

AGENDA

Grand Haven Charter Township Planning Commission
Monday, April 15, 2019 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the January 22, 2019 Joint Planning Commission & Zoning Board of Appeals Meeting Minutes
- V. Correspondence
 - A. Crockery Township – Notice of Intent – Sub Plan for Southwest Quadrant
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. Public Hearing
 - A. Special Land Use – Muskegon Community College – Higher Education
 - B. Special Land Use – Somers – Single Family Dwelling in AG
 - C. Special Land Use – Somers – Outdoor Pond
 - D. Special Land Use – Chapel – Outdoor Pond
 - E. Special Land Use – Reenders – Expand Non-Conforming
- VIII. Old Business
 - A. Special Land Use – Muskegon Community College – Higher Education
 - B. Special Land Use – Somers – Single Family Dwelling in AG
 - C. Special Land Use – Somers – Outdoor Pond
 - D. Special Land Use – Chapel – Outdoor Pond
 - E. Special Land Use – Reenders – Expand Non-Conforming
- IX. New Business
 - A. Resolution 19-03-01 – Support the 2019-2022 Strategic Plan
- X. Reports
 - A. Attorney’s Report
 - B. Staff Report
 - April 18th – Joint Board, Planning Commission, and ZBA Meeting
 - May 6th – No Meeting Due to the Special Election
 - 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
JOINT MEETING WITH
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION AND
ZONING BOARD OF APPEALS
JANUARY 22, 2019

I. CALL TO ORDER

LaMourie called the joint meeting of the Grand Haven Charter Township Planning Commission and Zoning Board of Appeals to order at 7:03 pm.

II. ROLL CALL

PC Members present: LaMourie, Wilson, Chalifoux, Wagenmaker, Kieft, Hesselsweet, and Reenders. Taylor arrived at 7:18.

PC Members absent: Cousins and Chalifoux

ZBA Members present: Voss, Slater, Loftis, and Hesselsweet

ZBA Members absent: Rycenga (alternate) and Behm

Also present: Community Development Director Fedewa, Assistant Zoning Administrator Hoisington, and Consultant Khorey

Without objection, LaMourie instructed Hoisington to record the minutes.

III. APPROVAL OF MINUTES

Without objection, the minutes of the January 7, 2019 Planning Commission meeting were approved.

IV. CORRESPONDENCE – None

V. PUBLIC COMMENTS – None

VI. NEW BUSINESS

A. Discussion - Overview of New Zoning Ordinance

Khorey provided an overview of policy questions from a memorandum dated January 17th.

These questions were discussed by the Commissioners and ZBA members and focused on the following:

- Allowing livestock on undeveloped lots zoned Commercial or Industrial.
 - Would allow the property owner to keep livestock on undeveloped property, number of animals would be limited by lot size, and would need Special Land Use approval by the Planning Commission.
 - Discussed possible negative impact on neighboring properties.
 - Recommended additional guidelines to be added to the Special Land Use.

- The requirement for the Township Board to hold a public meeting with a 15-day notice period for PUDs.
 - The public meeting is not required by the Michigan Zoning Enabling Act, and the Board would still have to approve the PUD.
 - Removing this requirement would expedite the approval process for developers and reduce confusion caused by multiple notices sent to property owners.
 - Discussed the potential to exempt certain uses from this standard such as small residential PUDs.
 - Concern about the effects of removing the notice and how it could affect the public's opinion of the Township.
 - Focused on keeping actions transparent with the public.
- Requiring damaged buildings to be built to the standards of the US-31 Overlay Zone when repairs exceed 50% of value.
 - Discussed the financial impact on a property owner to update buildings to the Overlay standard.
 - It was suggested to hold commercial buildings to the Overlay standards, but not industrial buildings.
- New density bonuses to encourage the creation of affordable housing.
 - Fedewa explained how density bonuses work to allow the developer flexibility by meeting certain standards.
 - Discussed how affordable housing would continue to remain affordable over time.
 - Three different measurements of affordability were discussed, the consensus was to use the ALICE (Asset Limited, Income Constrained, Employed) Income Level as defined by the Ottawa County United Way.

Khorey provided an overview of major policy changes to the Zoning Ordinance from a memorandum dated January 17th.

These changes were discussed by the Commissioners and ZBA members and focused on the following:

- New regulations on waterfront properties.
 - New ordinances introduced to prohibit seawalls along Lake Michigan, protect vegetation, and establish new setback guidelines for all structures.
- Sustainability and equity bonuses for PUDs.

- Allows for new density bonus options.
- Revisions to the US-31 Overlay Zone.
 - Simplified the chapter with new standards and informational graphics.
 - It was determined the standards to remove trees need to be further clarified.
- Introduction of the Missing Middle Housing Overlay Zone.
 - Covers the northeast quadrant of the Township, divided into four sub-zones with different opportunities and requirements.
 - Would allow property owners to create mixed-use or multi-family dwellings. Accessory dwellings units would be allowed in certain areas.
 - Allows the property owner a new revenue stream and provides affordable housing.
 - Commissioners and ZBA members were supportive of the idea.
- Changes in setbacks for porches and decks.
 - New setback encroachments allow for porches and decks to extend farther into the required front and rear yards.
- Allowing chickens in platted subdivisions and on lots < 1 acre.
 - Clarified this provision is specific to chickens and does not include other fowl or poultry. Those animals would be regulated by the livestock requirements, similar to horses.
 - Landlords and homeowner's associations reserve the right to still prohibit chickens.

VII. REPORTS

- A. Staff Report – None
- B. Other

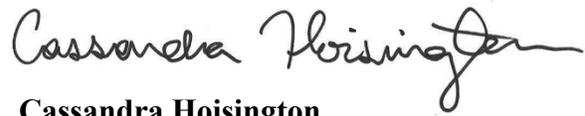
- Wilson shared a request from a property owner adjacent to the Lakeshore Garden Apartments who believes the developer should install a fence along their property border.
 - Fedewa explained the PC cannot require the developer to take such action, but indicated the property owner is able to install the desired fence at their own cost.

VIII. EXTENDED PUBLIC COMMENTS – None

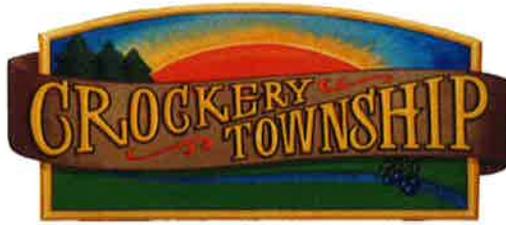
IX. ADJOURNMENT

Without objection, the meeting adjourned at 8:55 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Cassandra Hoisington". The signature is written in a cursive style with a large, looping initial "C".

Cassandra Hoisington
Acting Recording Secretary



A RECOGNIZED BICENTENNIAL COMMUNITY

17431 112th Ave. P.O. Box 186 Nunica, MI 49448

Phone: (616) 837-6868 Fax: (616) 837-7838

www.crockery-township.org

January 18, 2019

Grand Haven Township Planning Commission
13300 - 168th Street
Grand Haven, MI 49417

Re: Crockery Township Sub Plan

Dear Grand Haven Township Planning Commission:

On February 6, 2018 we sent you a notice of Crockery Township's intent to develop a 'sub plan' for the Southwest quadrant of the Township. At this time, the Township is providing further notice, pursuant to MCL 125.3845 (1)(c), that the Township does not intend to provide you with further notices of or copies of proposed or final sub plans, unless you provide written notice to the Township, requesting further notices. Such documents will nonetheless continue to be available on the Township's website at www.crockery-township.org.

Sincerely,

Mr. Jon C. Overway, Secretary
Crockery Township Planning Commission



Community Development Memo

DATE: April 11, 2019
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Special Land Use – College – MCC Satellite Campus

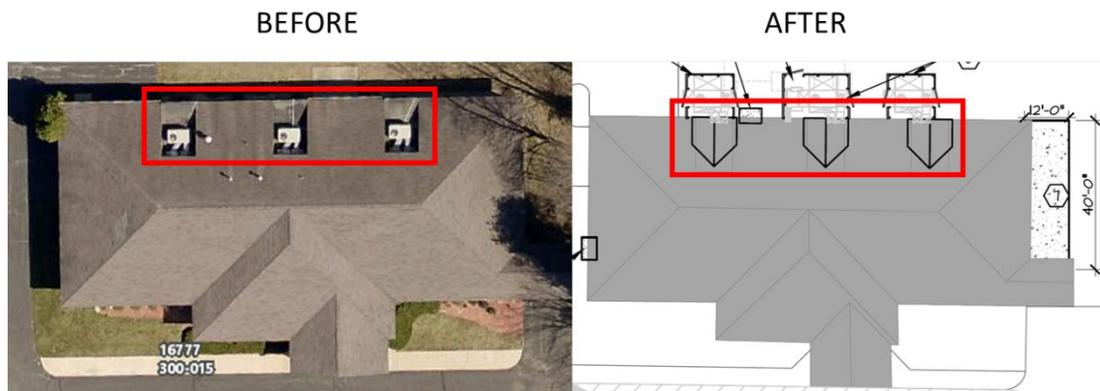
BACKGROUND

As you may know, Muskegon Community College (MCC) purchased the former funeral home at 16777 Lincoln Street. MCC has had a campus in Grand Haven for about 25 years, but had been leasing space at the Community Center, but now they're able to make a permanent investment in the community.

PROPOSAL

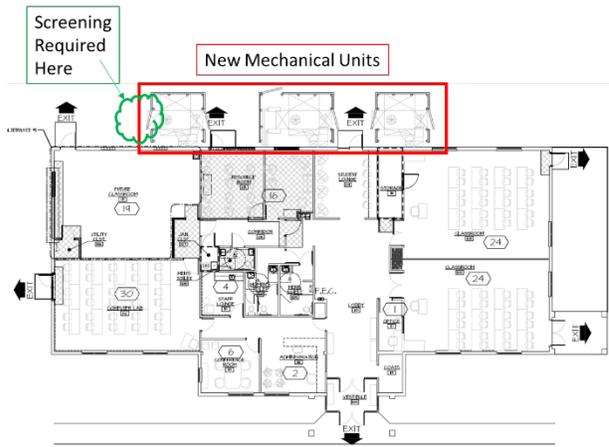
The Special Land Use (SLU) application is mainly necessary because of the change in use. There are very few exterior changes to the building. This property is located in the US-31 Overlay Zone. Exterior changes include:

- Adding dormers over the HVAC roof-mounted units in the rear.
 - Proposed materials are consistent with the existing building.



- Additional mechanical equipment will be installed along the rear wall. Corrugated metal is proposed to screen these units.

- Proposed materials are not consistent with the existing building materials. However, most of the screens are not visible from a public roadway, so the building material requirement of the Overlay Zone does not apply.
- The one metal wall that is visible from 168th Avenue must be screened. The applicant has been notified of this requirement, and is included as a condition of approval.



- Gate for new dumpster will be added to screen from 168th Avenue.

In addition, staff requested MCC consider changing the parking lot light fixture to one that is sharp cutoff and downcast. This is not a required regulation, so the decision to change the fixture is voluntary.



SLU REQUIREMENTS

There are only 3 requirements for a College SLU:

1. Must be accessed from a County Primary Road.
2. Office space must use the parking schedule for business or professional offices.
3. Instructional space shall have one parking space per 1.5 students.



MCC is compliant with each regulation, and has room to expand in the future without having to add more spaces.

SAMPLE MOTIONS

If the Planning Commission finds the application meets the required standards the following motion can be offered:

Motion to conditionally approve the Special Land Use application to allow MCC to locate their Grand Haven campus to 16777 Lincoln Street, based on the application meeting standards set forth by the Grand Haven Charter Township Zoning Ordinance. The motion is subject to, and incorporates, the following report and condition:

1. Install landscape screening along the mechanical screening wall visible from 168th Avenue.

If the Planning Commission finds the application does not meet the required standards the following motion can be offered:

Motion to direct staff to draft a formal motion and report, which will **deny** the Special Land Use application, with those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

If the Planning Commission finds the application is in need of revisions before a determination can be made, the following motion can be offered:

Motion to **table** the Special Land Use application, and direct the applicant to make the following revisions:

1. *List the revisions.*

Please contact me prior to the meeting with questions.

REPORT (TO BE USED WITH A MOTION FOR APPROVAL)

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

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

SPECIAL LAND USE APPLICATION

Application Type	Fee	Escrow*
Overlay Zone	\$500	\$1,000
Regular	\$400	\$1,000
Amendment	\$250	\$500

Utility Escrow**	
Main Extension	\$5,000
Lift Station	\$2,000

Applicant Information

Name Dan Rinsema-Sybenga
 Phone 231-777-0569 Fax _____
 Address 221 S. Quarterline Rd Muskegon, Mi 49442
 Email Address dan.rinsema-sybenga@muskegoncc.edu

Owner Information (If different from applicant)

Name Muskegon Community College
 Phone 231-773-9131 Fax _____
 Address 221 S. Quarterline Rd Muskegon, Mi 49442

Property Information

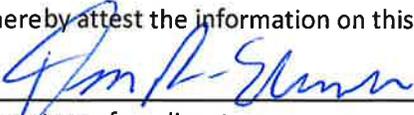
Address/Location 16777 Lincoln St Grand Haven, MI 49417
 Parcel Number 70 - 07 - 10 - 300 - 015 Size (acres) 2.02
 Current Zoning US-31 overlay Master-Planned Zoning _____

Description of Proposed Use/Request (attach additional pages as needed)

Muskegon Community College is proposing to use this 6,550 building for classroom and support educational services. We have no plans to alter the exterior or the form of the building and will pretty much use the interior as is while making some mechanical, lighting and fire alarm improvements and some interior aesthetic changes.

