

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 7, 2019

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, Taylor, Chalifoux, Wagenmaker, Kieft, Hesselsweet, Reenders and LaMourie.

Members absent: None

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 December 3, 2018 meeting were approved.

V. CORRESPONDENCE – None

PUBLIC COMMENTS – None

VI. PUBLIC HEARING

A. Special Land Use – AG in RR – Old Woods Trail

Cousins opened the public hearing at 7:03 pm.

Fedewa provided an overview through a memorandum dated December 28th.

The applicant, Tim Schollaart, and project engineer, Todd Stuive of Exxel Engineering, were both present and offered the following:

- Agricultural use has been in existence for many years, and application is a formality.
- 3 lots in the rear are to be split and sold as single family lots.

Public comments include:

- Steve Johnson – 11791 168th Avenue:
 - Questioned if the full 10-acres is to be farmed, if it will be expanded.

- Concerned about groundwater. Neighboring blueberry fields draw large amounts of water and may impact private water wells.
- Cheryl Diephouse – 11920 Mistral Lane:
 - Owns lot on Turtle Trail, and inquired if the new road will be setback 50’ from the lot line, if trees would be preserved, and if it would be paved.

There being no further public comments, Cousins closed the public hearing at 7:09 pm.

VII. OLD BUSINESS

A. Special Land Use – AG in RR – Old Woods Trail

The Commissioners had the following comments to offer:

- Three homesites and a blueberry field are much more cohesive with the area than the 15+ homesites that were previously proposed.

Motion by Wilson, supported by LaMourie, to **approve** the Special Land Use application to allow an Agricultural operation in the Rural Residential zoning district on 10-acres of property located on Buchanan Street, Parcel No. 70-07-21-200-078. This approval is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report. **Which motion carried unanimously.**

REPORT – OLD WOODS TRAIL – SPECIAL LAND USE

1. This approval is based on the affirmative findings that each of the following standards of Section 19.05 have 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. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- H. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
- I. 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.
- J. 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.
- K. 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.
- L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- M. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- N. As appropriate, fencing has been required by the Planning Commission around the boundaries of the development to minimize or prevent trespassing or other adverse effects on adjacent lands.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

B. Zoning Text Amendment – Setback Measurement

Fedewa provided an overview through a memorandum dated December 28th.

The Commissioners had the following comments to offer:

- Discussed any potential differences and/or similarities for setbacks being measured between —two buildings on the same lot next to each other; two buildings on separate parcels divided by a lot line; and typical scenarios of a single building adjacent to a lot line.
- Majority anticipate “junk” being stored between two buildings, but believe that is a better location than being visible to neighbors or to vehicles from the road.
- Majority in agreement that if two buildings were separated by less than 5-feet:
 - Compliance with the Building Code is not difficult.
 - Fire Code does not prohibit this setback.
- Majority believe that allowing the buildings to be closer together creates additional space in the rear yard, which is beneficial to the property owner.
- Questioned the possibility or likelihood of two buildings being joined together by their exempt 3-foot overhangs.
 - If a building permit is obtained to permanently join the two buildings together the floor area of both buildings + the floor area beneath the overhangs would be combined and considered one building. The “new” building would then have to comply with applicable requirements.
 - If a building permit was not obtained it is likely to be cobbled together. If the Township learned of the unpermitted work the property owner would be required to disassemble the connection and separate the buildings, or obtain a building permit.

Motion by Wilson, supported by Wagenmaker, to recommend the Township Board approve the method of measuring setbacks at the **foundation** (*i.e., proposed method*). **Which motion carried**, with Kieft voting against because he supports the current method of measuring setbacks, which is to the farthest projection.

VIII. REPORTS

- A. Attorney Report – None
- B. Staff Report
 - Reminder – Next PC Meeting Scheduled for Tuesday, January 22nd.
- C. Other – None

IX. EXTENDED PUBLIC COMMENTS – None

X. ADJOURNMENT

Without objection, the meeting adjourned at 7:25 pm.

Respectfully submitted,

Stacey Fedewa, AICP
Stacey Fedewa, AICP
Acting Recording Secretary