

AGENDA

Grand Haven Charter Township Planning Commission
Monday, August 19, 2019 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the August 5, 2019 Planning Commission Meeting Minutes.
- V. Correspondence
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. New Business
 - A. Site Plan Review – Expand Historic Cemetery
- VIII. Old Business
 - A. Discuss Draft of Zoning Ordinance
- IX. Reports
 - A. Attorney’s Report
 - B. Staff Report
 - C. Other
- X. Extended Public Comments & Questions (Limited to 4 minutes)
- XI. Planning Commission Open Discussion Forum – Limited to 30 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
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 5, 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, Chalifoux, Wagenmaker, Kieft, LaMourie, Hesselsweet

Members absent: Wilson, Reenders, Taylor

Also present: Community Development Director Fedewa

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the July 15, 2019 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Special Land Use – Outdoor Pond – Eveland

Cousins opened the public hearing at 7:02pm.

Fedewa provided an overview through a memorandum dated August 1st.

The applicant, Joe Eveland, was present and available to answer questions:

- Life long dream to have a large pond for fishing, recreation, and beauty.
- Existing pond is only 3' – 4' deep with no aeration.
- Spoils to be used to build large landscape berms around the ponds.
- Horticultural rep by trade, so enjoys landscaping and outdoor living.

There being no further public comment, Cousins closed the hearing at 7:07pm.

VIII. OLD BUSINESS

A. Special Land Use – Outdoor Pond – Eveland

Motion by Chalifoux, supported by Kieft, to **conditionally approve** the Outdoor Pond Special Land Use application for 12500 168th Avenue, 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 a Letter of No Authority prior to digging the ponds.

Which motion carried unanimously.

IX. NEW BUSINESS

A. Discuss the Low Density Residential (LDR) District

Fedewa provided an overview through a memorandum dated August 1st.

The Commissioners had the following comments to offer:

- Compared setbacks and minimum lot size between LDR and R-1 to ensure consistency.
- Several non-conforming parcels would become conforming if rezoned.

Without objection, the Planning Commission directed staff to remove the LDR District from the draft of the new zoning ordinance.

X. REPORTS

A. Attorney Report – None

B. Staff Report

- Village at Rosy Mound – Grand Opening Celebration – Invitation to Township

C. Other – None

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 7:17 pm.

Respectfully submitted,



Stacey Fedewa, AICP
Acting Recording Secretary



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: August 15, 2019
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Site Plan Review – Historic Cemetery Expansion

BACKGROUND

For several years, the Township has been working through the hurdles of plotting additional grave sites within the Historic Cemetery on 168th Avenue. The project has overcome those hurdles and is now requesting Site Plan Review approval.

Because the cemetery is located in the Rural Residential district Site Plan Review is required. The Zoning Ordinance requires every non-residential use to obtain site plan approval.

PROJECT DETAILS

- The expansion will include 812 new grave sites.
- No structures are proposed.
- Drives are designed to match existing, which are typically 12' wide and then increase to 20' around the curves. Emergency vehicles are able to navigate.
- 4' tall field fence will be added and/or replaced as needed around the perimeter.
- Berm to be built along north lot line to screen views from the construction storage yard.
- Lighting is not required, and none is proposed,
- Landscaping is not required, and only the berm is proposed.

The expansion is compliant with setbacks of both GHTs zoning ordinance and the Ottawa County Health Department regulations.

SAMPLE MOTION

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

Motion to approve the Site Plan Review application to expand the Historic Cemetery at 12604 168th Avenue.

REPORT OF FINDINGS

1. 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 stormwater, 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.



GRAND HAVEN CHARTER TOWNSHIP

SITE PLAN REVIEW APPLICATION

Application Type	Fee	Escrow*
New – Commercial/Industrial	\$300	\$2,000
Building Addition	\$200	\$1,000
Amendments & All Others	\$150	\$1,000

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

Applicant Information

Name _____
 Phone _____ Fax _____
 Address _____
 Email Address _____

Owner Information *(If different from applicant)*

Name _____
 Phone _____ Fax _____
 Address _____

Property Information

Address/Location _____
 Parcel Number 70 - - - Size (acres) _____
 Current Zoning _____ Master-Planned Zoning _____

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

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapter 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

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.*

For Office Use Only

Date Received _____ Fee Paid? _____

Materials Received: Site Plans _____ Location Map _____
 Survey _____ Legal Description _____

