

AGENDA

Grand Haven Charter Township Planning Commission
Monday, December 3, 2018 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the November 19, 2018 Meeting Minutes
- V. Correspondence
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. Public Hearing
 - A. Zoning Text Amendment – Prohibition of Recreational Marijuana Facilities
- VIII. Old Business
 - A. Zoning Text Amendment – Prohibition of Recreational Marijuana Facilities
- IX. New Business
 - A. Discussion – Stan Boelkins – Potential of Future Land Development Options
 - B. Resolution 18-12-01 – Support of Parks & Recreation Plan Amendment
 - C. Housekeeping
 - i. 2019 Meeting Dates
 - ii. Election of Officers
 - D. Training – Resilient Michigan Video Series
- X. Reports
 - A. Attorney’s Report
 - B. Staff Report
 - No second meeting in December
 - C. Other
- XI. Extended Public Comments & Questions (Limited to 4 minutes)
- XII. Adjournment

Note: Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a “Speakers Form” located on the counter. Completed forms must be submitted to the Zoning Administrator prior to the meeting.

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 19, 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, Chalifoux, Wagenmaker, Kieft, Hesselsweet, and Reenders

Members absent: Taylor

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 15, 2018 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Rezoning – Crossroads Acres – RR to AG

Reenders recused himself due to a conflict of interest – he owns the subject property.

Cousins opened the public hearing at 7:02 pm.

Fedewa provided an overview through a memorandum dated November 14th.

There being no public comments, Cousins closed the public hearing at 7:04 pm.

VIII. OLD BUSINESS

A. Rezoning – Crossroads Acres – RR to AG

Motion by LaMourie, supported by Wilson, to recommend the Township Board **approve** the Crossroads Acres rezoning application of 11101 144th Avenue from Rural Residential (RR) to Agricultural (AG) 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.**

B. Zoning Text Amendment – Accessory Buildings & Project Completion Process

Reenders rejoined the Planning Commission.

Fedewa provided an overview through a memorandum dated November 15th.

The item was discussed by the Commissioners and focused on:

- Setbacks
 - Many communities require setbacks to equal the height of the accessory building.
 - The more distance between the lot line and wall of the building equates to more junk being stored, which is likely more obtrusive to neighbors than bulk of the building being closer to the lot line.
 - Wider or taller buildings will still add more bulk and is not desirable next to a neighbor's lot line.
 - It was noted, the Township has more restrictive setbacks than other communities identified in the staff memo.
 - Consensus that Option 2 provided in the staff memo will be recommended to the Board for approval.
- Height
 - The International Code Council, that writes construction code book, uses mean roof height as the standard for measurement.
 - Consistency is important.
 - Consensus that recommendation from Board for a 24-foot height is appropriate.
- Number of Buildings
 - Consensus that Option 2 provided in the staff memo will be recommended to the Board for approval.
- Exemptions & Prohibitions
 - Recommend adding that semi-trailers cannot be used as storage.
 - Recommending clarification that this only applies to residential lots because shipping containers and semi-trailers are consistently used for storage on commercial and industrial sites.
- Expansion of a Non-Conforming Use
 - Consensus that amending the “Enlargement or Increase or Extension of a Non-Conforming Use” in the Special Land Use chapter should be amended, but must include the following restrictions:
 - Applicant shall demonstrate the proposed enlargement, increase, or extension was lawfully approved under a prior ordinance.

- Applicant shall demonstrate that ownership in the real property has been retained since the original application was approved.
 - The non-conforming use made part of the application shall be in existence and still present on the original parcel of land.
 - Applicant shall demonstrate that no other feasible alternatives exist on the subject property to obtain the highest and best use.
 - Planning Commission shall consider the cohesiveness with the surrounding area, subsections B and C above, and shall have discretion to increase the percentage allowed to enlarge, increase, or extend the non-conforming use, beyond twenty-five (25%) percent, notwithstanding the limits in Section 25.01.1.A of this Ordinance
- In agreement with remaining text amendment proposals drafted by the steering committee crafting the new ordinance.

Motion by Wagenmaker, supported by Wilson, to recommend the Township Board **approve** the proposed Zoning Text Amendment Ordinance, and direct staff to revise the current draft based on the consensus of the nights discussion, which will be reflected in the meeting minutes.
Which motion carried unanimously.

IX. REPORTS

- A. Attorney Report – None
- B. Staff Report
 - The next, and final, Planning Commission Meeting for 2018 is December 3rd.
- C. Other – None

X. EXTENDED PUBLIC COMMENTS – Non

XI. PLANNING COMMISSION OPEN DISCUSSION FORUM

The discussion focused around the double lot width requirement on main roads. The requirement is making it difficult for local builders and property owners. Much of the land is too expensive to purchase, and if land divisions are unavailable to lower the cost then development is only affordable to large-scale residential developers. Further, the Future Land Use Map has a strong lean towards Ag Preservation, which makes finding land difficult too, which then leads to higher prices because of higher demand. A variety of potential solutions were identified along with the primary hurdle of changing this double lot width requirement—safety.

