

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

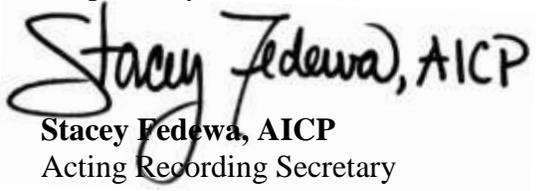
The discussion focused around the double lot width requirement on main roads. The requirement is making it difficult for local builders and property owners. Much of the land is too expensive to purchase, and if land divisions are unavailable to lower the cost then development is only affordable to large-scale 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,

A handwritten signature in black ink that reads "Stacy Fedewa, AICP". The signature is written in a cursive style with a large, stylized "S" and "F".

Stacey Fedewa, AICP
Acting Recording Secretary