Use – Single Family Dwelling in AG District – Henke

The application was discussed by the Commissioners and focused on:

- Questioned if the existing driveway for the kennel was on the adjacent property.
  - Staff indicated that whole section of property is all owned by the same family, so if the driveway crosses the property line it is of no consequence at this point in time. Additionally, the kennel, and its driveway, have been in place for many years and would be considered legally nonconforming at this point. Further, the proposed shared driveway would occur within the boundary lines of the subject property, and not increase the nonconforming status.

**Motion** by Wagenmaker, supported by Reenders, to **approve** the Special Land Use application to allow a Single Family Dwelling in the AG District for property located at 17063 Lake Michigan Drive, based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. The motion is subject to, and incorporates, the following report. **Which motion carried unanimously.**

#### REPORT – SPECIAL LAND USE – SINGLE FAMILY DWELLING IN AG DISTRICT – HENKE

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.

## IX. NEW BUSINESS

### A. Pre-Application Presentation – Millhouse Bayou Condos PUD

Fedewa provided an overview of the proposed development in a memorandum dated May 17<sup>th</sup>.

The developer, Mike Bosgraaf, and project engineer, Nolan Miller, were present and available to answer questions:

- Has built many condominium projects before.
- Confirmed the easement along the east property line to Bignell Drive is both a utility, and ingress/egress easement. Thus, there is an opportunity for a second point of access if there are more than 24-units.
- Has performed some legal research, and believes ownership of the bottomlands belongs to the property owner.
- Intends to construct the condos at 2-feet above Base Flood Elevation, which would include the 9-foot tall walkout basement.
- Units along the water would have walkout basements, and the others would be “view-outs.”
- Does not anticipate allowing access to the bayou waterfront, and will keep in a natural state.
- Estimated price per condo ranges from \$350,000 - \$400,000.
- Condo floor area is likely to range from 1,200 sqft – 1,500 sqft depending if certain add-on options are requested such as a sunroom. The basements would provide additional square footage as well.
- Believes a previous owner of the property excavated into the bayou to increase its size and have more waterfrontage.
- Proposing a sidewalk along one side of the street, similar to the Stonewater condos.
- Does not anticipate adding additional off-street parking because the width of the road is so wide, which will allow cars to park along the edge of the road; and the driveway depth will allow multiple vehicles to park and not overhang the sidewalk.
- Noted a deceleration taper will be required for the main entrance. Cognizant of not allowing the taper to encroach onto adjacent properties.

The Commissioners discussed the following:

- Inquired how the developer would address construction near the floodplain considering the Township has joined the FEMA Community Rating System program.
- Inquired if additional parking, aside from the driveways, is going to be provided for visitors to use.
- Regarding the existing house, it would be preferred to relocate the existing driveway onto the new road, but can see practical difficulties with the garage placement.

- Majority of Commissioners would prefer to exclude the existing house from the PUD application, and rezone it to the R-2 district to create a conforming lot with the required double width of 160-feet. That would leave approximately 95-feet of width for the main entrance road.
- Expressed concern over the secondary access to Bignell Drive and how it will affect the two existing property owners and their shared driveway. Particularly as it relates to snow removal.
- So long as the proposal remains at 26-units the Commissioners are likely to be supportive of a request to exclude the secondary access because of the negative impact it is likely to have on existing residents. However, are only supportive if the Fire/Rescue Department expresses their support as well.
- Want to ensure the sidewalk goes to the edge of 152<sup>nd</sup> Avenue, and possibly includes a crosswalk to the 152<sup>nd</sup> Avenue nonmotorized pathway.

X. REPORTS

A. Attorney Report – None

B. Staff Report

- Fedewa passed her American Institute of Certified Planners (AICP) Exam
- Zoning Ordinance Update Committee will meet Thursday, June 28<sup>th</sup> @ 6pm
- Noted Bultje was absent from the meeting because another client had a pressing issue concerning Short Term Rentals.
- Fedewa provided an update on the code enforcement issues with the Schultz/Shorescapes Landscaping business.

C. Other – None

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

**Without objection**, the meeting adjourned at 8:07 pm.

Respectfully submitted,



**Stacey Fedewa**  
Acting Recording Secretary