Without objection, the Planning Commission would like to have a joint meeting with the Board to discuss this topic in more detail and see if common ground can be identified.

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:24 pm.

Respectfully submitted,


Stacey Fedewa, AICP
Acting Recording Secretary



Community Development Memo

DATE: November 28, 2018
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Text Amendment – Prohibit Recreational Marihuana Establishments

BACKGROUND

In November 2018, the citizens of Michigan approved Proposal 1 that legalized recreational marijuana. However, the measure failed in Ottawa County, and in Grand Haven Township. The **Board has made a decision to prohibit all establishments related to recreational marijuana.**

To accomplish that directive, the Board adopted the first reading of the regulatory ordinance (*i.e.*, *police power ordinance*) on November 26th. The second reading will be conducted on December 10th.

The second step to completing this is to add a prohibition in the zoning ordinance as well. Thus, the proposed text amendment, which was drafted by Attorney Bultje.

SAMPLE MOTION

Because this was a specific directive from the Board, staff is only providing a motion to recommend approval.

Motion to recommend the Township Board **approve** the proposed Zoning Text Amendment Ordinance (*draft date 11/28/18*) to add the Prohibition of Recreational Marihuana Establishments to the General Provisions Chapter.

Please contact me if this raises questions.

ORDINANCE NO. _____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN, BY ADDING A NEW SECTION TO THE GENERAL PROVISIONS CHAPTER TO PROHIBIT RECREATIONAL MARIHUANA ESTABLISHMENTS; AND BY PROVIDING FOR AN EFFECTIVE DATE.

GRAND HAVEN CHARTER TOWNSHIP, COUNTY OF OTTAWA, STATE OF MICHIGAN, ORDAINS:

Section 1. General Provisions Chapter – Marihuana Establishments. Section 20.26, “Prohibition of Recreational Marihuana Establishments,” is added to Chapter 20 of the Grand Haven Charter Township Zoning Ordinance to state in its entirety as follows:

SECTION 20.26 PROHIBITION OF RECREATIONAL MARIHUANA ESTABLISHMENTS

1. Marihuana establishments, as authorized by, and defined in, the Michigan Regulation and Taxation of Marihuana Act (“MRTMA”), are prohibited in all zoning districts, and shall not be permitted as home occupations under this Ordinance.
2. No use that constitutes or purports to be a marihuana grower, marihuana safety compliance facility, marihuana processor, marihuana microbusiness, marihuana retailer, marihuana secure transporter, or any other type of marihuana related business authorized by the MRTMA, that was engaged in prior to the enactment of this Section in the Ordinance, shall be deemed to have been a legally established use under this Ordinance; that use shall not be entitled to claim legal nonconforming status.
3. This Section does not supersede rights and obligations with respect to the transportation of marihuana by marihuana secure transporters through the Township to the extent provided by the MRTMA, and does not supersede rights and regulations with respect to medical marihuana facilities established pursuant to the Michigan Medical Marihuana Act.

Section 2. Effective Date. This amendment to the Grand Haven Charter Township Zoning Ordinance was approved and adopted by the Township Board of Grand Haven Charter Township, Ottawa County, Michigan on January 14, 2019, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on December 10, 2018, and after posting and publication following such first reading as required by Michigan Act

359 of 1947, as amended. This Ordinance shall be effective on _____, 2019, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the *Grand Haven Tribune*, as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Mark Reenders,
Township Supervisor

Laurie Larsen,
Township Clerk

CERTIFICATE

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Grand Haven Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on January 14, 2019. The following members of the Township Board were present at that meeting: _____. The following members of the Township Board were absent: _____. The Ordinance was adopted by the Township Board with members of the Board _____ voting in favor and _____ members of the Board voting in opposition. Notice of Adoption of the Ordinance was published in the *Grand Haven Tribune* on January 18, 2019.

Laurie Larsen, Clerk
Grand Haven Charter Township



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: November 28, 2018
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Discussion – Stan Boelkins – Vacant Property

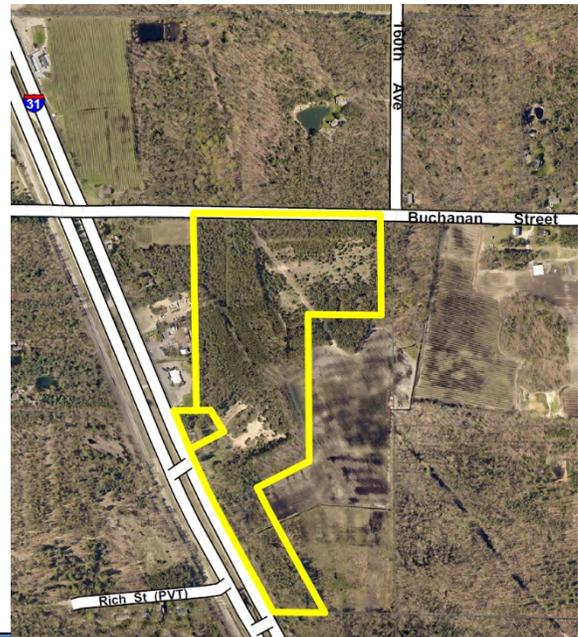
BACKGROUND

Property owner, Thirty-One Properties Inc., which is managed by Stan Boelkins, has two parcels of land:

1. 11806 US-31 | 44-acres | zoned AG
2. 11822 US-31 | 1.2-acres | zoned C-1

The Community Development Director has met with Stan on several occasions to discuss possible development opportunities.