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 19 and 23 of the Zoning Ordinance. Initially, submit five copies of the required information for staff review. Once staff has granted tentative approval, additional copies will be required as requested by staff.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.


 Signature of applicant

January 18, 2019
 Date

-check mailed separately. Thanks!

* To cover cost of legal and consulting fees, may be increased as necessary

** If approval of this application requires/includes the extension of a municipal utility, an additional \$5,000 escrow fee shall be required, and an additional \$2,000 escrow fee shall be required for the installation of a lift station.

REVISION NOTES:

ISSUED FOR PERMIT 03.26.19

BUILDING RENOVATION FOR:
MCC-GRAND HAVEN
SATELLITE CAMPUS
 16777 LINCOLN ST. GRAND HAVEN, MICHIGAN 49417

PROJECT NO:

1673-19

TITLE:

SITE PLAN

SHEET NO:

C1.1

The drawing is an instrument of service and shall remain the property of BMA Architects P.C., whether or not the project for which it is intended is constructed. The drawing and the concepts and ideas contained herein shall not be used, reproduced, revised, or retained without the express written approval of BMA Architects P.C. Verify existing condition, any discrepancies, non-compliance, or other items shall be reported to BMA Architects P.C. in writing, and shall be resolved BEFORE commencement of work. Do not scale drawings. Copyright 2018.

GENERAL SITE NOTES:

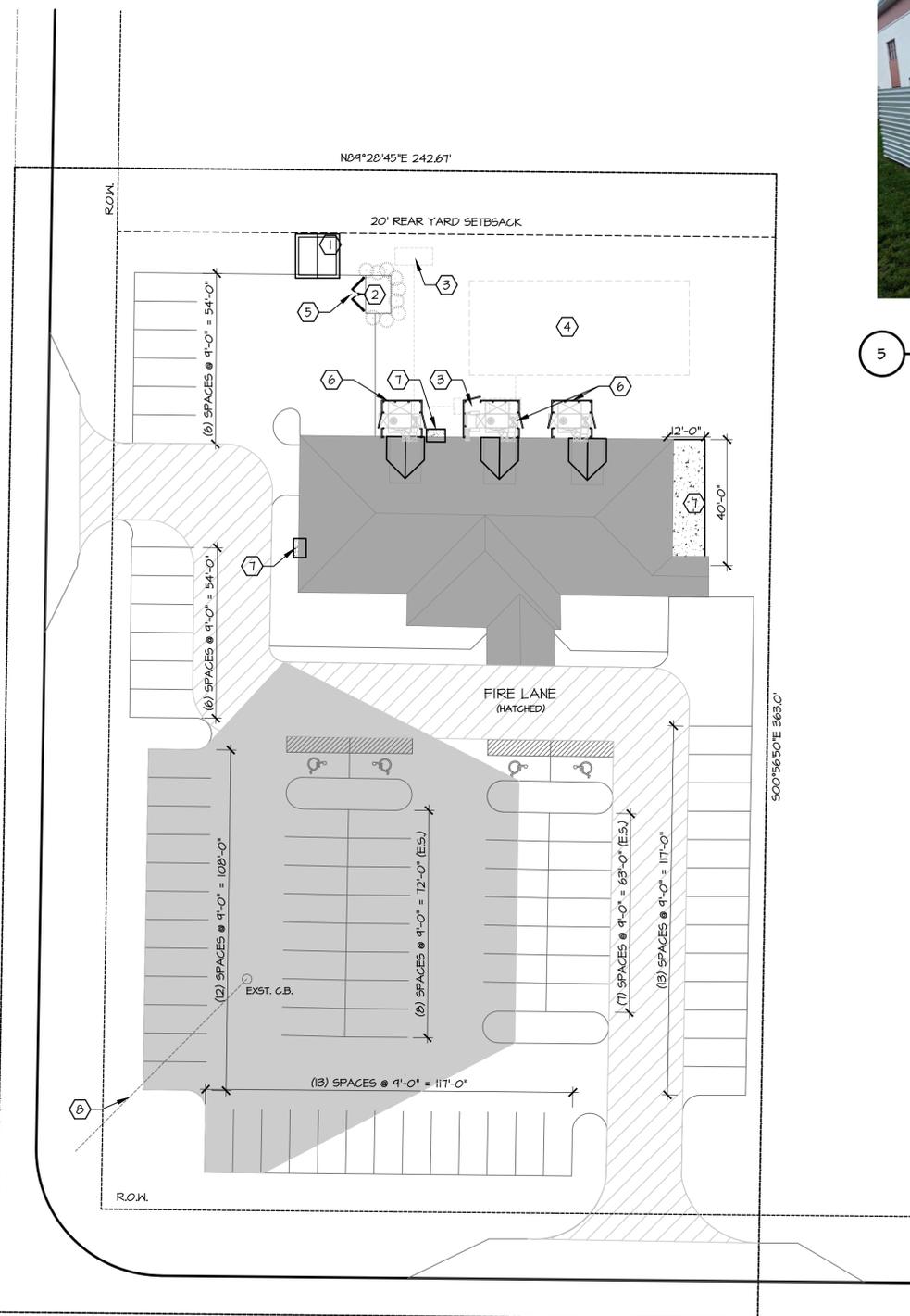
- LEGAL DESCRIPTION: THE SUBJECT SITE IS LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 16 WEST, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN. THE SITE IS SITUATED AT THE NORTHEAST CORNER OF LINCOLN STREET AND 168th AVENUE. THE PERMANENT PARCEL NUMBERS FOR THE SUBJECT SITE ARE 10-07-10-300-015 AND 10-07-10-300-025. DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 00 DEGREES 56 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 10, 363.00 FEET; THENCE NORTH 84 DEGREES 28 MINUTES 45 SECONDS EAST 242.67 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 50 SECONDS EAST 363.00 FEET TO THE SOUTH LINE OF SAID SECTION 10; THENCE SOUTH 84 DEGREES 28 MINUTES 45 SECONDS WEST 242.67 FEET TO THE POINT OF BEGINNING. CONTAINING 2.02 ACRES, EXCEPT THAT PART TAKEN, USED, OR DEEDED FOR ROAD PURPOSES.
- ZONE: COMMERCIAL
- PROPERTY SIZE: 2.02 ACRES
- BUILDING USE: BUSINESS (EDUCATIONAL-STUDENTS ABOVE THE 12TH GRADE)
- BUILDING SIZE: 6,484 S.F.
- PARKING LOT SIZE: 35,300 S.F. (NET = 16,110/15 = 1,074 S.F.)
- PARKING REQUIREMENTS: 1 SPACE PER 15 OCCUPANTS (126 OCCUPANTS / 15 = 84 SPACES REQUIRED)
- PARKING SHOWN: 84 SPACES (INCLUDING 4 HANDICAP SPACES)
- TYPICAL PARKING SPACE: 9' X 20'
BARRIER FREE SPACE: 8' X 20' W/ 5' ACCESS AISLE
- SHADED AREA SHOWN IN PLAN VIEW ILLUSTRATES EXISTING DETENTION AREA.
- ALL FIRE LANES SHALL BE MAINTAINED TO BE FREE OF OBSTRUCTIONS.

KEYED SITE PLAN NOTES:

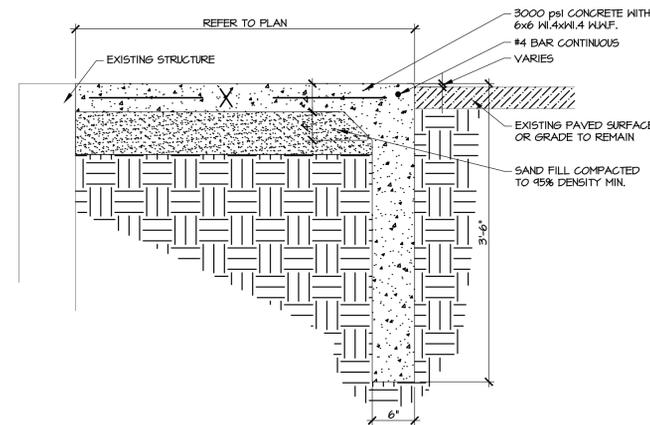
- NEW 12'X12' STORAGE SHED AND PAD BY OWNER.
- EXISTING REFUSE PAD AND EVERGREEN SCREENING TO REMAIN.
- EXISTING UNDERGROUND SEPTIC TANK/STORAGE UNIT TO BE ABANDONED IN PLACE.
- EXISTING DRAIN FIELD TO BE ABANDONED IN PLACE.
- NEW REFUSE SCREENING GATE; REFER TO DETAIL THIS SHEET.
- NEW MECH. EQUIPMENT AND SCREENING LOCATION; REFER TO MECHANICAL SHEETS AND DETAIL 4/AS.2 FOR DETAILS. ALSO SEE EXAMPLE PHOTO THIS SHEET.
- NEW CONCRETE STOOP/SLAB.
- EXISTING OVERFLOW TO REMAIN.



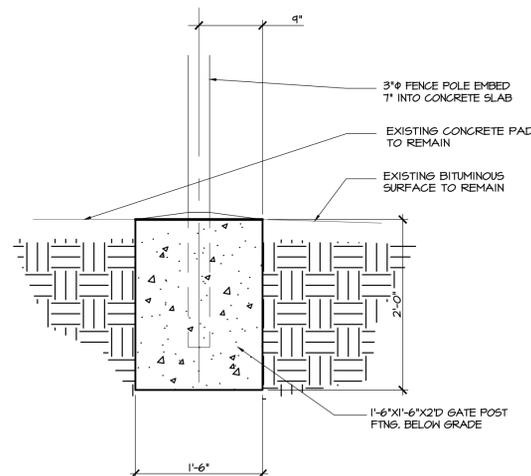
5 MECH. SCREENING EXAMPLE
NOT TO SCALE



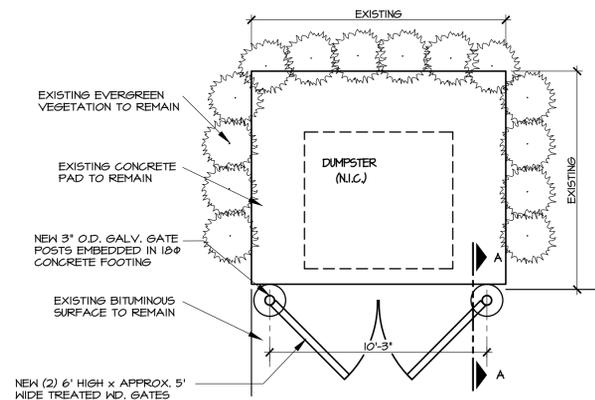
SITE PLAN
SCALE: 1" = 25'-0"



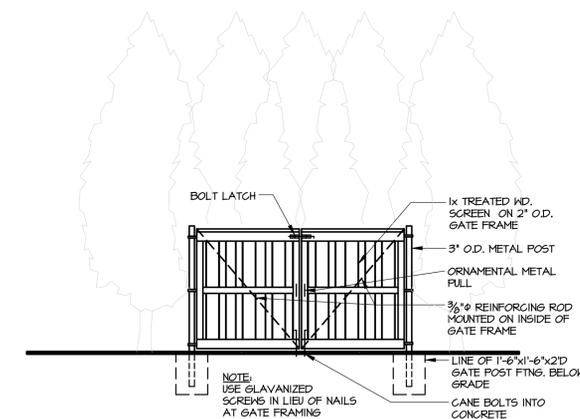
4 TYP. STOOP DETAIL
SCALE: 1" = 1'-0"



3 GATE POST DETAIL
SCALE: 1" = 1'-0"



2 DUMPSTER GATE PLAN
SCALE: 1/4" = 1'-0"



1 DUMPSTER GATE ELEVATION
SCALE: 1/4" = 1'-0"

REVISION NOTES:

ISSUED FOR PERMIT	03.26.19

BUILDING RENOVATION FOR:
MCC-GRAND HAVEN
SATELLITE CAMPUS
 16777 LINCOLN ST. GRAND HAVEN, MICHIGAN 49417

PROJECT NO:
1673-19

TITLE:
ELEVATIONS

SHEET NO:
A3.1

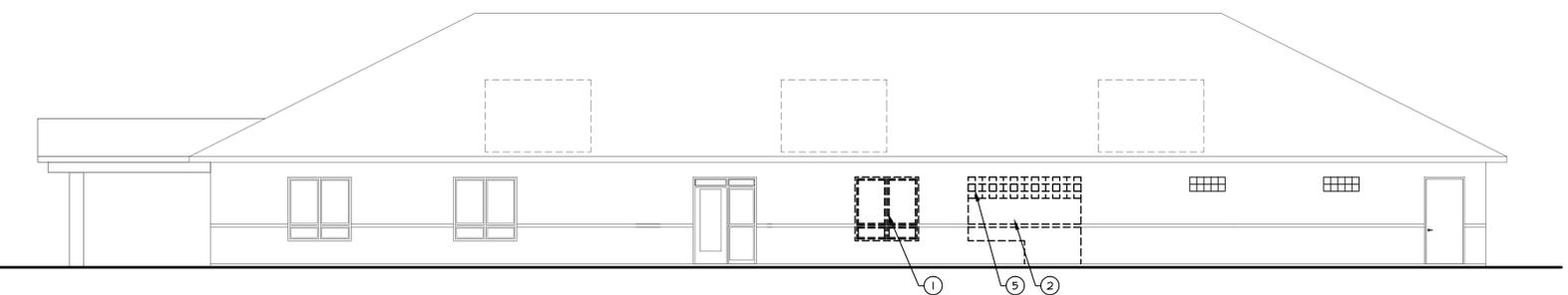
This drawing is an instrument of service and shall remain the property of BMA architects P.C. whether or not the project for which it is intended is constructed. The drawing and the concepts and ideas contained herein shall not be used, reproduced, revised, or retained without the express written approval of BMA architects P.C. Verify existing condition, any discrepancies, non-compliance, or unclear items shall be reported to BMA Architects P.C. in writing, and shall be resolved BEFORE commencement of work. Do not scale drawings. Copyright 2018.