Dated copy of approved minutes sent to applicant? _____ Date Sent _____

PLANNING COMMISSION USE ONLY

Approval _____

Tabled _____

Denied _____

Conditional Approval _____

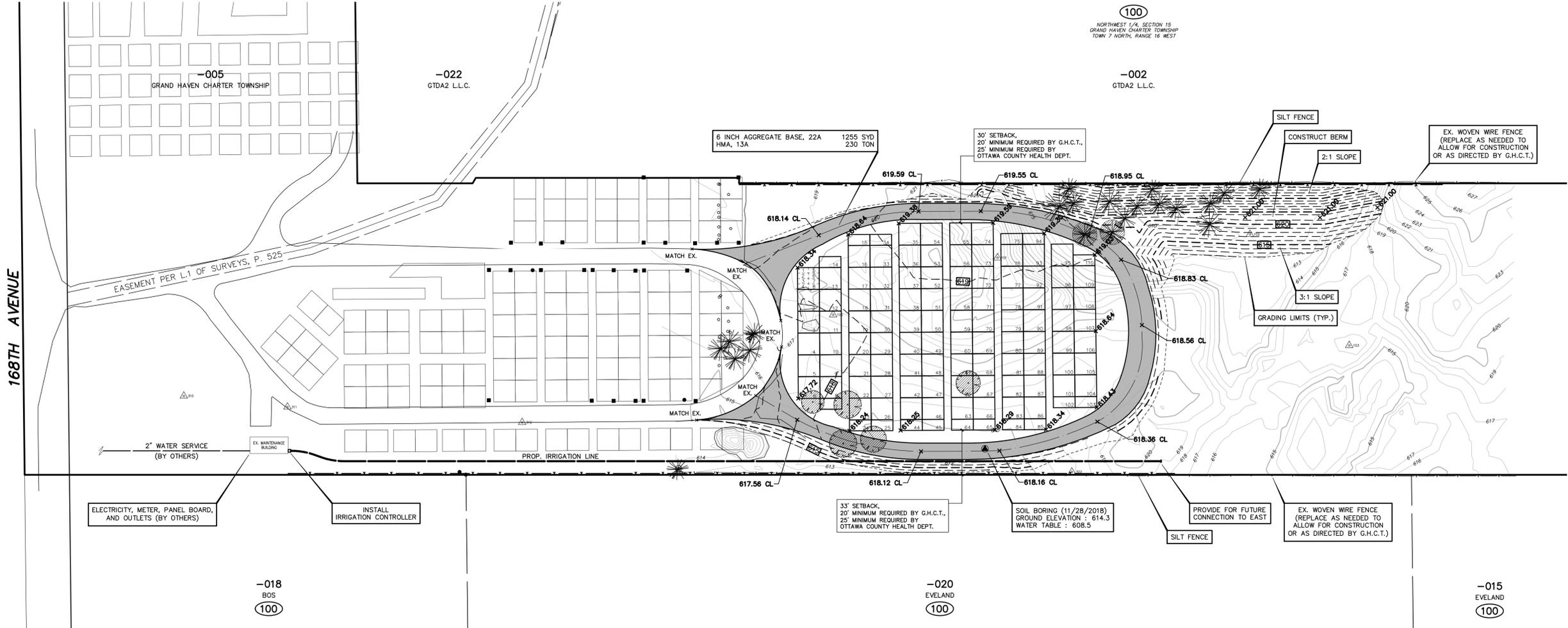
The following conditions shall be met for approval:

Signature of Planning Commission Chair

Date

B.M. EL. 614.22
 168TH AVENUE AND G.H.C.T. CEMETERY
 480 ± E. OF 168TH AVENUE AT S.
 PROPERTY LINE, SET R.R. SPIKE IN N.
 SIDE OF 14" PINE (0.1' ± A/GRD)

POINT No.	NORTHING	EASTING	ELEVATION
100	55090.507	1263236.540	617.93
101	55100.979	12632488.040	628.30
102	55104.948	12632674.260	611.26
103	55096.619	12632746.420	618.56
310	55095.501	12631887.630	610.94
311	55097.537	12631963.840	613.10
312	55094.226	12632136.590	615.15
322	55087.219	12632541.010	617.19