The large parcel is zoned, and master-planned for agricultural activities, which has limited the owner's ability to develop. Due to this, he has requested an opportunity to discuss the situation with the Planning Commission; particularly as it related to the upcoming amendment to the Future Land Use Map.



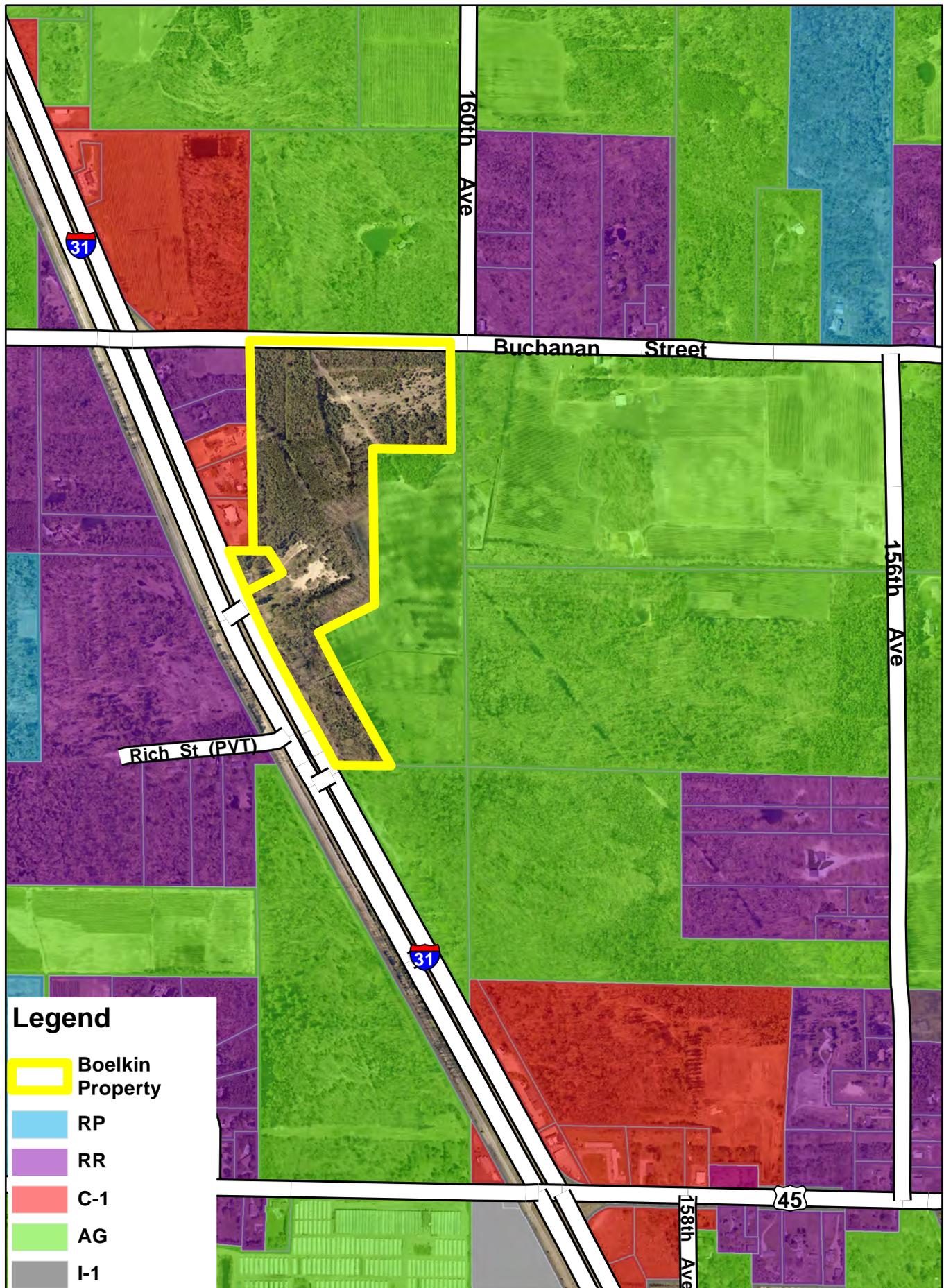
INFRASTRUCTURE

- This 45-acres of land has access to both US-31 and Buchanan Street.
- Buchanan Street is unpaved.
 - Possible to pave up to 160th Avenue.
- Municipal water is available on Buchanan, but west of US-31.
- Sanitary sewer is not available.

To further assist with this discussion, the next two pages will show the current zoning of the area, along with the master-planned zoning designations.