- KEYED FLOOR PLAN NOTES:**
- 1 NEW MECHANICAL EQUIPMENT SCREEN INSTALLED TO CONCEAL RELOCATED RTU'S REFER TO MECHANICAL PLANS FOR EQUIPMENT SPECIFICATION, COORDINATE LOCATION WITH APPLICABLE TRADES.
 - 2 PROVIDE AND INSTALL NEW DOOR SYSTEM; REFER TO DOOR SCHEDULE 4 DETAILS FOR DOOR 4 FRAME TYPE, INFILL REMAINDER OF OPENING WITH CMU BLOCK TO MATCH ADJACENT SURFACES.
 - 3 RELOCATED INSULATED ALUMINUM FRAME WINDOW, INFILL REMAINDER OF OPENINGS WITH CMU BLOCK TO MATCH ADJACENT SURFACES.
 - 4 PROVIDE NEW DOOR LEAF AT REMOVED DOOR LOCATION.
 - 5 FRAME NEW DORMER TO CONCEAL DUCT WORK ENTERING THE ATTIC AND PROVIDE A WEATHER TIGHT BEARER FOR ROOF STRUCTURE.
 - 6 NEW CMU INFILL OF TYPE-1 (SCORED BLOCK) TO MATCH EXISTING.
 - 7 NEW CMU INFILL OF TYPE-2 (SPLIT FACE) TO MATCH EXISTING.
 - 8 NEW SILL TO MATCH EXISTING.

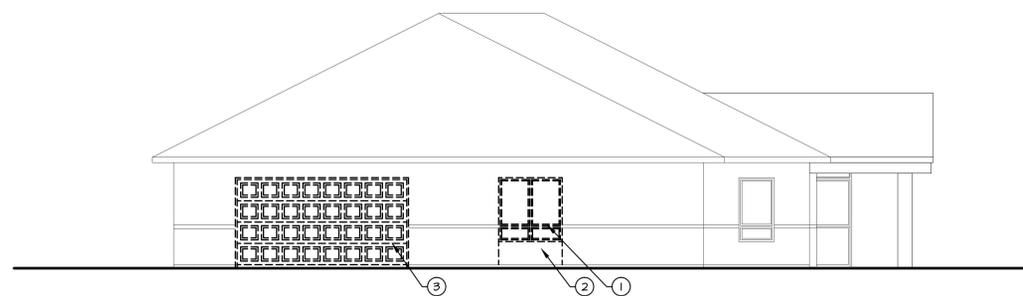
- KEYED DEMOLITION PLAN NOTES:**
- 1 REMOVE ALUMINUM FRAME WINDOW COMPLETE.
 - 2 SAW CUT CMU AT REMOVED ITEM, PREP OPENING TO RECEIVE NEW APPLICATION.
 - 3 REMOVE OVERHEAD DOOR COMPLETE, PREP AREA FOR NEW APPLICATION.
 - 4 REMOVE EXISTING WOOD DOOR LEAF ONLY.
 - 5 REMOVE GLASS BLOCK COMPLETE.



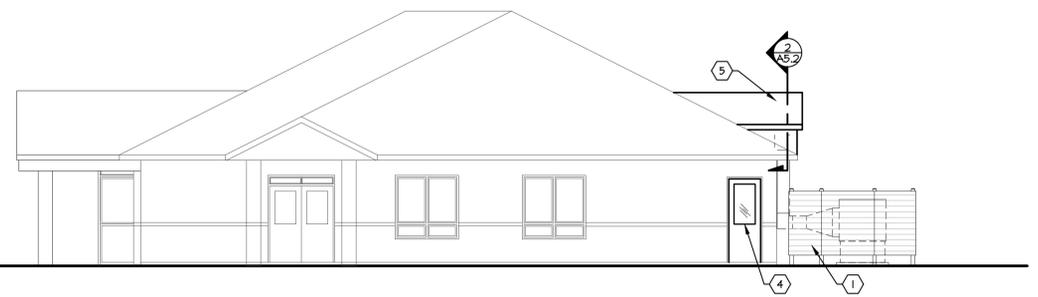
7 EAST DEMO ELEVATION
SCALE: 1/8"=1'-0"



5 NORTH DEMO ELEVATION
SCALE: 1/8"=1'-0"



6 WEST DEMO ELEVATION
SCALE: 1/8"=1'-0"



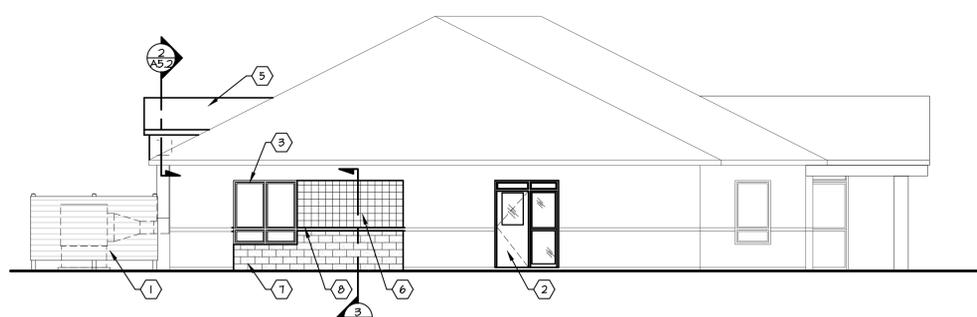
3 EAST ELEVATION
SCALE: 1/8"=1'-0"



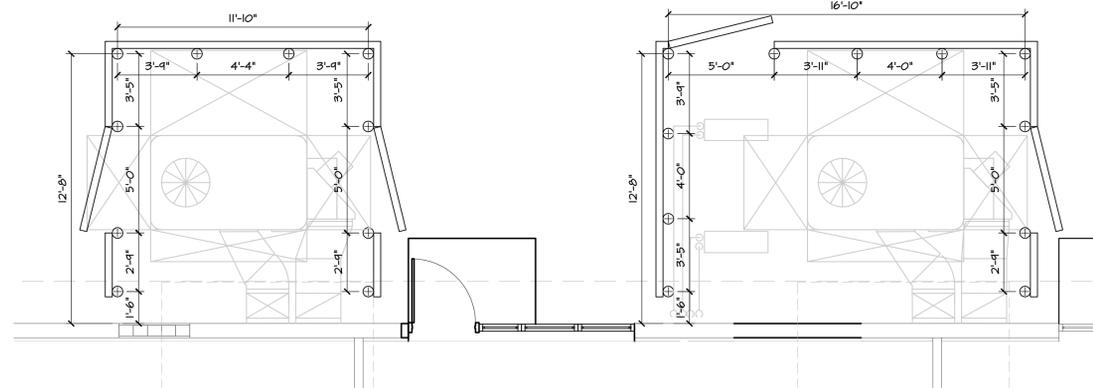
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



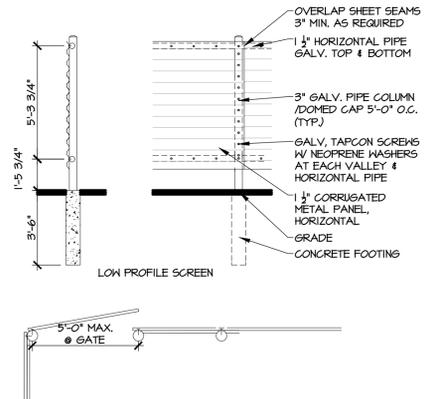
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



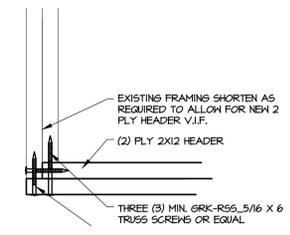
2 WEST ELEVATION
SCALE: 1/8"=1'-0"



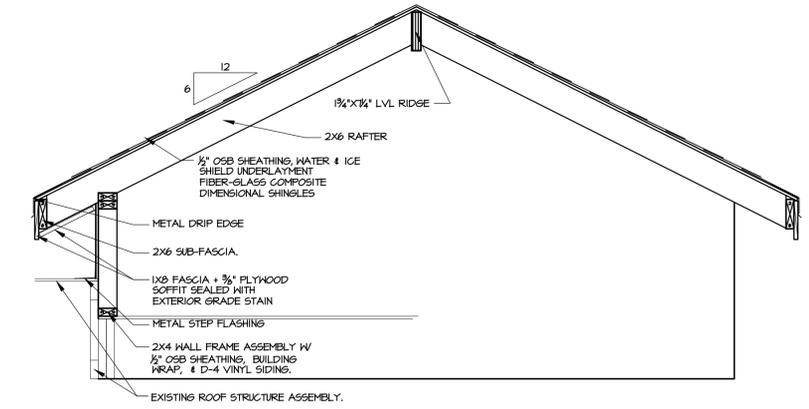
MECH. SCREENING PLAN
SCALE: 1/4" = 1'-0"



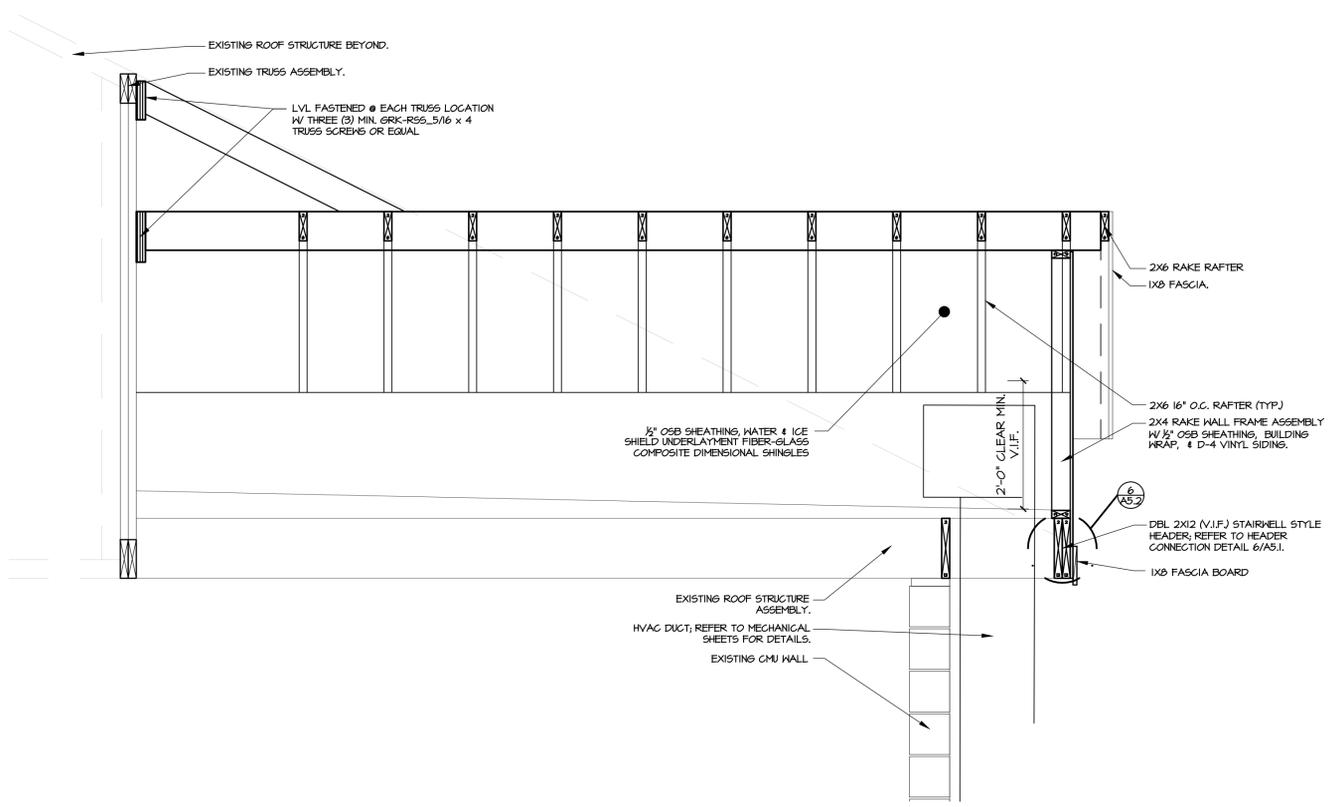
TYP. MECH. SCREEN DETAIL
SCALE: 1/12" = 1'-0"