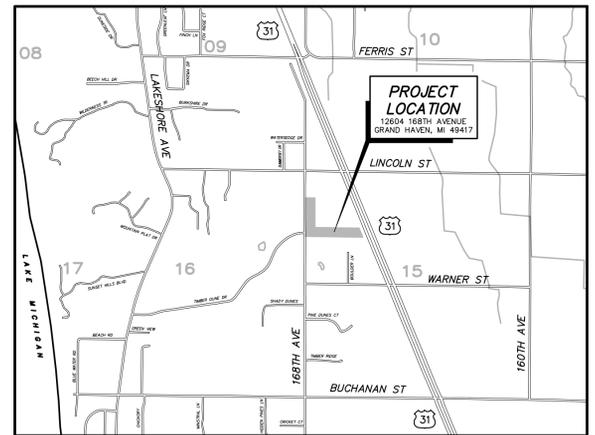
SITE PLAN
 SCALE : 1" = 40'

IRRIGATION SYSTEM REQUIREMENTS

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A PROFESSIONAL IRRIGATION SYSTEM DESIGN FOR THE AREA OF THE PROPOSED IMPROVEMENTS TO THE OWNER AND ENGINEER FOR REVIEW.
2. THE AREA OF IRRIGATION SHALL BE DEFINED BY THE INTERIOR OF THE DRIVE.
3. THE DESIGN SHALL PROVIDE FULL COVERAGE OF THE PROPOSED AREA WITH AT LEAST 80% OF THE AREA RECEIVING COVERAGE BY AT LEAST TWO (2) SPRINKLER HEADS.
4. HEAD PLACEMENT SHALL BE DESIGNED NOT TO SPRAY OVER THE DRIVE.
5. IRRIGATION CONTROLLERS SHALL BE HUNTER INDUSTRIES ACC-99D CONTROLLER.
6. SYSTEM PIPING SHALL BE APPROPRIATELY SIZED TO BE THE SMALLEST DIAMETER NECESSARY TO MEET THE DESIGN REQUIREMENTS.
7. SYSTEM PIPING SHALL BE INSTALLED WITH A MINIMUM OF TWO (2) FEET OF COVER OVER THE CROWN OF THE PIPE. LATERAL PIPING SHALL BE INSTALLED WITH A MINIMUM OF ONE (1) FOOT OF COVER OF THE CROWN OF THE PIPE.
8. THE SPRINKLER HEADS SHALL BE HUNTER INDUSTRIES I-20 ROTORS.
9. VALVES SHALL BE RAIN BIRD PGA SERIES.
10. SYSTEM SHALL BE DESIGNED AND INSTALLED IN A WAY THAT WILL PROVIDE THE ABILITY FOR FUTURE EXPANSION TO THE EAST AND INCLUDE ANY NECESSARY CONDUITS UNDER THE DRIVE.
11. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER COMPLETED RECORD PLANS INDICATING FINAL PLACEMENT OF ALL PIPE, VALVES, CONTROL WIRING, AND HEADS.

CLEARING, GRADING AND RESTORATION REQUIREMENTS

1. CLEARING, BRUSHING AND TREE REMOVAL SHALL BE WITHIN THE GRADING LIMITS AS INDICATED ON THE PLANS.
2. EARTHWORK QUANTITY TO BE INCLUDED IN GRADING HAS BEEN ESTIMATED TO BE 1900 CUBIC YARDS COMPACTED IN PLACE.
3. RESTORATION SHALL CONSIST OF FURNISHING AND PLACING FOUR (4) INCHES OF SCREENED TOPSOIL, SEED, FERTILIZER, AND MULCH TO ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT.
4. MULCH BLANKET WILL BE REQUIRED ON ALL DISTURBED SLOPES THAT ARE 1 ON 3 OR STEEPER.



LOCATION MAP
 SCALE : 1" = 40'

PROJECT DATUM INFORMATION

COORDINATE SYSTEM : STATE PLANE GRID
 ZONE : MICHIGAN 3507M 2113
 ELLIPSOID : GRS 80
 HORIZONTAL DATUM : NAD 83 (2011)
 VERTICAL DATUM : NAVD 83
 GRID : GRS 80
 UNITS : INTERNATIONAL FEET
 PROJECT COMBINED SCALE FACTOR (PCSF) = 0.99999789001
 GROUND DISTANCE = GRID DISTANCE / PCSF

