

MEETING MINUTES  
JOINT MEETING WITH  
GRAND HAVEN CHARTER TOWNSHIP BOARD,  
PLANNING COMMISSION, AND  
ZONING BOARD OF APPEALS  
APRIL 18, 2019

I. CALL TO ORDER

Reenders called the joint meeting of the Grand Haven Charter Township Board, Planning Commission, and Zoning Board of Appeals to order at 7:00 pm.

II. ROLL CALL

Board Members present: M. Reenders, Kieft, Gignac, Redick  
Board Members absent: Larsen, Behm, Meeusen  
PC Members present: Cousins, Wilson, Wagenmaker, Taylor, LaMourie  
PC Members absent: D. Reenders, Chalifoux, Hesselsweet  
ZBA Members present: Voss, Slater, Loftis, Rycenga  
ZBA Members absent: None  
Also present: Manager Cargo, Community Development Director Fedewa,  
Assistant Zoning Administrator Hoisington, and Consultant Khorey

**Without objection**, M. Reenders instructed Hoisington to record the minutes.

III. NEW BUSINESS

A. Discussion - Overview of New Zoning Ordinance

Khorey provided an overview of the proposed Zoning Ordinance.

The major policy changes presented by Khorey include:

- Increasing the setbacks and standards for lakefront properties.
- Regulations for wind and solar energy production.
- Increased setback encroachment allowances for porches and decks.
- Revised regulations for chickens and livestock.
- New categories for home-based businesses.

The proposed policy changes were discussed by the Board members, Commissioners, and ZBA members and focused on the following:

- Questions were raised about possible rezoning of properties throughout the Township.
  - Expressed concern that property owners would not be aware of changes.
    - Staff assured members that all affected property owners would be notified.

- Members had differing ideas on what should be rezoned.
- The Board will need to determine how much agricultural land should be prioritized in the Township when the Future Land Use Map is reviewed again as part of this process.
- It was decided to hold another meeting to further examine possible zoning changes.
- Proposed lot size change for RR from 45,000 sqft to 5 Acres was discussed.
  - Members requested additional information before making a determination.
- Several members indicated a desire to discuss the double lot width requirement along major roads because it has been prohibitive.
  - Members requested additional information before making a determination.
- Change in the allowance of chickens in subdivisions.
  - Overall, members were not in favor of allowing chickens in all subdivisions, but are open to allowing them in supervisor's plats.
- Missing Middle Housing Overlay was discussed.
  - Members were open to the idea and proposed some changes. Including a prohibition on utilizing these units as short-term rentals.
  - It was determined to modify the current proposal and hold another meeting to discuss the matter.
- Proposed changes to waterfront property regulations.
  - Introducing a viewshed protection triangle that would apply to Lake Michigan waterfront properties only.
  - Members were open to the idea and requested to see examples of how the viewshed triangle would work on a variety of existing properties.
- Reduction in minimum dwelling unit size was discussed.
  - Favorable to lowering the minimum floor area for apartments only.
- Discussion on possibility of community sewer systems to allow development in rural areas of the Township.
  - Not currently allowed per the Ottawa County Environmental Health Department.

#### IV. ADJOURNMENT

**Without objection**, the meeting adjourned at 9:08 pm.

Respectfully submitted,

*Cassandra Hoisinger*

**Cassandra Hoisington**  
Acting Recording Secretary