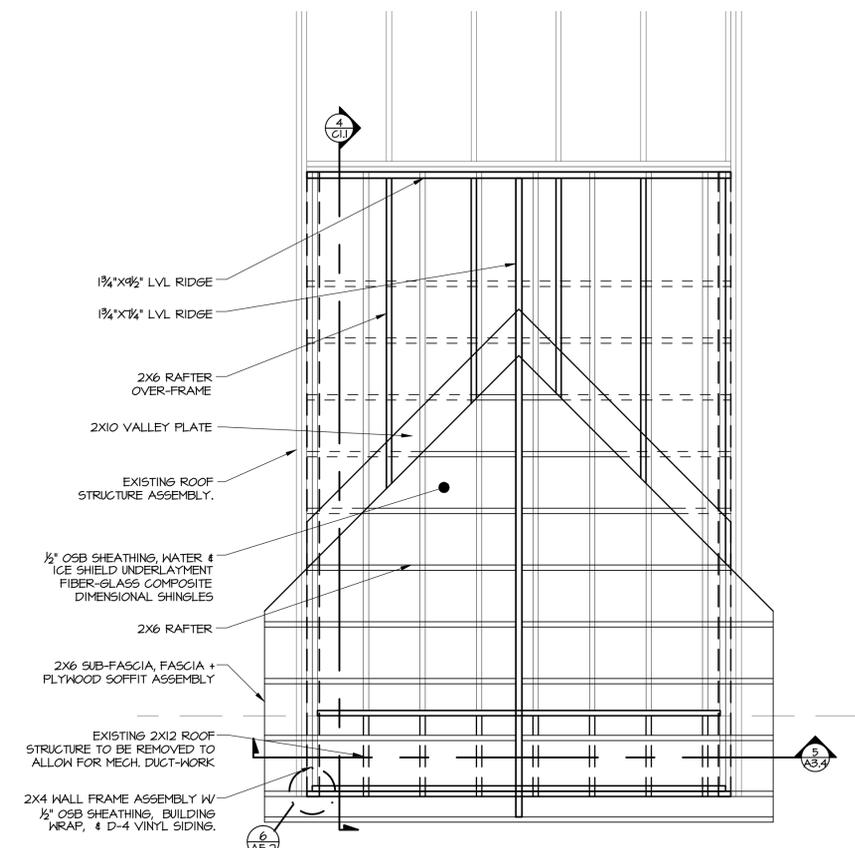
HEADER CONNECTION DETAIL
SCALE: 1/12" = 1'-0"



DORMER SECTION DETAIL
SCALE: 3/4" = 1'-0"



DORMER SECTION DETAIL
SCALE: 3/4" = 1'-0"



DORMER PLAN
SCALE: 1/2" = 1'-0"

REVISION NOTES:

ISSUED FOR PERMIT	03.26.19

BUILDING RENOVATION FOR:
MCC-GRAND HAVEN
SATELLITE CAMPUS
 16777 LINCOLN ST. GRAND HAVEN, MICHIGAN 49417

PROJECT NO:
1673-19

TITLE:
DETAILS

SHEET NO:
A5.2

This drawing is an instrument of service and shall remain the property of BMA architects P.C. whether or not the project for which it is intended is constructed. The drawing and the concepts and ideas contained herein shall not be used, reproduced, revised, or retained without the express written approval of BMA architects P.C. Verify existing condition, any discrepancies, non-compliance, or unclear items shall be reported to BMA Architects P.C. in writing, and shall be resolved BEFORE commencement of work. Do not scale drawings. Copyright 2018.



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: April 11, 2019
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Special Land Use – Single Family Dwelling in AG Zoning District

BACKGROUND

The applicant, Jeff Somers, submitted a Special Land Use application to construct a single family dwelling. The dwelling will be located on a 12.35 acre parcel zoned Agricultural (AG) at 12400 Lincoln Farms Drive. See location map below.



SPECIAL LAND USE REQUIREMENTS

Section 19.07.39 of the Zoning Ordinance established 4 criteria to approve a Single Family Dwelling in AG District.

1. Dwelling shall be occupied by a person actively engaged in an activity permitted by right, or by special land use.
 - **Pending**—use must be established prior to receiving a building permit. Does have permit to build Ag Exempt barn.
2. Site plan shall be reviewed by the Fire/Rescue Department to assure adequate access for emergency vehicles.
 - **Compliant**—Fire/Rescue approved the new road (*up to the subject property, remainder of road still under construction*) and driveway.
3. Must comply with standards outlined in Chapter 21—Schedule of District Regulations
 - **Compliant**—building permit application received
4. The right for continued occupancy is dependent upon the active conduct of a permitted land use, or special land use, of the AG District. If discontinued, the Township may revoke the Special Land Use permit. From that time the dwelling will be considered a nonconforming use.
 - To Be Determined.

SAMPLE MOTIONS

If the Planning Commission finds the application meets the standards, the following motion can be offered:

Motion to conditionally approve the Special Land Use application to allow a Single Family Dwelling in the AG District for property located at 12400 Lincoln Farms Drive, based on the application meeting standards set forth by the Grand Haven Charter Township Zoning Ordinance. The motion is subject to, and incorporates, the following report and condition:

1. No building permits shall be issued until the property is engaged in an active agricultural activity that is permitted in the AG zoning district. The applicant shall schedule a site inspection with the Zoning Administrator to confirm the activity prior to issuance of building permits.

If the Planning Commission finds the application does not meet the standards, the following motion can be offered:

Motion to direct staff to draft a formal motion and report, which will **deny** the Special Land Use application, with those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

If the Planning Commission finds the application is in need of revisions before a determination can be made, the following motion can be offered:

Motion to table the Special Land Use application, and direct the applicant to make the following revisions:

1. *List the revisions.*

Please contact me prior to the meeting with questions.

REPORT (TO BE USED WITH A MOTION FOR APPROVAL)

1. This approval is based on the affirmative findings that each of the following standards has 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.
 - B. 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.

- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
- J. 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.
- K. 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.
- L. 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.
- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

SPECIAL LAND USE APPLICATION

Application Type	Fee	Escrow*	Sewer Escrow**	
Original	\$125	\$1,000	Main Extension	\$5,000
Amendment	\$100	\$500	Lift Station	\$2,000

Applicant Information

Name JEFF SOMERS
 Phone 616 843-3979 Fax _____
 Address 15050 HEAVEN LAKE
 Email Address JEFF.SOMERS.K9@COUNCIL.COM

Owner Information (if different from applicant)

Name _____
 Phone _____ Fax _____
 Address _____

Property Information

Address/Location LINCOLN FARMS LINCOLN / 144
 Parcel Number 70-07-13-200-016 Size (acres) 12.3 ACRES
 Current Zoning AGG AGG. Master-Planned Zoning _____

Description of Proposed Use/Request (attach additional pages as needed)

POr HOUSE ON PROPERTY 1.931 RANCH HOME

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 19 and 23 of the Zoning Ordinance. Initially, submit five copies of the required information for staff review. Once staff has granted tentative approval, additional copies will be required as requested by staff.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

JEFF SOMERS
 Signature of applicant

3/4/2019
 Date

* To cover cost of legal and consulting fees, may be increased as necessary

** If approval of this application requires/includes the extension of a municipal sanitary sewer main, an additional \$5,000.00 escrow fee shall be required, and an additional \$2,000.00 escrow fee shall be required for the installation of a lift station.

NEW RESIDENCE FOR:

JEFF & JEN SOMERS

147XX LINCOLN ST
GRAND HAVEN, MI

twolfisdesignr.
residential design
616.638.1355
twolfisdesign@gmail.com

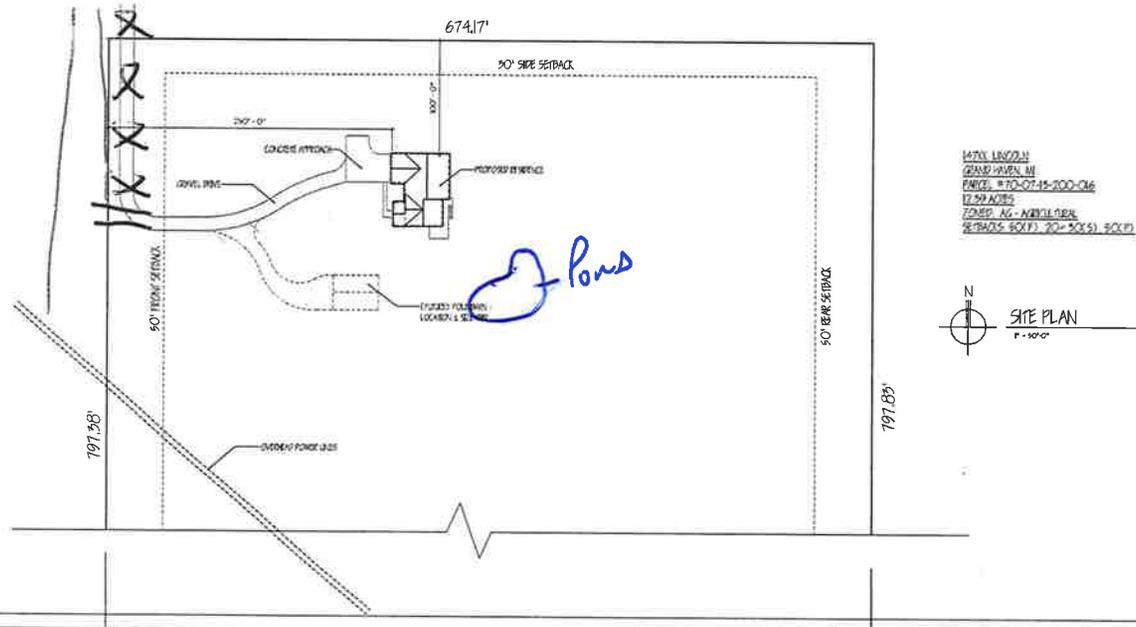
Project # 18-14
Date 02.17.2019

DRAWING INDEX

- T5 SITE PLAN / TITLE SHEET
- A-1 MAIN LEVEL FLOOR PLAN
- A-2 BASEMENT FLOOR PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 FOUNDATION PLAN / WALL SECTION

NOTE:

DRAWINGS ARE TO BE USED AS A GUIDE FOR THE PROJECT DESCRIBED HEREIN. BUILDER TO VERIFY ALL CODES, ORDINANCES, DIMENSIONS, MATERIALS, STRUCTURAL INFO, SITE CONDITIONS, ETC.



147XX LINCOLN ST
GRAND HAVEN, MI
PARCEL # 70-07-15-200-016
17.59 ACRES
ZONED AG-MULTI-USE
SETBACKS: 30' (F), 30'-3' (S), 30' (R)



FOR PRICING & PERMITS



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: April 11, 2019
 TO: Planning Commission
 FROM: Stacey Fedewa, AICP – Community Development Director
 RE: Special Land Use Application – Outdoor Pond @ 12400 Lincoln Farms

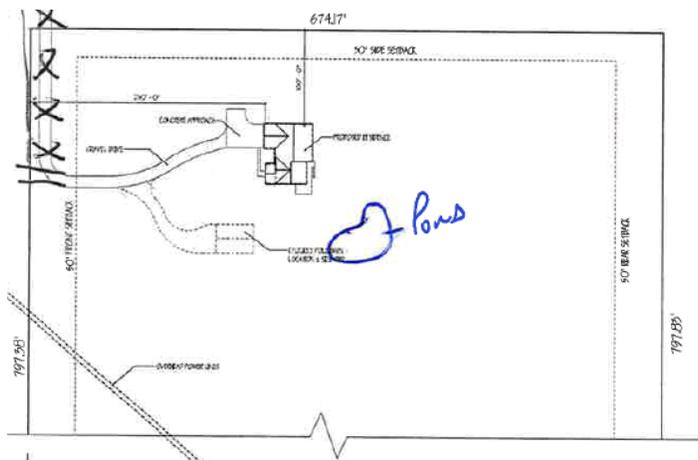
PROPERTY DETAILS			
Property Address	Parcel Number	Parcel Size	Application Type
12400 Lincoln Farms Drive	70-07-13-200-016	12.35 Acres	Outdoor Pond
Existing Zoning	Existing Land Use	Existing Infrastructure	Existing Site Improvements
AG	Vacant Land	Gravel Roadway	None
Master-Planned Zoning	Surrounding Zoning & Land Uses		
	Direction	Zoning	Land Use
Agricultural	N	AG	Vacant Land
	S	AG	Vacant Land
	E	RP	Vacant Land
	W	AG	Vacant Land

BACKGROUND

The property owner, Jeff Somers, submitted a Special Land Use application to construct an Outdoor Pond at 12400 Lincoln Farm Drive. The proposed pond would be used for recreation, personal enjoyment, and fishing.

PROJECT DETAILS

Specifics regarding the pond construction include:



- The pond will be approximately 1/8 – 1/4 of an acre in size and complies with setbacks.
- Will have a 1:3 slope for the first 5 feet of depth.
- Will use an aeration device to prevent stagnant water.

SPECIAL LAND USE REQUIREMENTS		
Section 19.07.29A Provisions	Compliance	
Used for recreation, pleasure, or agricultural only	Meets standard	
Compliance with setback requirements of zoning district (RR)	Meets standard	
To protect the safety of the general public the PC can require the pond to be enclosed by a wall or fence.	Not enclosed—Planning Commission has discretion	
Constructed to applicable requirements of Conservation District, OCWRC, and MDEQ	CD	n/a
	OCWRC	pending
	MDEQ	n/a
Slope of the banks must be a minimum of 1:3	Meets standard	
Pond shall not cause or contribute to the erosion of any adjacent, abutting, or nearby land.	Staff unaware of any issues	
Pond shall not create stagnant water	Aeration Unit	

SAMPLE MOTIONS

If the Planning Commission finds the application meets the standards, the following motion can be offered:

Motion to conditionally approve the Outdoor Pond Special Land Use application for 12400 Lincoln Farms Drive, 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 and condition:

1. Shall provide the Township with a copy of the Soil Erosion and Sedimentation Control permit, or Letter of No Authority prior to digging the pond.

If the Planning Commission finds the application does not meet the standards, the following motion can be offered:

Motion to deny the Outdoor Pond Special Land Use application, and direct staff to draft a formal motion and report for those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

If the Planning Commission finds the applicant must make revisions, the following motion can be offered:

Motion to table the Outdoor Pond Special Land Use application, and direct the applicant to make the following revisions:

1. *List the revisions.*

Please contact me if this raises questions.