811
 UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 Know what's below. Call before you dig.

NO.	REVISIONS	BY	DATE	DRAWN
				SMYTH
			JULY '19	DATE
				CHECKED
				K.S.K.
				DATE
			JULY '19	

Prein & Newhof
 Engineers • Surveyors • Environmental • Laboratory

GRAND HAVEN CHARTER TOWNSHIP
 OTTAWA COUNTY, MICHIGAN
 HISTORIC CEMETERY
 EAST SIDE EXPANSION
 SITE PLAN

PROJECT NO.
2180556
 SHEET NO.
1 OF 1

T:\CADD\PROJECTS\2019\2180556_HISTORIC_CEMETERY_EXPANSION\2_SPE\2180556_DRAWING.dwg - WSMYTH - Jul, 30, 2019 - 08:43am - Prein&Newhof



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: August 15, 2019
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Review Miscellaneous Follow-up Items

BACKGROUND

There are a handful or so of miscellaneous items the Planning Commission has requested additional information and/or options to consider. Those include:

- Maximum size allowance for decks on elevated walkways.
- Outdoor gun ranges, specifically the zero tolerance policy.
- Adding a seasonal roadside stands land use.
- Compare building material requirements for the US-31 Overlay Zone, north/south of Hayes.
- Zoning Board of Appeals Discretion (*previously described as administrative variances*).

Staff also has a few other items to discuss:

- Postpone Missing Middle Housing Overlay Zone.
- R-3 building height and number of stories.
- Retaining wall setbacks.
- Maximum lot coverage figures.

DISCUSSION ITEMS

Deck Allowance on Walkways

Staff did an aerial survey of properties along Lake Michigan and found the total square footage of decks attached to the elevated walkways giving access to the beach ranges from 200 – 400 sqft. Two questions arise:

- How much square footage should be allowed?
- Should there be a setback for the decks?
 - Recall, the walkway does not have a setback requirement. However, a deck can be used as a gathering area, and has the potential to be a nuisance to the adjacent neighbor.

Outdoor Gun Ranges

There were legitimate concerns raised over the proposed zero tolerance policy, which would require a range to close (in its entirety) for a mandatory year if a bullet were to escape the premises and injure or damage persons, property, or animals.

In response, staff recommends the zero tolerance policy be removed, and replaced with these principles:

- If a complaint is received that a bullet escaped, staff will follow-up with the Ottawa County Sheriff's Office to review the issue and obtain a copy of the police report. If the Zoning Administrator finds sufficient evidence that a bullet did escape, a public hearing with the Planning Commission will be scheduled.
- At the hearing, the gun range must present their arguments about the incident. Either accept responsibility and propose a solution; or provide enough compelling evidence that the bullet did not originate from the range.
- At the conclusion of the hearing, the PC will make a recommendation to the Board. Significant latitude can be provided here and tailored to the situation at hand. Examples could include:
 - Egregious situations could revoke the permit and require the facility to close for a year.
 - Disallow certain firearms from being used outdoors for a certain period of time and/or until a suitable solution has been devised; and has been approved again via another special land use public hearing.
 - Require additional bullet-stop devices.
 - Obligate the range have a firearm specialist on site whenever firearms are being discharged.

The PC would make a recommendation to the Board, and ultimately the Board would make the final determination as to what should occur based on the circumstances presented for that case.

Seasonal Roadside Stands

The consultant has provided the following provisions as a starting place:

- Gross floor area of the temporary building cannot exceed 800 sqft.
- Trash receptacles must be provided.
- Must close by 10pm if adjacent to other dwellings.
- Stand shall be setback at least 20 ft from the right-of-way.
- Height of stand cannot exceed 1 story.
- Parking area at least 25 ft away from road edge.
- Market must comply with Generally Accepted Agricultural Management Practices (GAAMPs).
- Farm stand may only operate for a maximum of 6 consecutive months per year.

Does the PC have suggestions on how to improve, or information that may be missing?

US-31 Overlay Building Materials

Currently, the ordinance establishes Hayes Street as a border for building material requirements in the US-31 Overlay Zone. The PC requested to compare those materials before deciding if the border should be eliminated, remain as-is, or be modified.

South of Hayes Street

Minimum of 80% of the exterior finish material of all building facades (excluding the roof and window areas) shall consist of facing brick, cut stone, split face block, fluted block, scored block, native field stone, cast stone, or wood with an opaque or semi-transparent stain or bleaching oil.

North of Hayes Street

Minimum of 80% of the exterior finish material of all building facades (excluding the roof and window areas) shall consist of facing brick.

The following provision is also provided in the current ordinance

Any other block of building material may be reviewed and approved by the PC if the material is compatible with surrounding uses, protects the investment of adjacent landowners, blends harmoniously with the natural features and promotes a high quality image to those traveling through the Township.