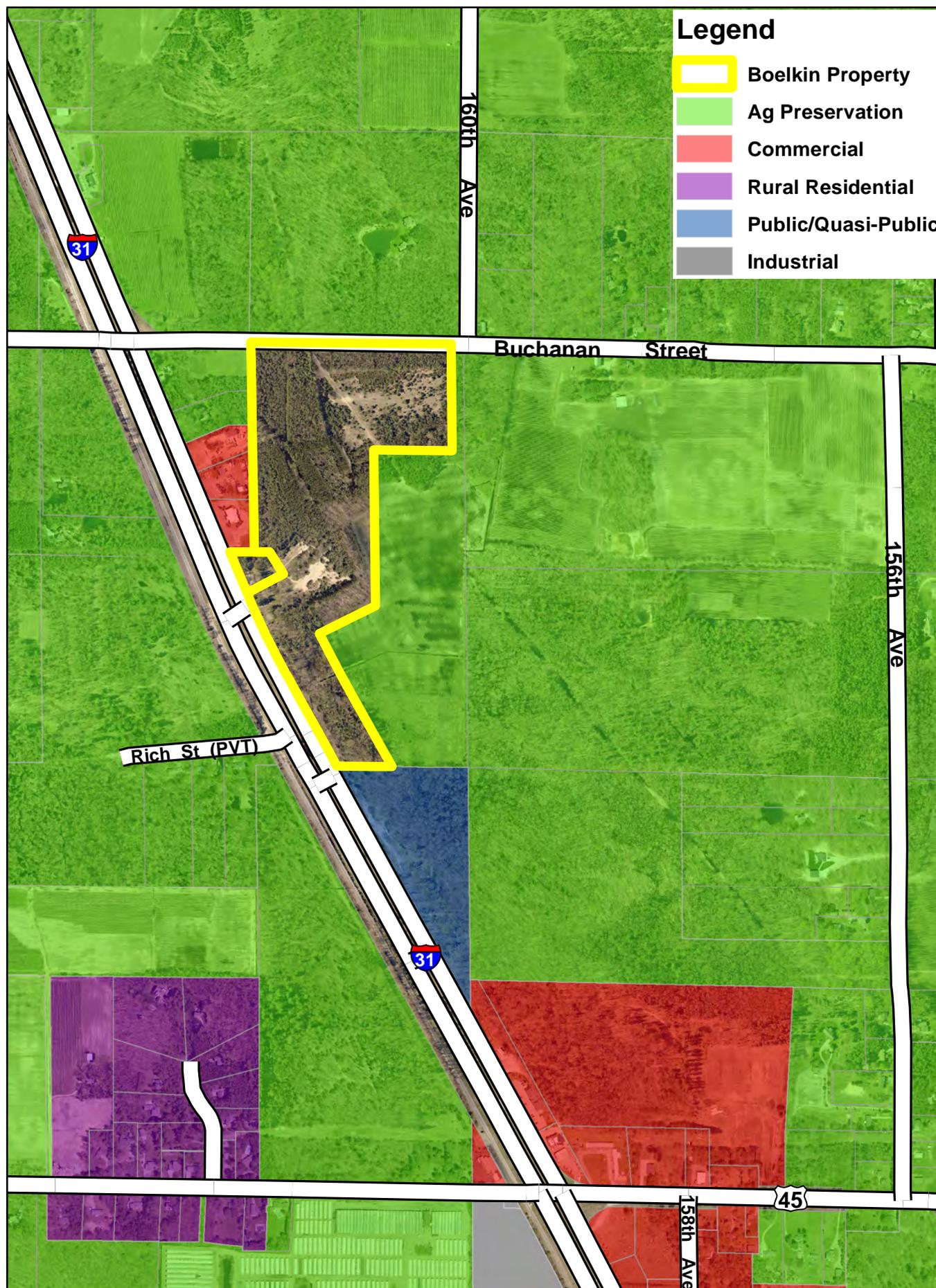
Current Zoning Designations

Future Land Use Discussion (AG to Commercial)



Future Land Use Designations

Future Land Use Discussion (AG to Commercial)





Community Development Memo

DATE: November 28, 2018
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Support an Amendment to the Parks & Recreation Plan

BACKGROUND

The Township, along with the City of Grand Haven, Spring Lake Township, Spring Lake Village, and City of Ferrysburg adopted a community-wide parks and recreation plan that is effective from 2015 – 2019.

As you know, the Township has experienced significant changes to our parks and recreation system during this time. Including 115-acres of property at the Witteveen Farm, 40-acres at the Wolfe property, the Hofma Vision, and stabilizing the shoreline at Pottawattomie Park due to extreme erosion.

In order for staff to seek grant funding opportunities in 2019, the Parks & Recreation Plan has to include the land and the projects. Because of the changes identified above, it is necessary to amend the Plan to incorporate the new land and needed projects.

WHAT HAS CHANGED?