REPORT (TO BE USED WITH A MOTION FOR APPROVAL)

1. This approval is based on the affirmative findings that each of the following Special Land Use standards has 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.
 - B. 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.

- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
- J. 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.
- K. 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.
- L. 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.
- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

SPECIAL LAND USE APPLICATION

Application Type	Fee	Escrow*
Overlay Zone	\$500	\$1,000
Regular	\$400	\$1,000
Amendment	\$250	\$500

Utility Escrow**	
Main Extension	\$5,000
Lift Station	\$2,000

Applicant Information

Name JEFF SOMERS
 Phone 616 843-3979 Fax _____
 Address 15050 HADEN LAKE TR. WEST OLIVE 49460
 Email Address JEFF.SOMERS.K9@COMcast.com

Owner Information (if different from applicant)

Name _____
 Phone _____ Fax _____
 Address _____

Property Information

Address/Location Lincoln / 144 Lincoln Farms
 Parcel Number 70-07-13 - 200-016 Size (acres) 12.39 AC.
 Current Zoning AGRICULTURAL Master-Planned Zoning _____

Description of Proposed Use/Request (attach additional pages as needed)

RECREATION, PLEASURE, FISHING

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 19 and 23 of the Zoning Ordinance. Initially, submit five copies of the required information for staff review. Once staff has granted tentative approval, additional copies will be required as requested by staff.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Jeff Somers
 Signature of applicant

2/26/19
 Date

* To cover cost of legal and consulting fees, may be increased as necessary

** If approval of this application requires/includes the extension of a municipal utility, an additional \$5,000 escrow fee shall be required, and an additional \$2,000 escrow fee shall be required for the installation of a lift station.

NEW RESIDENCE FOR:

JEFF & JEN SOMERS

147XX LINCOLN ST
GRAND HAVEN, MI

twolfdesignr.
residential design
616.638.1355
twolfdesignr@gmail.com

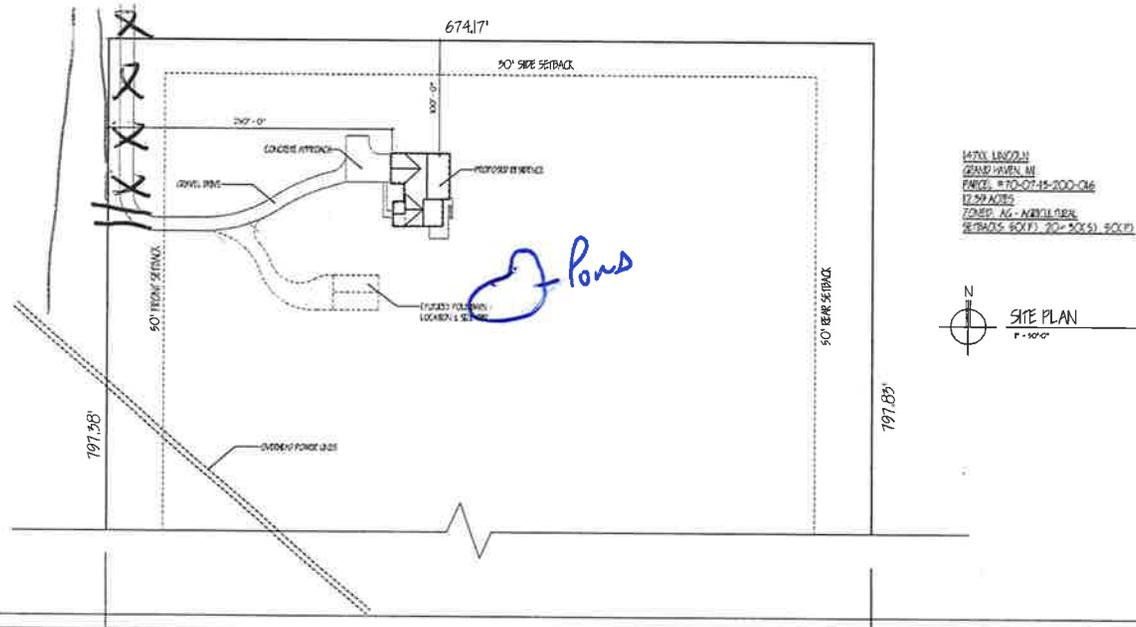
Project # 18-14
Date 02.17.2019

DRAWING INDEX

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- A-3 EXTERIOR ELEVATIONS
- A-4 FOUNDATION PLAN / WALL SECTION

NOTE:

DRAWINGS ARE TO BE USED AS A GUIDE FOR THE PROJECT DESCRIBED HEREIN. BUILDER TO VERIFY ALL CODES, ORDINANCES, DIMENSIONS, MATERIALS, STRUCTURAL INFO, SITE CONDITIONS, ETC.



147XX LINCOLN ST
GRAND HAVEN, MI
PARCEL # 70-07-15-200-016
17.59 ACRES
ZONED AG-MULTI-USE
SETBACKS: 30' (F), 30'-3' (S), 30' (R)



FOR PRICING & PERMITS



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: April 11, 2019

TO: Planning Commission

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Special Land Use Application – Outdoor Pond on 160th Ave

PROPERTY DETAILS			
Property Address	Parcel Number	Parcel Size	Application Type
Vacant 160 th Ave	70-07-10-400-008	40 Acres	Outdoor Pond
Existing Zoning	Existing Land Use	Existing Infrastructure	Existing Site Improvements
AG	Vacant Land	Gravel Roadway	None
Master-Planned Zoning	Surrounding Zoning & Land Uses		
	Direction	Zoning	Land Use
Low Density Residential	N	Multiple	Vacant Land
	S	RR	Single Family
	E	AG	Single Family
	W	AG	Vacant Land

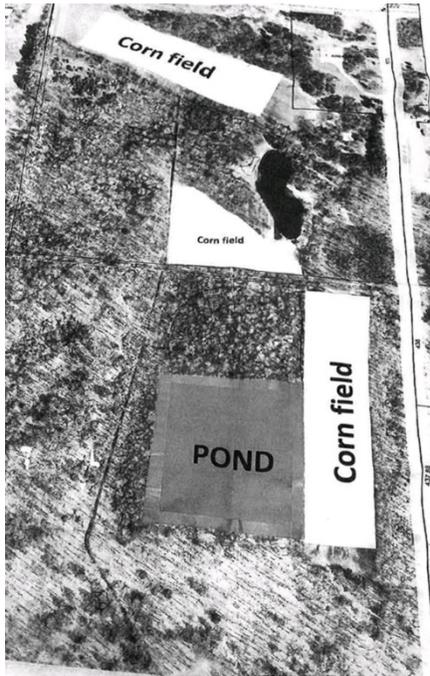
BACKGROUND

The property owner, Karl Chapel, submitted a Special Land Use application to construct an Outdoor Pond on 160th Avenue near Lincoln Street. The proposed pond would be used for recreation, and personal enjoyment.

PROJECT DETAILS

Specifics regarding the pond construction include:

- The pond will be approximately 5 acres in size and complies with setbacks. A DEQ permit is required because of the ponds size. Application has been submitted.
- Will have a 1:3 slope for the first 5 feet of depth.
- Will use an aeration device to prevent stagnant water.



SPECIAL LAND USE REQUIREMENTS		
Section 19.07.29A Provisions	Compliance	
Used for recreation, pleasure, or agricultural only	Meets standard	
Compliance with setback requirements of zoning district (RR)	Meets standard	
To protect the safety of the general public the PC can require the pond to be enclosed by a wall or fence.	Not enclosed—Planning Commission has discretion	
Constructed to applicable requirements of Conservation District, OCWRC, and MDEQ	CD	n/a
	OCWRC	pending
	MDEQ	pending
Slope of the banks must be a minimum of 1:3	Meets standard	
Pond shall not cause or contribute to the erosion of any adjacent, abutting, or nearby land.	Staff unaware of any issues	
Pond shall not create stagnant water	Aeration Unit	

SAMPLE MOTIONS

If the Planning Commission finds the application meets the standards, the following motion can be offered:

Motion to conditionally approve the Outdoor Pond Special Land Use application for 70-07-10-400-008, 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 and condition:

1. Shall provide the Township with a copy of the DEQ Permit prior to digging the pond.

If the Planning Commission finds the application does not meet the standards, the following motion can be offered:

Motion to deny the Outdoor Pond Special Land Use application, and direct staff to draft a formal motion and report for those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

If the Planning Commission finds the applicant must make revisions, the following motion can be offered:

Motion to table the Outdoor Pond Special Land Use application, and direct the applicant to make the following revisions:

1. *List the revisions.*

Please contact me if this raises questions.

REPORT (TO BE USED WITH A MOTION FOR APPROVAL)

1. This approval is based on the affirmative findings that each of the following Special Land Use standards has 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.
 - B. 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.
 - C. 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.
 - D. 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.
 - E. 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.
 - F. 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.
 - G. 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.
 - H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
 - I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
 - J. 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.
 - K. 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.
 - L. 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.

- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

SPECIAL LAND USE APPLICATION

Application Type	Fee	Escrow*
Overlay Zone	\$500	\$1,000
Regular	\$400	\$1,000
Amendment	\$250	\$500

Utility Escrow**	
Main Extension	\$5,000
Lift Station	\$2,000

Applicant Information

Name KARL CHAPEL
 Phone (616) 402-3631 Fax -
 Address 16159 FERRIS ST, GRAND HAVEN, MI 49417
 Email Address KCHAPEL@GHCMOLDING.COM

Owner Information (If different from applicant)

Name _____
 Phone _____ Fax _____
 Address _____

Property Information

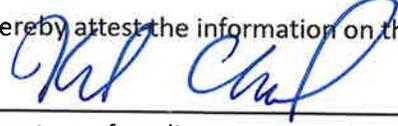
Address/Location 0 LINCOLN ST, GRAND HAVEN, MI 49417
 Parcel Number 70-07-10 - 400-008 Size (acres) 40
 Current Zoning AGRICULTURAL Master-Planned Zoning AGRICULTURAL

Description of Proposed Use/Request (attach additional pages as needed)

AGRICULTURAL w/ POND

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 19 and 23 of the Zoning Ordinance. Initially, submit five copies of the required information for staff review. Once staff has granted tentative approval, additional copies will be required as requested by staff.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.


 Signature of applicant

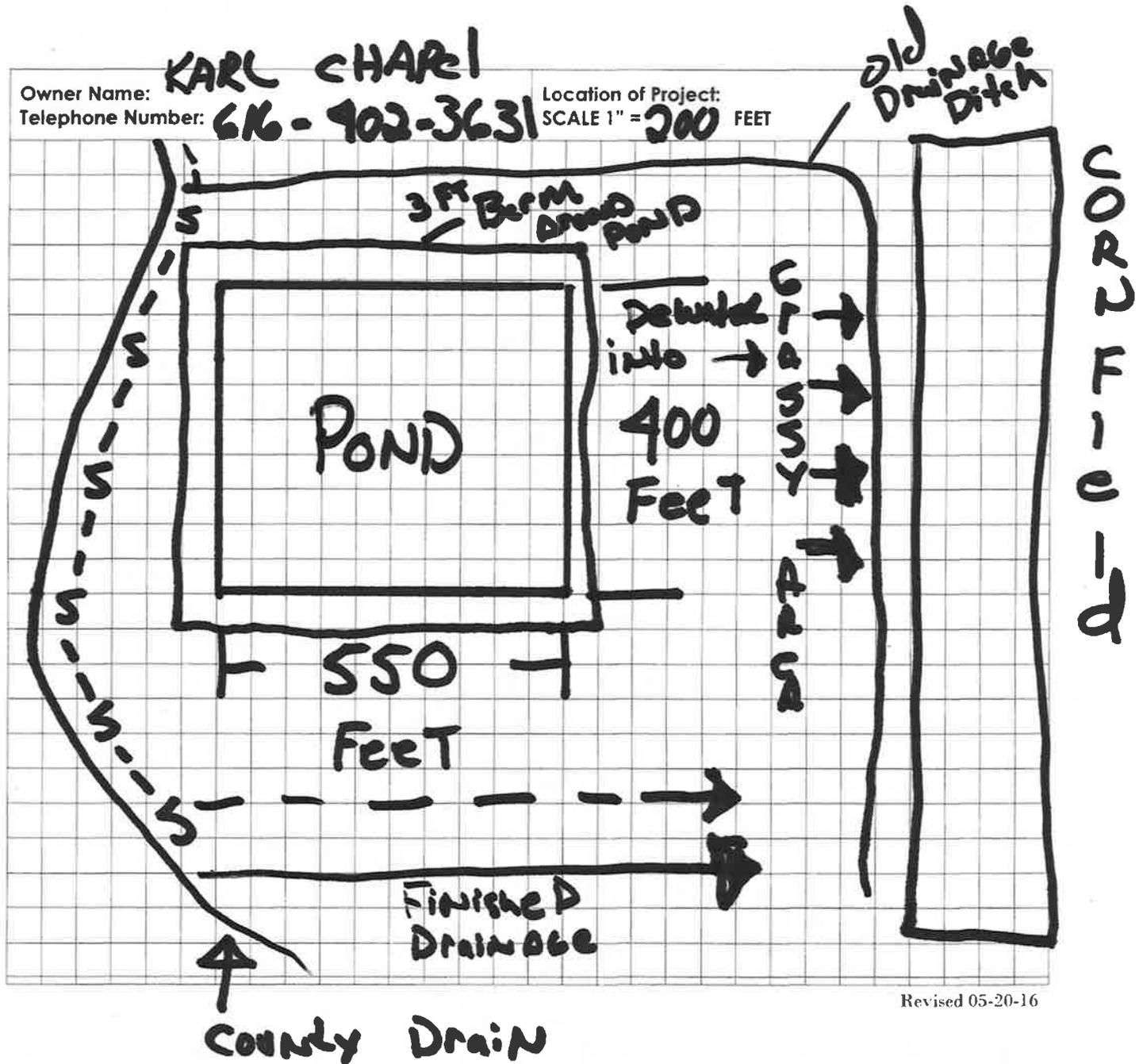
3/20/2019
 Date

* To cover cost of legal and consulting fees, may be increased as necessary
 ** If approval of this application requires/includes the extension of a municipal utility, an additional \$5,000 escrow fee shall be required, and an additional \$2,000 escrow fee shall be required for the installation of a lift station.

