

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 15, 2018

I. CALL TO ORDER

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

II. ROLL CALL

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

Members absent: Hesselsweet

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 1, 2018 meeting were approved.

V. CORRESPONDENCE

- Treasurer Bill Kieft – 16686 Buchanan Street – Accessory Building Size Increase
- Robert & Susan Morris – 17574 Buchanan Street – Accessory Building Size Increase

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Rezoning – Millhouse Bayou Outlot – RR to R-2

Wilson recused himself due to a conflict of interest – his brokerage company has a financial interest in the sale of the subject property.

Cousins opened the public hearing at 7:02 pm.

Fedewa provided an overview through a memorandum dated October 10th and revised memorandum dated October 15th.

There being no public comments, Cousins closed the public hearing at 7:05 pm.

B. Tentative Preliminary Plat – Lincoln Pines Subdivision No. 2

Wilson rejoined the Planning Commission.

Cousins opened the public hearing at 7:05 pm.

Fedewa provided an overview through a memorandum dated October 10th.

There being no public comments, Cousins closed the public hearing at 7:07 pm.

C. Zoning Text Amendment – Accessory Buildings & Non-Conforming Chapter

Cousins opened the public hearing at 7:07 pm.

Fedewa provided an overview through a memorandum dated October 11th.

There being no public comments, Cousins closed the public hearing at 7:20 pm.

VIII. OLD BUSINESS

A. Rezoning – Millhouse Bayou Outlot – RR to R-2

Wilson recused himself due to a conflict of interest – his brokerage company has a financial interest in the sale of the subject property.

Motion by Chalifoux, supported by Kieft, to recommend the Township Board **conditionally approve** the Bosgraaf Conditional Zoning Agreement for 14100 152nd Avenue to rezone from Rural Residential (RR) to Single Family Residential (R-2). This would result in 0.55-acres of the property being rezoned to R-2, and the remaining 0.63-acres would continue to be zoned RR. This is based on the application meeting requirements and standards of the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map. **Which motion carried unanimously.**

B. Tentative Preliminary Plat – Lincoln Pines Subdivision No. 2

Wilson rejoined the Planning Commission.

Motion by Kieft, supported by Taylor, to recommend the Township Board **approve** the Tentative Preliminary Plat for Lincoln Pines Subdivision No. 2 based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Subdivision Control Ordinance. **Which motion carried unanimously.**

C. Zoning Text Amendment – Accessory Buildings & Non-Conforming Chapter

The proposal was discussed by the Commissioners and focused on:

- Some believe the proposed increases to the minimum floor area of accessory buildings seems too large.
- Others believe the proposed increases are appropriate and needed.
- Some believe another category added to the minimum floor area table of ½ acre is permitted up to 600 sqft that would resolve the concerns about the buildings being too large for the lot. A general consensus was reached.

- Regardless of being a tourist community, does not believe there is a greater need for more storage.
- Inquired if there is a 25% restriction on rear yard coverage of accessory buildings.
 - Per Fedewa, that is only related to accessory buildings in non-residential districts. Reviewed the proposed maximum lot coverages in the draft of the new ordinance being crafted.
- It was noted that Declarations of Restrictive Covenants are likely going to prevent the newer subdivisions, which have the smallest lots, to construct an accessory building of that size because they typically only allow a small garden shed.
- In agreement that outdoor living space is an important asset in a property today. Zoning ordinance should reflect the needs of the residents.
- Concerns related to side yard setbacks because the increased size of the building would be closer to the lot line, and therefore closer to the adjacent dwellings, which is not desirable.
- A sliding scale of side yard setbacks would function better:
 - < 600 = 10-foot side yard setback
 - 601 – 2,000 = 15-foot side yard setback
 - 2,001+ = 25-foot side yard setback
 - A general consensus was reached.
- In agreement with remaining text amendment proposals drafted by the steering committee crafting the new ordinance.

Motion by Wilson, supported by Wagenmaker, to recommend the Township Board **approve** the proposed Zoning Text Amendment Ordinance (*draft date 10/15/18*) to replace the Accessory Buildings and Structure section of the General Provisions Chapter and add an exception to the Non-Conforming Uses, Structures, and Lots Chapter. **Which motion carried**, with LaMourie opposing the motion because he disagrees with the size increase and lower setbacks as presented.

IX. NEW BUSINESS

A. Training – Resilient Michigan Video Series

Without objection, the Planning Commission will postpone this training until the next meeting.

X. REPORTS

A. Attorney Report – None

B. Staff Report

➤ Next Planning Commission Meeting is Nov 19th due to the Midterm Election

C. Other – None

XI. EXTENDED PUBLIC COMMENTS

- Robert Morris – 17574 Buchanan Street
 - Strives to be a considerate neighbor, and appreciates the deliberations, but does not believe 600 sqft is enough. Has storage needs, and the footprint is a concern based on the size of the items. Inquired if a stackable/lofted floor within the accessory building is permitted.
 - Fedewa confirmed a stackable/lofted floor is permitted as long as the height restriction is followed.

XII. PLANNING COMMISSION OPEN DISCUSSION FORUM

Without objection, the Planning Commission will postpone this agenda item until the next meeting.

XIII. ADJOURNMENT

Without objection, the meeting adjourned at 8:32 pm.

Respectfully submitted,

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

Stacey Fedewa
Acting Recording Secretary