- Letter mailed to the other 4 municipalities that are part of the Plan
- Amended Potential Projects List
 - Hofma Preserve – Plant Native Flora
 - Hofma Park – Active Recreation
 - Pottawattomie Bayou – Stabilize Shoreline & Universal Design
- Amended Potential Project Summaries – provides a narrative of the projects identified above.
- Updated Park Inventory for Hofma Park (Hofma Preserve)
- Updated Park Inventory for Pottawattomie Park

MOTION TO ADOPT RESOLUTION OF SUPPORT

Motion to approve and adopt Resolution 18-12-01, which is to Support the Parks and Recreation Plan Amendment.

(requires a roll call vote)

At a regular meeting of the Planning Commission of the Charter Township of Grand Haven, Ottawa County, Michigan, held at the Township Hall at 13300 – 168th Avenue, Grand Haven Charter Township, Ottawa County, Michigan, on the 3rd day of December 2018, at 7:00 p.m., local time.

After certain matters of business had been completed, Chair Cousins announced that the next order of business was the consideration of a Resolution of Support for the Parks & Recreation Plan Amendment.

The proposed resolution was discussed by the members of the Planning Commission, and after discussion was completed the following resolution was offered by _____ and seconded by _____.

**GRAND HAVEN CHARTER TOWNSHIP
RESOLUTION 18-12-01**

**RESOLUTION SUPPORTING THE
PARKS & RECREATION PLAN AMENDMENT**

WHEREAS, the Charter Township of Grand Haven has undertaken a planning process to determine the recreation and natural resource conservation needs and desires of its residents during a five-year period covering the years 2015 through 2019, and

WHEREAS, the Township began the process of developing a plan amendment in accordance with the most recent guidelines developed by the Department of Natural Resources and made available to local communities, and

WHEREAS, the Township has developed the plan as a guideline for improving recreation and enhancing natural resource conservation for the Township, and Northwest Ottawa County, and

WHEREAS, the Grand Haven Charter Township Planning Commission voted to recommend the Township Board of Trustee’s adopt the Amendment – Explore the Grand Region, a Community Parks and Recreation Plan in Northwest Ottawa County, 2015 – 2019.

NOW, THEREFORE, BE IT RESOLVED, the Grand Haven Charter Township Planning Commission hereby supports and recommends the Board of Trustee’s adopts the Amendment – Explore the Grand Region, a Community Parks and Recreation Plan in Northwest Ottawa County, 2015 – 2019.

AYES:
NAYS: None
ABSENT: None

RESOLUTION DECLARED APPROVED ON DECEMBER 3, 2018.

Bill Cousins, Planning Commission Chair
Grand Haven Charter Township

CERTIFICATE

I, the undersigned, the duly qualified and acting Township Clerk of the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of the resolution adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 3rd day of December 2018. I further certify that public notice of the meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of the meeting were kept and will be or have been made available as required by the Act.

Laurie Larsen
Grand Haven Charter Township Clerk



November 19, 2018

RE: Amendment to Explore the Grand Region, a Community Parks & Recreation Plan in Northwest Ottawa County, 2015 – 2019

To Whom It May Concern:

Pursuant to the Michigan Department of Natural Resources Guidelines for the Development of Community Park, Recreation, Open Space, and Greenway Plans this letter, and the enclosed documents are being provided to each municipality that is part of this multi-jurisdictional parks and recreation plan.

Grand Haven Township intends to amend the Plan to incorporate additional land that was acquired and new potential projects that were derived based on the planning and public input processes. This included over ten Parks & Recreation Committee meetings at the request of the Township Board, which accepted public input in addition to the outreach described below.

In late 2015, the Township acquired more land to expand Hofma Park and Preserve by 155-acres bringing the total land area to 566-acres. Of this land, 115-acres is on Sleeper Street and is encumbered by donation restrictions to maintain the area in a natural state with passive recreation amenities such as trails. However, the overgrown Christmas tree farm must be removed, and the area replanted with native species. The remaining 40-acres on Ferris Street is free of encumbrances and is well-suited for active recreation.

The addition of this new land lead to a community engagement charrette known as the Hofma Vision. This three-fold outreach campaign consisted of:

1. **Social Media** – solicit responses from community members, encouraged to post comments or email the Township staff to provide input.
2. **Student Input** – a partnership was formed with the GHAPS STEM program (*science, technology, engineering, and math*) and enabled elementary school students to help design a park.
3. **Community Engagement Charrette**
 - Walk-About – two walking tours were held to explore the new land and generate ideas and gain an understanding of opportunities and challenges of the sites.

- Interactive Mosaic Design Workshop – game-like activities were created to for individuals and groups to design the parks utilizing different recreational amenities that were scaled to provide a realistic expectation of what could be included. Children were provided Lego’s to build their park in addition to the mosaics.

In 2018, Township staff verified the shoreline at Pottawattomie Park is suffering from severe erosion. A map was created to show time elapsed erosion from 1994 – 2017. The loss of shoreline ranges from 32- to 45-feet. This regional park experiences a wide array of user activities including using the shoreline as a launching point and/or wading within the bayou. For this reason, the Township is working towards installing a natural shoreline that supports the Resilient Master Plan and will stabilize the erosion.

This amendment is being completed to enable the Township to apply for Grant Funding Opportunities in 2019.