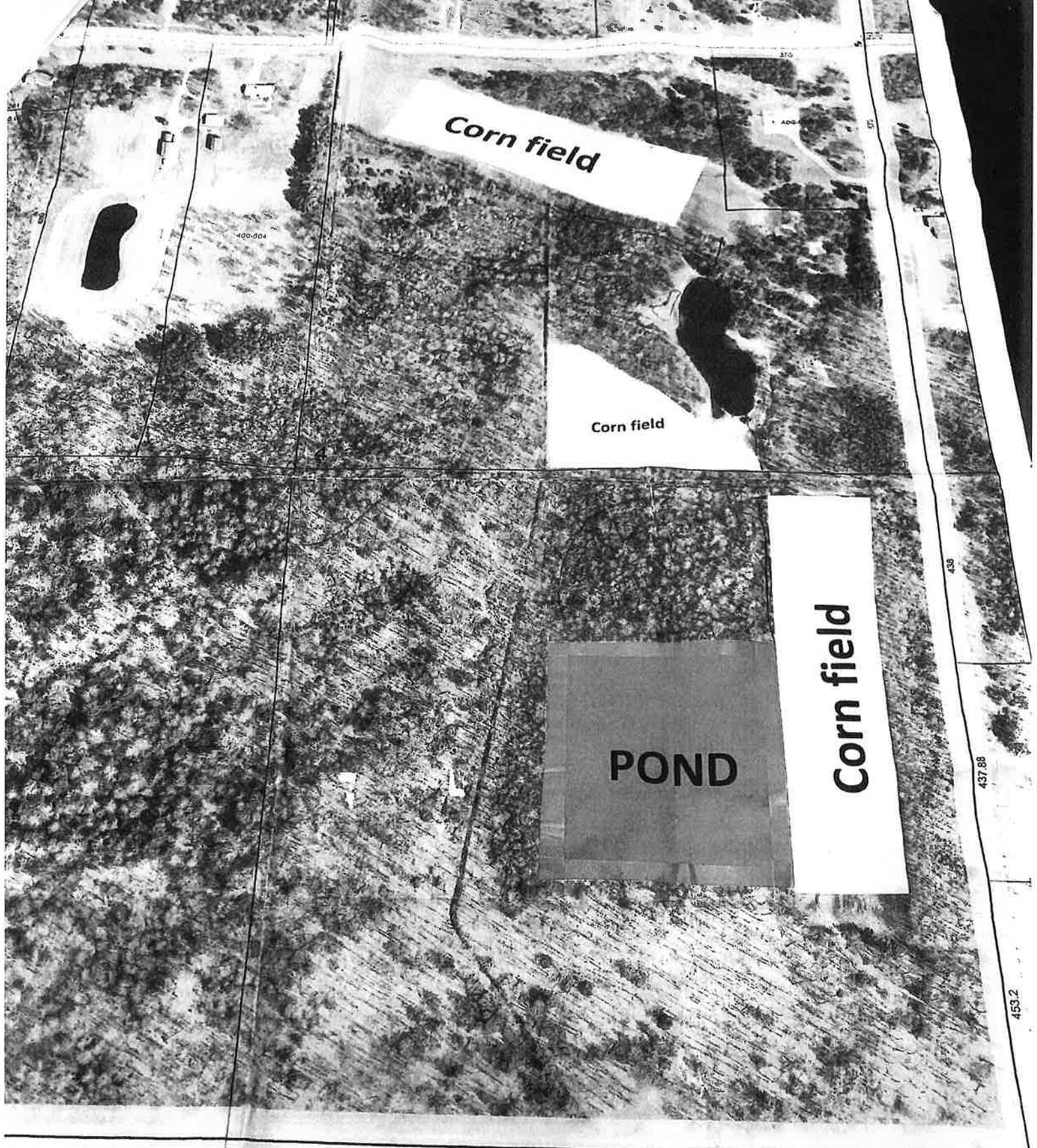
SOIL EROSION & SEDIMENTATION CONTROL PLAN

SESC PLAN CHECKLIST

- Scaled Map
- Project Location
- Location of all nearby watercourses, lakes, wetlands, and drainage facilities
- Description of site slopes / contours (Pre & Post Construction)
- Limits of proposed earth change
- Property lines and boundaries
- Location of temporary SESC controls
- Location of permanent controls and proposal for continued maintenance of permanent erosion controls
- Location and protection of all proposed soil stockpiles
- Locations and methods for all site dewatering
- Wetland limits and 100 year floodplain elevations
- All site phasing that will occur
- Soil Type _____



Revised 05-20-16



Corn field

Corn field

POND

Corn field

400-004

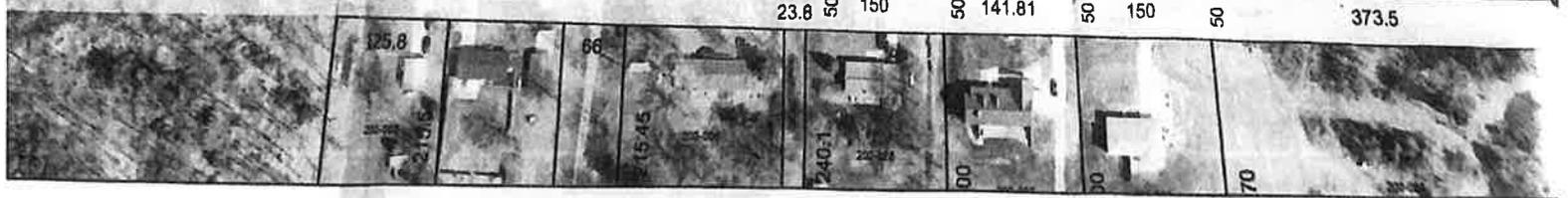
370

435

437.88

453.2

23.8 150 141.81 50 150 50 373.5



70-07-10-400

4 inch = 100 feet

Legend

Property Guides (to Display Ownership across Lots) Quarter Section

SUBTYPEFIELD Pond



Community Development Memo

DATE: April 11, 2019
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Special Land Use – Expand Non-Conforming Use – Reenders

BACKGROUND

The applicant, Ken Reenders, was approved to build 4 storage unit buildings under the previous 1973 zoning ordinance. In 1999, the new zoning ordinance prohibited storage units from being located in the commercial zoning district.

It was this situation that led to the Special Land Use (SLU) that allows a non-conforming use to expand up to 25%. That enabled the applicant to construct a fifth building. However, the 25% was used, and has been prevented from finishing the build-out of the property.

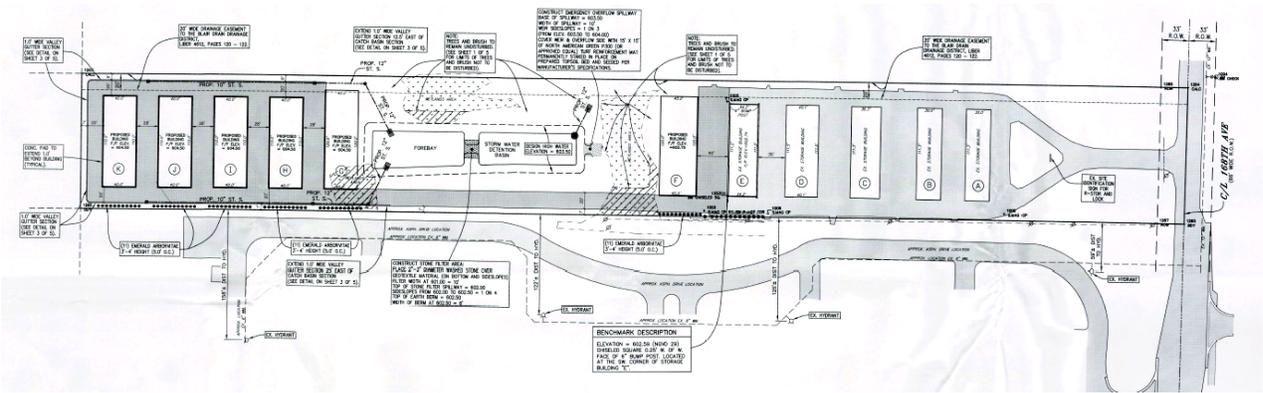
The applicant is now requesting to utilize the recent text amendment to the 25% expansion to complete the build-out and achieve the highest and best use of the property.

PROPOSAL

As stated in the project narrative, 6 additional buildings are proposed over a 6 year time period. There are two unsettled matters that still have to be addressed:

- Fire Code requires an approved access to a hydrant within 600 feet. There is an existing hydrant on 168th Avenue to service the first 6 buildings. However, the last 5 buildings need access to the hydrant at Piper Lakes Apartments.
 - Staff and the applicant are in contact with the owner of Piper Lakes. This has been added as a condition of approval.
- The ordinance requires commercial uses to be screened from residential uses.
 - Adequate screening proposed along the Piper Lakes property line.
 - Based on the construction schedule, screening would be planted at the time a new building is constructed.

- Applicant is requesting a waiver from the screening along the north property line, which abuts land zoned AG. It is heavily wooded, and a county drain makes it difficult, if not impossible, to plant screening trees that will survive.
 - Per Section 20.11.6, in other unusual circumstances, where no good purpose would be served by compliance with the screening requirements of this Section, the Planning Commission may waive the requirements after considering:
 - Whether elevation differences between the two properties would make screening ineffective or unnecessary.
 - Whether natural geographical features are sufficient to accomplish the intended purpose of obscuring the use.



ORDINANCE REQUIREMENTS

The 5 new provisions the PC must consider for this application are listed below, and identified in the narrative.

1. Applicant shall demonstrate the proposed enlargement, increase, or extension was lawfully approved under a prior ordinance. **Compliant.**
2. Applicant shall demonstrate that ownership in the real property has been retained since the original application was approved. **Compliant.**
3. The non-conforming use made part of the application shall be in existence and still present on the original parcel of land. **Compliant.**
4. Applicant shall demonstrate that no other feasible alternatives exist on the subject property to obtain the highest and best use. **Compliant.**
5. 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:
 - The enlargement or increase or extension is reasonable based upon a consideration of the area of the original non-conforming use.

- The enlargement or increase or extension shall not substantially interfere with the use of other properties in the surrounding neighborhood for the uses for which they have been zoned, or with the use of such other properties in compliance with the provisions of this Ordinance.
- The enlargement, increase or extension shall not significantly compromise the ability of the Township to effectuate the goals and purposes of its Master Plan. The Planning Commission shall consider the extent of the incompatibility of the enlargement, increase or extension with the Master Plan and shall, if it grants an enlargement, increase or extension at all, use the extent of the incompatibility for determining the percentage of allowable enlargement, increase or extension. A correspondingly lesser percentage of enlargement, increase or extension may be granted when the extent of incompatibility is greater. A correspondingly greater percentage of enlargement, increase or extension may be granted (but no more than 25 percent) when the extent of incompatibility is less.

SAMPLE MOTIONS

If the Planning Commission finds the application meets the required standards the following motion can be offered:

Motion to conditionally approve the Special Land Use application to allow 6 additional storage unit buildings at 14881 168th Avenue, based on the application meeting standards set forth by the Grand Haven Charter Township Zoning Ordinance. The motion is subject to, and incorporates, the following report and condition:

1. Fire/Rescue must approve access to a hydrant within 600 feet of the rear buildings. No building permits shall be issued for Buildings G – K until authorized by Fire/Rescue.
2. Site plan shall note that screening trees will be a minimum of 6 feet in height, and spaced 8' – 10' on center.

If the Planning Commission finds the application does not meet the required standards the following motion can be offered:

Motion to direct staff to draft a formal motion and report, which will deny the Special Land Use application, with those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

If the Planning Commission finds the application is in need of revisions before a determination can be made, the following motion can be offered:

Motion to table the Special Land Use application, and direct the applicant to make the following revisions:

1. *List the revisions.*

Please contact me prior to the meeting with questions.

REPORT (TO BE USED WITH A MOTION FOR APPROVAL)

1. This approval is based on the affirmative findings that each of the following standards has 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.
 - B. 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.
 - C. 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.
 - D. 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.

- E. 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.
- F. 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.
- G. 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.
- H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
- J. 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.
- K. 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.
- L. 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.
- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

SPECIAL LAND USE APPLICATION

Application Type	Fee	Escrow*
Overlay Zone	\$500	\$1,000
Regular	\$400	\$1,000
Amendment	\$250	\$500

Utility Escrow**	
Main Extension	\$5,000
Lift Station	\$2,000

Applicant Information

Name Ken Reenders

Phone 616-485-9797 Fax _____

Address 14079 168th Avenue, Grand Haven, MI 49417

Email Address _____

Owner Information (If different from applicant)

Name Kenneth and Shirley Reenders Trust

Phone 616-842-6675 Fax _____

Address 14079 168th Avenue, Grand Haven, MI 49417

Property Information

Address/Location 14881 168th Avenue

Parcel Number 70 - 03 - 33 - 200 - 027 Size (acres) 5.10 +/-

Current Zoning Commercial Master-Planned Zoning Robbins Road sub-area

Description of Proposed Use/Request (attach additional pages as needed)

Enlargement of a non-conforming store and lock facility expanding from five (5) buildings to eleven (11) buildings.