Facing Brick



Cut Stone



Split Face Block



Fluted Block



Scored Block



Native Field Stone



Cast Stone



Wood
Opaque



Wood
Semi-Transparent



Wood
Bleaching Oil

How would the PC like to address the allowable building materials in the Overlay Zone?

ZBA Discretion

Section 603 of the Michigan Zoning Enabling Act gives the ZBA certain authorities. Spring Lake Township has been using this new method, and staff used their provisions as guidelines.

The issue at hand arose from a recent ZBA case where the property owner lives on a standard R-2 lot with a modestly sized dwelling that has built-out the envelope. This prevents the property from being able to improve the property by adding a three-seasons room for example. In this case, the

ZBA authorized a variance because the applicant offered to trade their accessory building allowance in exchange for the three-seasons room. The agreement has been drafted, and will be recorded with the Register of Deeds prior to issuing a building permit. Further, the ZBA found the three-seasons room would have less impact on the neighbors because it would be smaller, and setback farther, than any new accessory buildings.

That case prompted the ZBA to request staff look into options that may be available for “common sense” requests that are reasonable and worthwhile, but unable to accomplish under the current ordinance.

Per the Attorney, decisions made by the ZBA per Section 603 **would create precedent for future applications but would not create precedent for violating the zoning ordinance**, since decisions made per Section 603 are allowed by, and not in violation of, the zoning ordinance.

SLT language for this type of discretion is:

Accessory Buildings or Structures of a greater area, in excess of the maximum height standards, or in excess of the maximum number of Buildings, may be authorized by the Board of Appeals pursuant to Section 603 of the Zoning Act. In order to qualify for an authorization under this Section, the application must first comply with the following standards.

1. The total square footage of all Accessory Buildings and Structures on a Lot shall not be more than twice the amount of square footage of Accessory Buildings and Structures allowed by right.
2. A landscaping plan shall be submitted with a Site Plan for any Accessory Building or Structure subject to this Subsection. When an Accessory Building or Structure subject to this Subsection will be visible from the Street or an adjacent Lot, existing trees and other screening vegetation should be preserved. If no screening currently exists, new landscaping shall be provided if deemed appropriate by the Board of Appeals, considering the nature of the area and the degree to which the Accessory Building or Structure is visible.
3. All of the Buildings and the Structures on the Lot shall not exceed the Lot Coverage standards of the underlying Zoning District.
4. The proposed Accessory Building or Structure shall generally be compatible with the architecture style and Building form of the principal Building, except for Buildings such as Greenhouses, which perform a specific function requiring a particular Building form.
5. The area, height, and massing of the proposed Accessory Building or Structure shall be proportional to the overall area of the Lot upon which it is placed and consistent with other residential Buildings or Structures in the surrounding neighborhood.
6. The Accessory Building or Structure shall be located in such a manner as to not cause a storm water runoff nuisance on adjacent property and shall meet the intent and guidelines of the Stormwater Management provisions in Article VI of Chapter 14 of the Township's Code of Ordinances.
7. The Board of Appeals may require a restrictive covenant, such as a deed restriction, recorded with the Ottawa County Register of Deeds, indicating that any future division of the subject Lot shall meet the limits for Lot Area and Accessory Building or Structure size provided in Section 306. The covenant shall be provided to the Zoning Administrator prior to the issuance of a permit under Section 116.

If the PC agrees with this concept, staff would suggest initial provisions for allowing additions onto dwellings that would project into required setback areas could include:

- The addition + existing accessory buildings cannot exceed the maximum square footage allowance for accessory buildings.
- Remaining square footage of accessory buildings would be forgone, and an agreement recorded with the Register of Deeds.
- The addition cannot be closer to a lot line than an accessory building would be permitted.
- Addition shall not be more than 25% of the current footprint of the dwelling.
- May not exceed maximum lot coverage standards.
- Other boiler plate language would also be included—compatibility, proportionality, not cause harm to adjacent property, etc.

This type of application would be processed through the ZBA, and require a public hearing, which means all property owners within 300 ft would receive notice of the request.

If the PC finds this method of authorization acceptable, should staff begin drafting specific standards? Should there be other limitations or factors considered? Anything that must be excluded?