Draft copies of the plan are enclosed, and can also be viewed at www.ghd.org and/or during normal business hours at the Township Hall located at 13300 168th Avenue.

Please contact me if this raises further questions.

Best regards,



Stacey Fedewa, AICP
Community Development Director
Grand Haven Charter Township
(616) 604-6326 Direct
(616) 260-4982 Cell
sfedewa@ght.org

[Enclosure(s)]

Cc: City of Grand Haven [519 Washington, Grand Haven, MI 49417]
Spring Lake Township [106 S Buchanan, Spring Lake, MI 49456]
Village of Spring Lake [102 W Savidge, Spring Lake, MI 49456]
City of Ferrysburg [17290 Roosevelt, Ferrysburg, MI 49409]

Potential Projects List

The Amended Potential Project List is intended to replace page 164

The Potential Project List provides a list of each of the projects identified within the planning process in a priority order, with the projects of highest priority listed first. This list will assist the Township in the identification of needed funds for the development of park facilities and recreational opportunities and is meant as a guideline that may be adjusted to meet changing recreational goals and objectives.

Action Program Grand Haven Charter Township

Park Location	Project	Comments
Hofma Preserve	Plant Native Flora	Remove non-native evergreen nursery stock (Hofma Vision)
Hofma Park	Active Recreation	Expand active recreation amenities (Hofma Vision)
Pottawattomie Park	Stabilize Shoreline & Universal Design	Create natural shoreline to stabilize erosion
Hofma Park	Stabilize Retaining Wall On Park Drive	
Bignell Park	Tree Replacement Plantings (Phased)	
Pottawattomie Park	Tree Replacement Plantings (Phased)	
Mercury Park	Tree Replacement Plantings (Phased)	
Hofma Preserve	Update Grills	
Launch	Power Off/On Enforcement Signs	
Hofma Park	Additional Parking at Soccer Field	
Hofma Park	Accessible Parking at Soccer Field	
Hofma Preserve	Larger Sign at Sleeper St. Entrance	
Hofma Park	Accessible Picnic Tables	
Pottawattomie Park	Accessible Picnic Tables	
Pottawattomie Park	Accessible Walk to Play Equipment	
Hofma Preserve	Accessible Trail Loop	
Hofma Park	Accessible Trail Loop	
Pottawattomie Park	Baby Changing Stations in Restroom	
Hofma Park	Baby Changing Stations in Restroom	
Mercury Park	Baby Changing Stations in Restroom	
All	Park Brochures	
Hofma Park	Winter Informal Parking at Ferris St.	
Hofma Park	Restripe Lot for Angled Parking	
Hofma Park	Drinking Fountain & Table at Ferris St.	
All	Park Signage Identifying Amenities	
Pottawattomie Park	Additional Parking	
Hayes Street	Kayak and Canoe Launch	
Hofma Preserve	Nature/Interpretive Center & Signage	
Brucker Street End	Street End Improvements	
Buchanan Street End	Street End Improvements	
Undetermined	Multi-Use Fields and Park	
Undetermined	Disc Golf	
Undetermined	Dog Park	
Mercury Park	Light Softball Field	
Mercury Park	Higher Fences at Player Areas	
All	Update On-Line Reservation System	
Hofma Park	Light Softball Field	
Pottawattomie Park	Historical Interpretation Signage	
Pottawattomie Park	Kayak and Canoe Launch	
Bayou Bridges	Memorial Viewing & Fishing Platform	Millhouse & Pottawattomie Bayou Bridges on Mercury Drive
Non-Motorized Pathways	Stabilize Retaining Wall on Lakeshore Dr	
Non-Motorized Pathways	Pathway on 144th Avenue	Mercury Drive south to Lincoln Street
Non-Motorized Pathways	Pathway on Buchanan Street	US-31 west to Lakeshore Drive
Non-Motorized Pathways	Pathway Connector on 152nd Avenue	Between Ferris Street and Lincoln Street
Non-Motorized Pathways	Pathway Connector on 168th Avenue	Between Buchanan Street & Ferris Street
Non-Motorized Pathways	Pathway on Groesbeck Ave	152nd Avenue west to end
Non-Motorized Pathways	Pathway on Sleeper St	168th Avenue to Hofma Preserve
Non-Motorized Pathways	Pathway on Lincoln St	Lakeshore Drive west to US-31
Non-Motorized Pathways	Pathway on Lincoln St	US-31 east to 144th Ave
Non-Motorized Pathways	Pathway Connector on US-31	Between Ferris Street and Lincoln Street
Non-Motorized Pathways	Paved Shoulder on M-45	Lakeshore Drive east to US-31
Other	Outdoor Rock Wall	
Other	Property Acquisition in South End	
Other	Large Playground Experience	
Other	Splash Pad	
Other	Zip Line	
Other	Ropes Courses	
Other	Shuffleboard	

Potential Project Summaries

The Amended Potential Project Summaries is intended to replace page 165

Hofma Park & Preserve Planting Plan

Remove existing non-native flora species and plants from an abandoned evergreen tree farm that are in poor health and have created an ecological depressed zone and replace with a variety of native species to promote a diverse ecosystem of flora and fauna. The planting plan will convert about 70 acres. In addition, the 2017 Hofma Vision included the need to install a parking lot, restrooms, and pavilion near 168th Avenue. Along with more nature trails throughout the newly replanted land.