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 19 and 23 of the Zoning Ordinance. Initially, submit five copies of the required information for staff review. Once staff has granted tentative approval, additional copies will be required as requested by staff.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Kenneth Reenders
Signature of applicant

3-8-19
Date

* To cover cost of legal and consulting fees, may be increased as necessary

** If approval of this application requires/includes the extension of a municipal utility, an additional \$5,000 escrow fee shall be required, and an additional \$2,000 escrow fee shall be required for the installation of a lift station.

Project Narrative

R-Store & Lock Facility Expansion

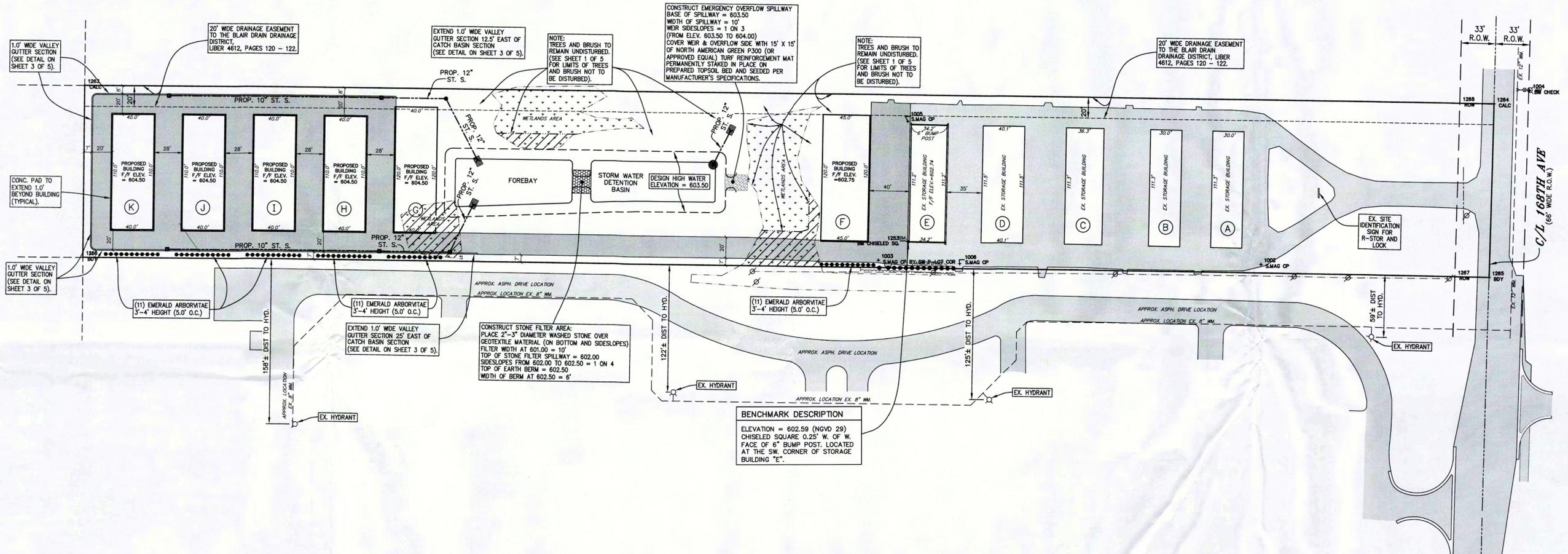
The Kenneth – Shirley Reenders Trust is proposing the expansion of the R-Stor & Lock facility located at 14881 168th Avenue. The expansion would consist of six (6) additional buildings to the existing five (5) buildings and the construction of appurtenant infrastructure.

The property is currently zoned Commercial making the existing facility non-conforming. The expansion is being requested as an enlargement or increase or extension of a non-conforming use requiring special land use approval.

At the time the first four (4) buildings were constructed they were allowed in the then existing zoning by right. The fifth building was approved by Special Land Use.

The following are reasons that justify the approval of the Special Land Use:

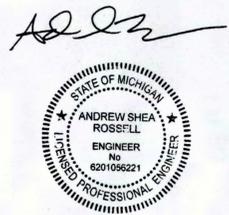
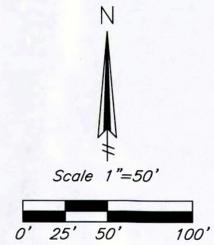
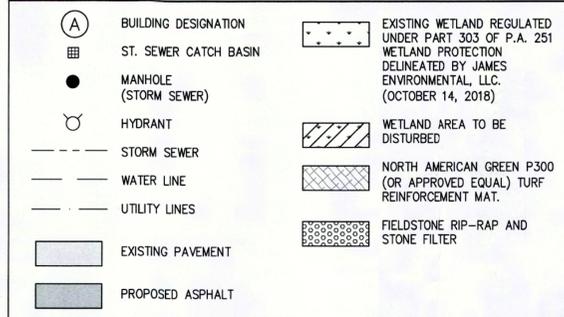
- a.) The Enlargement of the facility is reasonable based on the consideration of the area of the existing non-conforming use.
- b.) The enlargement of the facility will not substantially interfere with the use of other properties in the surrounding neighborhood for the uses for which they have been zoned, or with the use of such other properties in compliance with the provisions of the Ordinance.
- c.) The enlargement of the existing facility will not significantly compromise the ability of the Township to effectuate the goals and purposes of its Master Plan.
- d.) The first four (4) buildings were approved by right in its former zoning category.
- e.) The ownership of the property has not transferred since the original application was approved.
- f.) The expansion of the facility will be within the original boundaries for which the application was approved.
- g.) No other feasible alternatives exist for the development of the remaining vacant portion of the site.



SITE DEVELOPMENT NOTES

- A.) PRIVATE UTILITIES:
ELECTRIC SERVICE WILL BE PROVIDED TO ALL PROPOSED BUILDINGS. ALL ELECTRIC LINES SERVICING THE BUILDINGS WILL BE INSTALLED UNDERGROUND.
- B.) SITE LIGHTING:
SECURITY LIGHTING IS PROPOSED BY MOUNTING SHARP CUTOFF LOW LEVEL ILLUMINATION FIXTURES ON THE BUILDINGS.
- C.) SIGNAGE:
NO ADDITIONAL SIGNAGE IS PROPOSED FOR THE PROJECT. EXISTING SITE SIGNAGE EXISTS AT THE SITE ENTRANCE OFF OF 168TH AVENUE.
- D.) LANDSCAPING:
SITE LANDSCAPING WILL CONSIST OF PROVIDING PERIMETER EVERGREEN TREES ALONG THE SOUTH PROPERTY LINE AS NOTED ON THE SITE PLAN. ALL OTHER AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH A MINIMUM OF 4" OF TOPSOIL AND MDT ROADSIDE SEED.
- E.) BUILDING MATERIALS:
THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED OF MATERIAL AND COLORS THAT ARE COMPARABLE TO THOSE OF THE EXISTING BUILDINGS.
- F.) CONSTRUCTION SCHEDULING:
a.) 2019 - CONSTRUCTION OF BUILDING F AND ADJOINING PAVED AREA.
b.) 2020 - CONSTRUCTION OF SOUTH ACCESS ROAD, STORM WATER DETENTION SYSTEM, NECESSARY ENCLOSED STORM SEWER, BUILDING G AND ADJOINING PAVED AREA.
c.) 2021 - CONSTRUCTION OF BUILDING H, NECESSARY ENCLOSED STORM SEWER AND ADJOINING PAVED AREA.
d.) 2022 - CONSTRUCTION OF BUILDING I, NECESSARY ENCLOSED STORM SEWER AND ADJOINING PAVED AREA.
e.) 2023 - CONSTRUCTION OF BUILDING J, NECESSARY ENCLOSED STORM SEWER AND ADJOINING PAVED AREA.
f.) 2024 - CONSTRUCTION OF BUILDING K, NECESSARY ENCLOSED STORM SEWER AND ADJOINING PAVED AREA.
- G.) FLOODPLAIN:
THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.
- H.) CRITICAL DUNES, SHORELAND AND FLOODPLAIN CONTROL ACTS:
THE SUBJECT PROPERTY IS NOT AFFECTED BY THE CRITICAL DUNES ACT, THE SHORELAND ACT OR THE FLOODPLAIN CONTROL ACT.
- I.) WETLANDS:
ISOLATED AREAS OF THE PROPERTY ARE AFFECTED BY THE WETLAND PRESERVATION ACT. PERMITTING WILL BE REQUIRED FROM THE MDEQ FOR ANY PROPOSED DISTURBANCE TO THE WETLAND AREAS.
- J.) PERMITS AND APPROVALS REQUIRED:
a.) GRAND HAVEN TOWNSHIP - SPECIAL USE PERMIT.
b.) OTTAWA COUNTY WATER RESOURCE COMMISSIONER'S OFFICE - DRAINAGE APPROVAL.
c.) SOIL EROSION AND SEDIMENTATION CONTROL PERMIT MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY - WETLANDS DISTURBANCE PERMIT.
e.) APPLICABLE BUILDING PERMITS.

LEGEND



3 WORKING DAYS (72 HOURS) BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 OR 811

MILANOWSKI & ENGLERT ENGINEERING & SURVEYING
 403 Oak Street - Spring Lake, Michigan 49456
 Phone: 616-847-4070 Fax: 616-847-6626

SITE PLAN FOR: R-STOR & LOCK
 SECTION 33, TOWN 8 NORTH, RANGE 16 WEST, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

DATE	JANUARY 31, 2019	DRAWN BY	TV / DRB
SHEET	2 of 5	JOB NO.	15773



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: April 11, 2019
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Strategic Plan 2019 – 2022

BACKGROUND

The Township Board would like to know if the Planning Commission supports the proposed Strategic Plan 2019 – 2022. Please review the electronic plan that was emailed to you, and if supported the following motion can be offered:

Motion to approve and adopt Resolution 19-04-01 that Supports the Strategic Plan 2019 – 2022, which recommends the Board approve the Plan.

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 15th day of April 2019, 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 Strategic Plan 2019 – 2022.

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 19-03-01**

**RESOLUTION SUPPORTING THE
STRATEGIC PLAN 2019 – 2022**

WHEREAS, the Charter Township of Grand Haven has drafted a Strategic Plan to help guide the Township’s decision making processes during the years 2019 – 2022, and

WHEREAS, the proposed Strategic Plan aligns with the goals of the previous Plan, and

WHEREAS, the proposed Strategic Plan aligns with the goals of the Master Plan, and

WHEREAS, the Grand Haven Charter Township Planning Commission voted to recommend the Township Board of Trustee’s adopt the Strategic Plan 2019 – 2022.

NOW, THEREFORE, BE IT RESOLVED, the Grand Haven Charter Township Planning Commission hereby supports and recommends the Board of Trustee’s adopts the Strategic Plan 2019 – 2022.

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED _____ ON APRIL 15, 2019.

Bill Cousins, Chair
Grand Haven Charter Township
Planning Commission

CERTIFICATE

I, the undersigned, the duly qualified and acting Secretary for the Planning Commission 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 15th day of April 2019. 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.

Robert Wagenmaker, Secretary
Grand Haven Charter Township
Planning Commission

GRAND HAVEN CHARTER TOWNSHIP STRATEGIC PLAN

2019 — 2022



GRAND HAVEN TOWNSHIP BOARD

Mark Reenders, Supervisor

William Kieft III, Treasurer

Laurie Larsen, Clerk

Howard Behm, Trustee

Cal Meeusen, Trustee

Ron Redick, Trustee

David Gignac, Trustee



GRAND HAVEN CHARTER TOWNSHIP

*Above all else, our purpose is to provide
superior customer service to our community*

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STRATEGIC PLANNING



What is Strategic Planning?

Simply put, strategic planning is an organization's process for defining its direction and identifying objectives to guide decisions regarding the allocation of capital and people. The focus of a strategic plan is typically on the whole organization and they are established for a specific timeframe, typically three to five years. Since strategic planning cannot foretell exactly how the marketplace will evolve and what issues will surface over time, it is essential to re-visit this plan on an annual basis.

Why is the Township doing a Strategic Plan?

Grand Haven Charter Township is a desirable place to live with its beautiful natural features, lakeshore location, and reasonable commute to regional employment centers. Over the last 20 years the Township has become the largest of the Northwest Ottawa communities in terms of area (28+ square miles), population (17,000+), and tax base (SEV over \$1 billion). This rapid growth has led to an increased demand for public services.

Although growth is not as robust as the pre-2006 levels, the current growth rate is expected to continue. Consequently, the Township is facing questions regarding the levels of service and capital projects designed to improve both safety and quality of life of its residents.

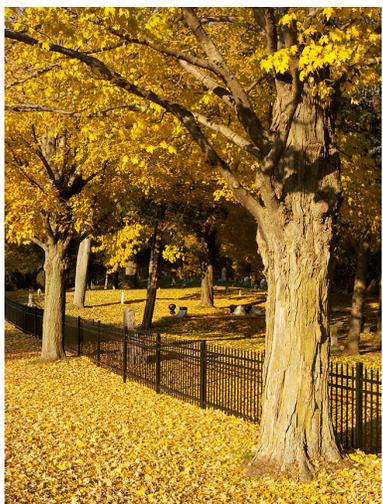
How will the Township use the Strategic Plan?

The plan will be used as a tool to:

- Assist with communicating the Township's goals
- Assure that elected officials are all "on the same page"

- Set priorities and make decisions
- Monitor and measure implementation progress
- Identify needed changes

OUR MISSION



Grand Haven Charter Township Provide. Protect. Prepare.