STAFF ITEMS TO DISCUSS

Missing Middle Housing Overlay Zone

Staff requests the PC allow the MMH Overlay Zone to be pulled out of the draft zoning ordinance at this time. That new zone deserves more time and attention than it has received, and there is a need to complete the new zoning ordinance.

If the PC finds acceptable, the chapter would be removed and marked as “Reserved.” Staff and the PC would continue working on this Overlay Zone, and once it is ready it can be adopted into the ordinance.

R-3 Building Height & Stories

Recall that R-3 will be the new multi-family zoning district. Is the PC comfortable with the proposed maximum height of 50 feet and 4 stories. Key information to consider includes:

- It is unlikely a 4 story building would be requested because building code would require an elevator and exterior fire escapes. Thus, it is cost prohibitive.
- Accessibility requirements no longer permit “garden-style” apartments that have a sunken first floor. Meaning, 3 stories must be the minimum (*rather than the current 2.5 stories*).
- Having a dual regulation of height and stories is beneficial in the sense that it offers flexibility for higher ceilings. On average, an apartment story is 10’ with only 8’ on the interior (floor to ceiling), so a 3 story building = 30’. If a taller height is allowed a 3 story building could offer 10’ high interior ceilings.

If the PC is not comfortable with 50’/4 stories, staff would recommend 40’/3 stories instead.

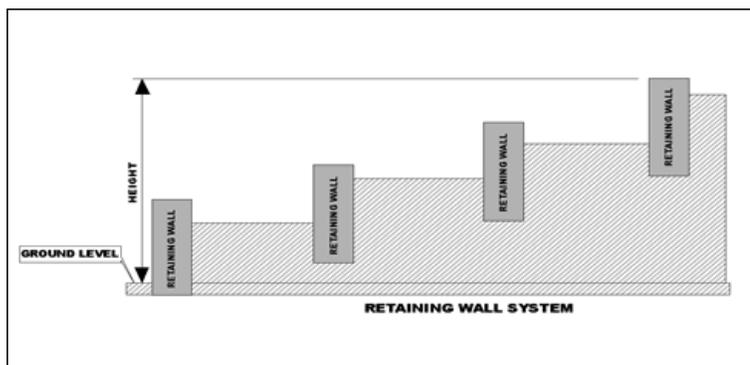
Retaining Wall Setback

The current ordinance states, any retaining wall or a series of retaining walls that exceed 4' in height must meet the same setbacks as the main dwelling. Because most dwellings are built to the front yard setback line this regulation prohibits a homeowner from potentially utilizing their front yard.

The topography varies greatly within the Township, and staff recommends a foreseeable problem be corrected now instead of resulting in ZBA cases and a future text amendment.

Retaining walls are considered a series if multiple walls are within 10' of each other. If that occurs, height is measured from grade at the lowest wall to the top of the highest wall.

For example, a homeowner with an oddly sloped front yard could not build a series of retaining walls to create a flat usable area.



In response, staff recommends the retaining wall section be modified to only require a 10' – 15' setback for retaining walls over 4' in the front yard. The remaining provisions for side and rear yards are adequate.

Maximum Lot Coverage

Maximum lot coverage is new for the Township, and want to ensure the PC is comfortable with the allowances.

As a point of reference, the City of Grand Haven's max lot coverage for residential = 30-35% and non-residential = 70-75%. Spring Lake Township's max lot coverage for residential = 40%, but is limited to 25% along the waterfront and non-residential = 70%.

Staff recommends aligning GHTs provisions with SLTs—40% in all residential districts and 70% in non-residential. Examples of how these figures would impact property are:

Example 1 – Bare Minimum of R-2

Dwelling = 800 sqft footprint
Accessory Bldgs = 600 sqft
Driveway = 600 sqft
Lot Area = 13,000 sqft
Lot Coverage = 2,000 sqft
Total Lot Coverage = 15%

Example 2 – Typical Lot

Dwelling = 1,500 sqft footprint
Accessory Buildings = 1,000 sqft
Driveway = 1,400 sqft
Lot Area = 22,000 sqft, or 0.5 acres
Lot Coverage = 3,900 sqft
Total Lot Coverage = 17.7%

Example 3 – Lot at 40% Coverage



Dwelling = 4,400 sqft

Accessory Bldg = 576 sqft

Driveway + Other Impervious Surface = 7,120 sqft

Lot Area = 30,927 sqft

Lot Coverage = 12,096 sqft

Total Lot Coverage = 39%

Is the PC comfortable with a 40% coverage restriction for residential lots?