Hofma Park & Preserve Active Recreation

On Ferris Street, west of the existing active recreation, the Hofma Vision calls for numerous amenities to support local athletics. Including, multi-sports fields, pickleball courts, baseball fields, and unique playground equipment such as a rock wall and ropes course. To promote these community-oriented amenities pavilions, restrooms, bleachers, benches, and parking will be installed. More trails will be constructed to provide more connections to the existing trail system. Interpretive and wayfinding signage will be added to guide users throughout the site. Lastly, more native plantings will be added to give cohesion throughout the expansive Hofma Park & Preserve including a wildflower field to support declining species such as the monarch butterfly.

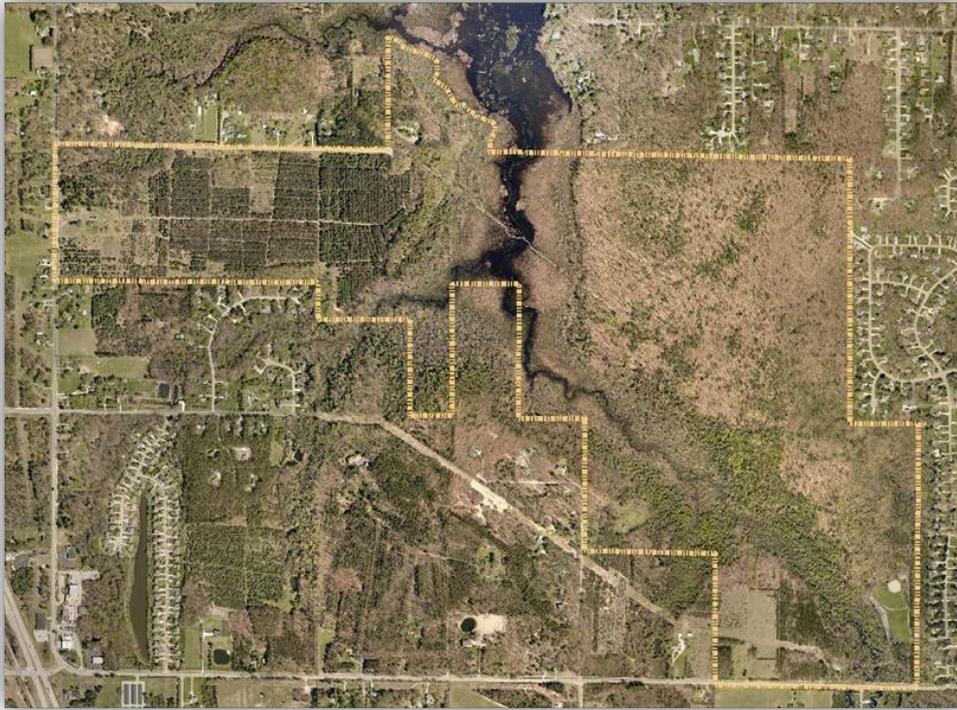
Pottawattomie Park Shoreline Stabilization & Universal Design

The shoreline along Pottawattomie Bayou has experienced extreme soil erosion. Utilizing nature-based solutions the shoreline will be stabilized by planting native to encourage soil retention, ensuring water quality, and preserving the remaining shoreline. Interpretive signs will also be installed to educate users on protecting, managing, and restoring healthy coastal habitats. To ensure all members of the community can enjoy this park, the water-based amenities will be replaced with those promoting universal design.

Hofma Park (Hofma Preserve)

Grand Haven Township
15581 Ferris Street (16295 Sleeper St)
566 Acres

The Amended Recreation Inventory is intended to replace pages 74 – 75



Overview

Hofma Park and Hofma Preserve are located adjacent to each other on the Pottawattomie Bayou encompassing approximately 566 acres.

The Ferris Street Park entrance provides access and parking areas for the active sports area. A trailhead is located at the north end of the parking lot providing access to the preserve. The second parking area and trailhead at Hofma Preserve are accessed via Sleeper Street. Both the Park entrance on Ferris Street, and the Preserve entrance on Sleeper Street have direct access to the Non-Motorized Pathway System.

With its extensive size and quality of natural areas, the park serves a regional population, and is not limited to Township residents. The Park and Preserve contain several miles of trails, including a boardwalk which traverses Pottawattomie Bayou and surrounding wetlands. The trail system allows visitors to enjoy a variety of wetland and upland wooded ecosystems.