- Provide essential services and superior customer service for all who live, work and visit the community.
- Protect the people and the resources entrusted to us.
- Prepare for future challenges and opportunities.



The 2019 Mission statement shows an evolution from the original 1997 Strategic Plan Mission statement:

***“The mission of the Grand Haven Charter Township Board is to provide those professional quality services that can best be furnished by the Township and are necessary for the health, safety and welfare of the residents.*”**

The Township shall continually improve these services to accommodate the needs and expectations of the residents, who are the customers and stakeholders of the Township.”

The 1997 Mission Statement recognize the fiscal constraints that exist even during periods of growth and placed an emphasis on meeting the service needs of the citizens.

OUR GOALS



Maintain a Healthy Financial Balance that Reflects Current Revenues and Future Projections (see page 7)



Deliver Superior Essential Services that Can Best Be Provided by the Township (see page 9)



Maintain and Improve the Infrastructure that is Necessary to Enhance the Community's Health, Safety, and Quality of Life (see page 10)



Establish Strong Partnerships within Our Community, with Our Neighbors, and with Other Governmental Agencies to Promote Shared Essential Services and Resources (see page 12)



Support and Retain Economic Development that Enhances the Quality of Life in Balance with the Protection of Our Community Character (see page 13)

FINANCIAL BALANCE



GOAL: Maintain a Healthy Financial Balance that Reflects Current Revenues and Future Projections

Grand Haven Charter Township maintains twelve (12) funds with majority of operations found in nine (9), including the General Fund, Fire/Rescue Fund, Police Services Fund, DDA Fund, Municipal Street Fund, Pathway Fund, IT Fund, Water Fund and Sewer Fund. In general, monies from one fund cannot be transferred to other funds.

The \$3.4± million annual expenditures from the General Fund are the source of many of the services associated with local government, such as assessing, building and zoning services, parks, elections, drain maintenance, etc. Grand Haven Charter Township relies on various sources of revenues to supply its General Fund, including property taxes, fees and state revenue sharing. Most of the revenue sources are stable with the exception of the building fees that can vary widely.



Although the Township collects over \$22 million in property taxes each year, the vast majority of these taxes are not kept by the Township. Rather, they are distributed to the State of Michigan, the local school districts, Ottawa County and other taxing jurisdictions. For every tax dollar that the Township collects, about 87.2 cents is distributed to others.



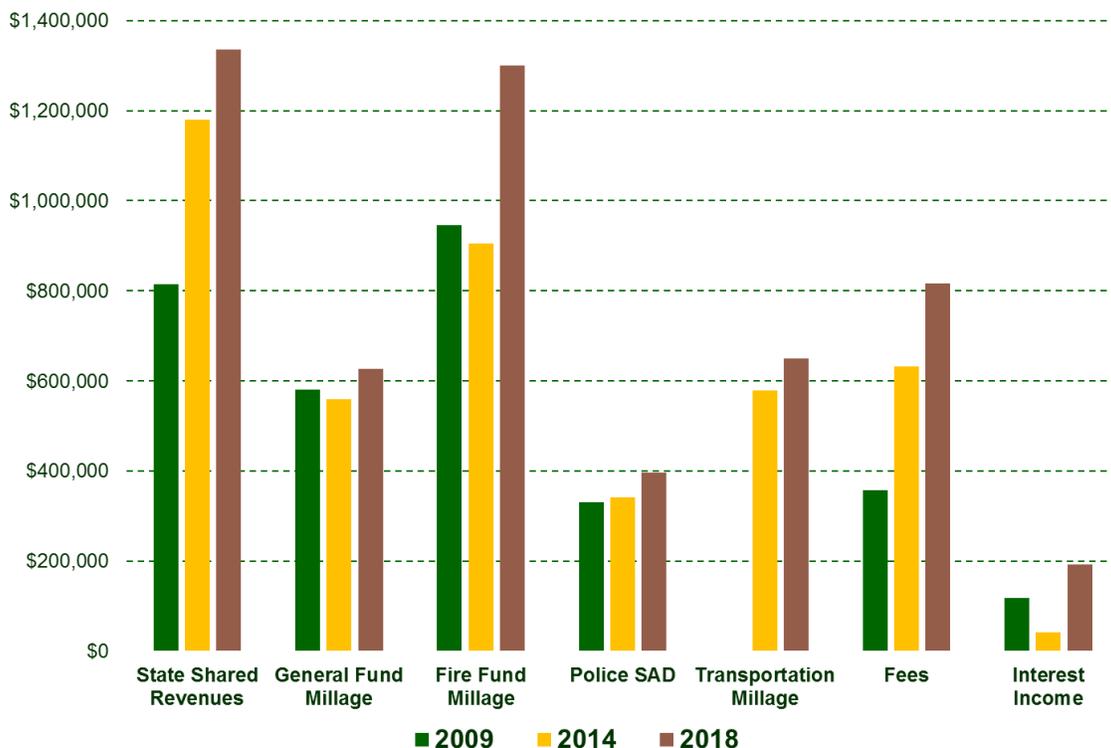
FINANCIAL BALANCE

Objectives:

- Adopt policies that support – “living within our means.”
- Have sufficient financial reserves to respond to emergencies, economic downturns, and future capital spending. *(Current policy has a minimum unrestricted General Fund fund balance of \$1.6 million.)*
- Prioritize taxing and spending to focus on both safety and “quality of life”.

Low Millage Rate

Grand Haven Township’s millage rate is the 5th lowest of all 24 municipalities in Ottawa County and is about 4.12 mills below ↓ the average.



ESSENTIAL SERVICES

Objectives:

- Define and prioritize those essential services that can be best furnished by the Township.
- Continually improve the services provided by the Township, especially those services that relate to public safety (*i.e., fire/rescue and police services*).
- During the annual budget approval process, review department organization, responsibilities, functions, and staffing (*including succession planning*).
- Develop a versatile and professional Township workforce that is cross trained.
- Continue the “Grand Way” program to ensure superior customer service.
- Show appreciation for staff, committee and board service through recognition events, a personal “*thank you*”, and/or awards.

GOAL: Deliver Superior Essential Services that Can Best Be Provided by the Township

Grand Haven Charter Township provides a broad array of public services and amenities to its citizens. The Township recognizes that unlike the private sector, citizens cannot “choose” to do business or receive their services from another local government or agency. With this in mind, the Township staff adopted the creed that *“Above all else, our purpose is to provide superior customer service to our community.”*

As the Township’s population has increased, so has the demand for services and the need to both maintain and expand the existing infrastructure (*e.g., pathways, streets, drain districts, bus service, etc.*).

The Township’s goal is to carefully evaluate and prioritize the services and amenities it offers to ensure they can be provided at the highest possible level and in a fiscally responsible manner.

Under state law, the only services that the Township Board must provide are:

Property assessments, tax collection, and elections.

However, the Board has chosen to provide or support a variety of services, many of which are considered foundational for local governments, including:

1. Fire/Rescue Services
2. Contracted Police Services
3. Municipal Water
4. Sanitary Sewer
5. Planning and Zoning
6. Building Code
7. Parks
8. Pathways
9. Cemeteries
10. Economic Development
11. Ambulance Service
12. Road Maintenance
13. Stormwater Maintenance
14. Code Enforcement
15. Drain Maintenance
16. Trash Collection
17. Library Services
18. Liquor Control Enforcement
19. Yard Waste Collection
20. Website and IT Services
21. Recreational Programs
22. Bus Service

INFRASTRUCTURE

GOAL: Maintain and Improve the Infrastructure that is Necessary to Enhance the Community's Health, Safety, and Quality of Life

Grand Haven Charter Township prides itself on the quality infrastructure it provides to its citizens. This is considered to be a basic and fundamental function for the Township.

Even during the so-called "Great Recession," the Township was able to sustain road maintenance in cooperation with the Ottawa County Road Commission (OCRC) at levels "fair" or higher. And, in cooperation with the Ottawa County Water Resources Commission (OCWRC), the Township was able to maintain the storm systems throughout the community.

Objectives:

- Establish and implement asset management principles for roads in the Township to address issues of safety, mobility and community character.
- Maintain funding source for basic infrastructure maintenance (*e.g. roads, pathways and storm drains*).
- Provide high quality water and sewer services.
- Collaborate and partner with other communities and agencies to provide and maintain essential infrastructure and services.
- Use technology to enhance services and to increase efficiencies in every aspect of operations.
- Integrate other Township plans with the Strategic Plan and use these as key tools in making decisions regarding operations, capital investments, and natural resource protection.
- Maintain and refine planning and zoning requirements so they are responsive to community character and priorities.



Infrastructure Facts Sheet

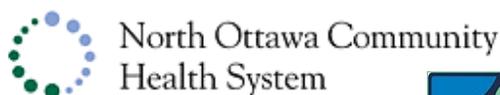
INFRASTRUCTURE	WHAT DO WE HAVE?	FUNDING SOURCE	FACTS
 <p>ROADS</p>	107.09 Miles of Public Roads 24.21 Primary 40.41 Subdivision 23.79 Paved Local 18.68 Gravel	OCRC Tax Monies Municipal Street Fund General Fund Transportation Revenues are increasing	At the end of 2018, all of the subdivision roads were rated "5" or better on the Pavement Surface Evaluation and Rating System (PASER) where "10" is excellent.
 <p>DRAINS</p>	17 County Drainage Districts	Special Assessments General Fund	All costs are paid through assessments, except for minor maintenance (<i>i.e., less than \$10,000</i>).
 <p>WATER</p>	110.2 Miles of Main Two 500,000 Gallon Elevated Storage Tanks 5 Meter Stations or Vaults 5,360 Taps	Water Use Fees Connection Fees	A cost of service rate study was completed in 2015. Next Study will be in 2020.
 <p>SEWER</p>	30.34 Miles of Main 9 Pump Stations 860 Connections	Sewer Use Fees Connection Fees	A cost of service rate study was completed in 2015. Next Study will be in 2020.
 <p>PATHWAY</p>	33.3 Miles by 2020	Expansion = Millage Maintenance = General & Pathway Fund	A significant expansion will be completed in 2019.
 <p>PARKS</p>	<u>Township</u> 6 Parks = 596 Acres <u>Ottawa County</u> 3 Parks = 597 Acres	General Fund Grants	The Township continues discussions to add additional park lands for active recreation immediately south of Hofma Park & Preserve.
 <p>CEMETERIES</p>	Historic Cemetery Lakeshore Cemetery	General Fund User Fees	A planned expansion of the Historic Cemetery will begin in 2019.

STRONG PARTNERSHIPS

GOAL: Establish Strong Partnerships within Our Township, with Our Neighbors, and with Other Governmental Agencies to Promote Shared Essential Services and Resources

To further reduce costs and to provide benefits to the region as a whole, Grand Haven Charter Township is working cooperatively through partnerships with adjacent communities and organizations. In addition to the cost savings that result from improved efficiency, regional cooperation has also led to improved relations with adjacent municipalities and local agencies. The Township currently cooperates on a regional basis in the following ways:

- Grand Haven/Spring Lake Sewer Authority
- Harbor Dredging
- Harbor Transit
- Loutit District Library Authority
- Fire Department Mutual Defined Response Areas
- NOCH Ambulance Authority
- North Ottawa Community Hospital
- North Ottawa Recreation Authority
- North Ottawa Water System (NOWS)
- Regional Economic Development contract
- Resilient Grand Haven Plan
- Robbins Road Corridor Plan
- July 4th Fireworks
- Emergency Management and Planning



Loutit District Library
Expanding Horizons, Enriching Minds



Objectives:

- Share positive progress with the community through articles in the newsletters.
- Regularly communicate and be transparent with the community about the real issues facing the region.
- Identify meaningful ways to engage citizens.
- Collaborate with other governmental agencies to provide essential services, enhance natural resources, and support the local economy.

ECONOMIC DEVELOPMENT



- Ottawa County is ranked 3rd in Michigan and 95th in the U.S. in the total value of agricultural production.
- Tourism attracts nearly \$58 million each year to the greater Grand Haven area.
- Manufacturing provides for about 36% of the jobs in this region. This is more than 8,000 jobs.
- In comparison, only 12% of jobs in Michigan and only 9% of the jobs in the nation are provided by manufacturing.
- Of the three types of wealth creating businesses in this region, manufacturing is the most important.

GOAL: Support and Retain Economic Development that Enhances the Quality of Life in Balance with Protecting Our Community Character

Community wealth is created by businesses that sell products or provide services to others that are outside of the region. These businesses attract dollars to this region. The Township is fortunate to benefit from three different types of wealth creating businesses – tourism, agriculture and manufacturing.

Grand Haven Charter Township is a unique community that benefits from its proximity to Lake Michigan, the Grand River, and bayous. The economic vitality of the region is sustained by the agricultural, manufacturing, and tourism industries and the community supports its existing businesses and employers. It also encourages economic growth and development. While the makeup of the Township is varied, its rural character is nonetheless a prime asset. This unique dimension adds importance to establishing and maintaining development standards that appropriately respond to community character, surrounding land uses, and environmental features.



ECONOMIC DEVELOPMENT

“In order for the Township to be successful, the Township must support and partner with local businesses.”

Objectives:

- Support business retention and expansion.
- Seek economic development opportunities that provide employment and sustain community character and quality of life.
- Work with businesses and economic development organizations to identify and support the assets necessary for economic growth in alignment with the Township’s Master Plan.
- Collaborate with local agencies, private developers, and neighboring municipalities to attract a new industrial park near the US-31 and M-45 intersection.
- Protect the Township’s environmental features that help define its rural character, including water resources, wetlands, and woodlands.
- Continue a policy of balanced development that is based on community character, surrounding land uses, and environmental features; establish design standards.
- Expand park land to increase active recreational opportunities.



