

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 3, 2019

I. CALL TO ORDER

Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00 pm.

II. ROLL CALL

Members present: Cousins, Kieft, Reenders, LaMourie, Hesselsweet, Wilson, Taylor

Members absent: Wagenmaker, Chalifoux

Also present: Community Development Director Fedewa, Assistant Zoning Administrator Hoisington, and Attorney Bultje

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the May 16, 2019 joint meeting were approved.

Without objection, the minutes of the May 20, 2019 meeting were approved.

V. CORRESPONDENCE

- Kevin Mesler – 12746 Sanctuary Place
- Bill and Jeanine Holman – 16952 Timber Dunes Drive

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Special Land Use – Grand Haven Golf Course – Outdoor Ponds

Wilson recused himself due to a conflict of interest – his home is within the notice area.

Cousins opened the public hearing at 7:05 pm, and provided a synopsis of the Township's scope of authority.

Fedewa provided an overview through a memorandum dated May 30th.

The applicant, Doug Bell, General Manager, was present and offered the following:

- Five new ponds in total. Two existing ponds will be enlarged, and eroded edges cleaned.
- Southeast portion of course has always been very wet, and the new ponds will provide a direction for the water to drain.

- Intend to raise elevation of some fairways around the low areas.
- By resolving the drainage issues that will afford more playing time on the course, which is particularly important with the Fold of Honor organization.
- Specifically, the following is intended to occur with each pond:
 - Pond 1 – will be able to contain more volume of water.
 - Pond 2 – intended to resolve wetness issues.
 - Pond 3 – will connect to the irrigation pond system.
 - Pond 4 – irrigation pond will be enlarged, and edges cleaned.
 - Pond 5 – near wettest hole on the course, and will improve playability.
 - Pond 6 – fairway is low and needs better drainage.
 - Pond 7 – will be able to contain more volume of water, and edges cleaned.
- Has experience with resolving wetness issues on a course in Manistee.
- Intend to reopen Memorial Weekend 2020.

Public Comments include:

- Pete Bac – 16910 Timber Dunes Drive
 - Lives adjacent to new Pond 5.
 - Believes there may be an orphan drain on the road. Outlet pipes may be crushed because there are standing water issues.
- Keith LaCroix – 16922 Timber Dunes Drive
 - Inquired if the ponds will be lined. If not, how will basements stay dry?
 - Per applicant Bell—ponds will not be lined because water needs to infiltrate to drain. A liner would prevent infiltration.
 - Per Exxel Engineer Jon Male—area has a high water table. When the pond is dug it will fill with ground water. Intended to capture runoff. Designed for a certain storm volume. Will ensure the ponds do not increase the drainage problems in the area.
- Matt Dirkse – 12353 168th Avenue
 - Has a private water well and concerned the ponds could cause problems with obtaining water. Inquiring if a well study will be conducted.
 - Per Chair Cousins—water wells are typically tapped into an aquifer and not ground water. Ponds will only draw from ground water.
- Tony Woolf – 12732 Sanctuary Place
 - Lives next to existing fairway No. 9. Pond #1 is being relocated, and it was mentioned a “sliver” of the existing pond will remain. Asked where the “sliver” will be located and where it will drain.

- Per applicant Bell—the “sliver” will be in the same area as the existing pond, and will be tied into the existing storm drains.
- Ray Swanson – 11724 Garnsey Avenue
 - Inquired what type of grass would be used; True Distinction seems great for sandy soils.
 - Per applicant Bell—the type of grass has not been determined yet.
- Ottawa County Water Resource Commissioner Joe Bush
 - Has been working with the golf course and plans are being reviewed by a contracted engineering firm.
 - Will ensure extra water does not become a headache for neighbors.
 - Area will have better drainage than it did before the redesign of the course.

There being no further public comments, Cousins closed the hearing at 7:35 pm.

VIII. OLD BUSINESS

A. Special Land Use – Grand Haven Golf Course – Outdoor Ponds

The Commissioners had the following comments to offer:

- Thankful to have a world-class golfer invest his time, resources, and expertise into Grand Haven as well as incorporating the Folds of Honor organization.
- A possible orphan drain is the most important item for the local governments to address.

Motion by Taylor, supported by Hesselsweet, to **conditionally approve** the Outdoor Pond Special Land Use application for 17000 Lincoln Street, 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 conditions:

1. Shall provide the Township with a copy of the Soil Erosion and Sedimentation Control permit and the Site Drainage Approval from the Ottawa County Water Resources Commissioner. These shall be supplied prior to constructing the ponds.
2. Construction drawings for ponds shall be revised to show and restate in a general note:
 - a. The slopes of the banks or sides of the pond shall be constructed so that for each 1’ of rise there shall be a minimum of 3’ of run (1:3 slope). This maximum slope must be maintained and extended into the pond water depth of 5’ below the water’s surface.
 - b. The discharge pipe from any pond without direct outlet to an established drain shall not exceed 4” in diameter and shall be constructed with galvanized iron or such other standard and

durable material as may be approved by the Zoning Administrator.

- c. A pond that is constructed, installed or maintained cannot create stagnant water. To that end, all ponds shall have an aeration device installed therein or shall utilize such other comparable measures to ensure that the existence and use thereof will not cause or spread disease or otherwise cause conditions that are hazardous to the public health.

Which motion carried unanimously.

REPORT – GRAND HAVEN GOLF COURSE – SPECIAL LAND USE

- 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.

Wilson rejoined the Commission.

IX. REPORTS

- A. Attorney Report – None
- B. Staff Report – None
- C. Other – None

X. EXTENDED PUBLIC COMMENTS

- Patricia VanderKooy – 17335 Timber Dunes Drive
 - Portions of fence and gate around the historic cemetery have still not been replaced after constructing the pathway on 168th Avenue.

XI. PLANNING COMMISSION OPEN DISCUSSION FORUM

- Several Commissioners expressed their thankfulness of the Schmidt Heritage Park land donation. Believe it will be a great attribute to the community.

XII. ADJOURNMENT

Without objection, the meeting adjourned at 7:47 pm.

Respectfully submitted,

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

Stacey Fedewa, AICP
Acting Recording Secretary