

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, OCTOBER 22, 2018**

REGULAR MEETING

I. CALL TO ORDER

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board members present: Gignac, Redick, Larsen, Meeusen, Kieft, Behm, and Reenders

Board members absent:

Also present was Manager Cargo and Community Development Director Fedewa.

IV. APPROVAL OF MEETING AGENDA

Motion by Clerk Larsen and seconded by Trustee Redick to approve the meeting agenda. **Which motion carried.**

V. APPROVAL OF CONSENT AGENDA

1. Approve October 8, 2018 Board Minutes
2. Approve Payment of Invoices in the amount of \$367,135.53 (A/P checks of \$241,396.67 and payroll of \$125,738.86)

Motion by Trustee Gignac and seconded by Trustee Behm to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. PUBLIC HEARINGS

1. Supervisor Reenders opened the public hearing on the Planned Unit Development (PUD) for the Millhouse Bayou Condominiums at 7:02 p.m.

Community Development Director Fedewa reviewed her memorandum on the proposal by Mike Bosgraaf for 26 condo units (*i.e., 11 two-unit building and 1 four-unit building*) on the 9.1 acre site.

It was noted that the project is requesting three departures, one of which is recommended for denial from the Planning Commission (*i.e., road width*).

Developer Mike Bosgraaf (*Holland City*) requested that the Board grant an exception for a 24' road – curb to curb.

Staff noted that the approval and report would contain the Planning Commission recommendations on road width.

Supervisor Reenders closed the public hearing at 7:07 p.m.

2. Supervisor Reenders opened the public hearing on the Planned Unit Development (PUD) for the expansion of Lincoln Pines at 7:07 p.m.

Community Development Director Fedewa reviewed her memorandum on the proposal by for the proposed new total of 80 acres, 114 platted single-family homes and 48 condominium units.

Developer Michael McGraw (*Cannon Township*) offered a brief history of the development.

It was noted that an email was received from Rob Yoder – a current resident of Lincoln Pines – that opposed the alterations to the PUD.

Supervisor Reenders closed the public hearing at 7:10 p.m.

VII. OLD BUSINESS

1. **Motion** by Treasurer Kieft supported by Clerk Larsen to present and postpone further action until November 12th on the Millhouse Bayou Condos PUD application and rezoning of 14100 152nd Avenue, 15014 Bignell Drive, and Parcel No. 70-07-01-151-011 from RR to Planned Unit Development. This is a first reading. **Which motion carried.**
2. **Motion** by Treasurer Kieft supported by Trustee Meeusen to present and postpone further action until November 12th on the Lincoln Pines Expansion PUD application and rezoning of Parcel No. 70-07-12-400-007 from RR to Planned Unit Development. This is the first reading. **Which motion carried.**

VIII. NEW BUSINESS

1. **Motion** by Treasurer Kieft supported by Clerk Larsen to present and postpone the Zoning Map Amendment Ordinance concerning the rezoning of 0.55-acres that is part of the parcel located at 14100 152nd Avenue from Rural Residential (RR) to Single Family Residential (R-2), with the remaining 0.63-acres to remain RR. Further action will be postponed until November 12th when the zoning map amendment ordinance and Conditional Zoning Agreement will be considered for adoption. This is the first reading. **Which motion carried.**
2. **Motion** by Trustee Redick supported by Trustee Gignac to present and postpone that portion of the Zoning Text Amendment Ordinance addressing the size of accessory structures with the other portions of the ordinance – including the number of accessory buildings, setbacks and height. Further action will be postponed until November 12th when it will be considered for adoption. **Which motion carried.**

IX. REPORTS AND CORESPONDENCE

- a. Committee Reports
- b. Manager's Report
 - i. September Public Services Report
 - ii. September Enforcement Report
 - iii. Manager Cargo noted that the Budget Work Session is scheduled for October 30th at 6:00 p.m.
- c. Trustee Behm asked if there was support on the Board to approve a resolution opposing Proposal 1. Cargo noted that his email asking the same was not able to generate sufficient support for resolution opposing the ballot initiative; but, that the Board had directed staff to prepare to "Opt Out" should Proposal 1 be approved by the voters.

X. PUBLIC COMMENTS

- a. Jeanne Coppola (*18156 Holcomb Road*) has lived in the Holcomb Hills neighborhood for 24 years and opposes a Township permit allowing for a fence that is 6' tall and about 600' in length. She expressed concern about a water shut-off valve that would be located behind the fence and requested a "stop work" be posted.
- b. Jill Stamison-Manani (*18251 Holcomb Road*) is the president of the Holcomb Hills Association and has lived at her residence for 14 years. She does not believe the rear yard is being interpreted properly, that a fence should not be located so close to a narrow county road and noted that the Holcomb Hills Association has restrictive covenants providing for architectural control.
- c. Community Development Director Stacey Fedewa noted that an original permit for a stockade fence was stopped when it was discovered that solid fences are not allowed within critical dune areas. The second fence permit was for a chain link fence. The applicant met all of the requirements for the fence and a permit was issued.
- d. Matt Mariani (*18521 Holcomb Hills Road*) is the vice-president of the Holcomb Hills Association. He believes that the 6' fence is being installed in the side yard, stated that the DNR has concerns about the movement of wildlife, and shared photos of the area being fenced.
- e. Robert Reenders (*18130 Holcomb Road*) noted that the Association has restrictive covenants that requires all structures to be approved. He believes that the Township should revoke the fence permit.
- f. Manager Cargo noted that the Township does not use public funds to enforce private agreements and encouraged the residents to seek legal counsel.
- g. Scott Wagasley (*17944 Holcomb Road*) is concerned that the fence creates an unsafe situation since the fence is 7' from the paved roadway and eliminates "escape routes", the road is too narrow to allow a fence.
- h. Ben Sprunger (*18144 Holcomb Road*) is a second home resident for 57 years. He made numerous attempts to speak with the homeowner but has been ignored. He believes the road is too narrow and is concerned with the water service easement.
- i. Community Development Director Stacey Fedewa shared an illustration that indicated the front, side and rear yard for the parcel and the location of the fence.
- j. Manager Cargo indicated that staff would review the roadway and fence with the Fire/Rescue department to ensure the clear and passable area is sufficient for

- emergency vehicles. The result of this review will be shared with the full Board and residents.
- k. Laird Schaefer (*12543 Wilderness Trail*) noted that trees and overhanging branches have been removed from the clear and passable area on their private road. He wants to ensure that resident understand that the Private Road Ordinance can require trees or brush to be removed from the private road right-of-way.

XI. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Meeusen to adjourn the meeting at 8:47 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen
Grand Haven Charter Township Clerk

Mark Reenders
Grand Haven Charter Township Supervisor