In 2015, the Township acquired two additional swaths of property—115 acres on Sleeper Street and 40 acres on Ferris Street. The 115 acre property was home to an evergreen tree farm for decades prior to obtaining ownership. Consequently, existing plants were spaced in a close grid pattern resulting in overgrowth, poor health, and almost a complete lack of wildlife. The Township intends to remove the non-native species of evergreens, thin the remaining trees, and begin replanting new native species

Hofma Park (Hofma Preserve)

Grand Haven Township
15581 Ferris Street (16295 Sleeper St)
566 Acres

based on the recommendations of an accredited forester and senior wildlife biologist, to promote a healthy and diverse ecosystem of both flora and fauna. The majority of this donated property must be left in a natural state based on the stipulations included with the land donation agreement. The 40 acres on Ferris Street was acquired through the Michigan Natural Resource Trust Fund.

The additional land enabled the Township to conduct a community-wide design charrette known as the Hofma Vision, which will be utilized as a guiding document for all future development decisions, which will be a blend of passive, and active, recreation. This method will continue to preserve, and showcase, the floodplain, wetland, and upland wooded areas this community has come to enjoy.

Amenities and Facilities

Hofma Park

- Soccer Field (used for league play)
- Adult Softball Field (used for league play)
- Picnic Tables
- Play Equipment
- Basketball court
- Restrooms

Hofma Preserve

- Picnic Tables
- Play Equipment
- Restroom
- Foot trails
- Boardwalk

ADA Accessibility

The public parking, restrooms, picnic, and play areas are all accessible. The trails are natural materials and are not fully accessible for all persons. The ball diamonds and soccer field were constructed prior to ADA accessibility considerations and are not accessible for play, but are accessible for most viewing options.

Pottawattomie Park

Grand Haven Township
15600 Comstock Street
20.83 Acres

The Amended Recreation Inventory is intended to replace page 79



Overview

Pottawattomie Park is a 21 acre park located on the Pottawattomie Bayou of the Grand River. The park, a former 4-H camp, was donated to the Township in 1989 and serves as a neighborhood, and regional, park. The park provides pavilion facilities for large gatherings, fishing, wading, kayak launching, and active recreation such as volleyball and soccer. The non-motorized path was extended into the park from Comstock Street to link the park with the pathway network.

The Township plans to address the significant erosion of the shoreline around the public access area through the planting of native species and implementation of natural shoreline techniques. Interpretive signage will aid users in understanding how to preserve the natural features of the area. This project will also focus on the installation of universal access features to enable individuals of all abilities to enjoy the park.

Amenities and Facilities

- Three Picnic Pavilions
- Boardwalk Fishing Pier
- Small Wading Beach
- All Purpose Field
- Drop-in Canoe & Kayak Area
- Restrooms
- Play Equipment
- Parking
- Sand Volleyball
- Horseshoes

ADA Review

The park facilities are ADA accessible except for the canoe and kayak facilities and into water wading.



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: November 28, 2018
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: 2019 Housekeeping Duties

APPOINTMENT OF OFFICERS

As required by the Planning Commission Bylaws the officers must be appointed annually. The current appointments are:

- Chairperson Cousins
- Vice Chairperson Wilson
- Secretary Wagenmaker

Motion to nominate _____ for the position of _____.

2018 MEETING DATE SCHEDULE

Additionally, the 2019 meeting date schedule must be approved. The typical schedule holds regular meetings on the first and third Monday's of each month. The **only meeting date that has been removed is May 6th due to the local school elections on 5/7/19.**

The following dates have been adjusted due to a holiday, and will meet on the following Tuesday:

- January 22nd – Martin Luther King Jr. Day
- September 3rd – Labor Day

Motion to approve the 2019 Meeting Date Schedule.

**GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
2019 MEETING DATES**

Monday, January 7, 2019
Tuesday, January 22, 2019
Monday, February 4, 2019
Monday, February 18, 2019
Monday, March 4, 2019
Monday, March 18, 2019
Monday, April 1, 2019
Monday, April 15, 2019
Monday, May 20, 2019
Monday, June 3, 2019
Monday, June 17, 2019

Monday, July 1, 2019
Monday, July 15, 2019
Monday, August 5, 2019
Monday, August 19, 2019
Tuesday, September 3, 2019
Monday, September 16, 2019
Monday, October 7, 2019
Monday, October 21, 2019
Monday, November 4, 2019
Monday, November 18, 2019
Monday, December 2, 2019

All meetings will be held at the Township Hall, 13300 168th Avenue, Grand Haven, and will begin at 7:00 p.m.

The Charter Township of Grand Haven will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) business days' notice to the Charter Township of Grand Haven. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Grand Haven by writing or calling the following:

Personnel Director
13300 168th Avenue
Grand Haven, MI 49417
(616) 842-5988



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: November 28, 2018
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Training – Resilient Michigan Video Series

BACKGROUND

For two years, the Township Planning Commission partnered with the City of Grand Haven Planning Commission to draft our individual, yet similar, Resilient Michigan master plans.

Many of the current members on the Planning Commission were not present for this master planning process, and this video series does a good job of (1) summarizing the intent and spirit of a resiliency-based master plan, and (2) providing a refresher for the members who did participate.

This will count as a training credit for each member of the Planning Commission that is present for the meeting.

VIDEO LINK

Below is the link that will be utilized to watch 8 short videos on a variety of topics that were incorporated into the master plan.

<http://www.resilientmichigan.org/video.asp>