

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

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Wilson, Chalifoux, Wagenmaker, Kieft, LaMourie, Hesselsweet, Reenders, Taylor

Members absent: Cousins

Also present: Community Development Director Fedewa

Without objection, Wilson instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

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

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. NEW BUSINESS

A. Site Plan Review – Shape Corp. – Parking Lot

Fedewa provided an overview through a memorandum dated October 2nd.

The applicant, Mike Westbrook, and project engineer, Joe Bourdon of Randers, were present and available to answer questions:

- The additional parking is needed because of a new contract with Ford Motor Company, which added about 100 new employees.

The Planning Commission offered the following comments:

- Pleased to see Shape Corp. continuing to grow.
- Best solution for the northeast “dead space” is to shift the island east and stripe 2 additional spaces.

Motion by Taylor, supported by Chalifoux, to **conditionally approve** the Site Plan Review application for Shape Corp. at 14600 172nd Avenue to build a 98 space parking lot. The motion is subject to, and incorporates, the following conditions and report.

1. Shall obtain permit from the Ottawa County Water Resources, and provide a copy to the Township.
2. Submit a revised spec sheet for outdoor lighting that reduces to total lumens to 30,000 or less. Each luminaire should be approximately 7,000 lumens or less. Staff to approve administratively.
3. Revise the site plan shift the northeast landscape island to the east, and then add two additional parking spaces to resolve the “dead space.”

Which motion carried unanimously.

REPORT – SHAPE CORP. – SITE PLAN REVIEW

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.

VIII. OLD BUSINESS

A. Approval – Lincoln Pines – Phase 2 Landscape Plan

Fedewa provided an overview through a memorandum dated October 2nd.

Motion by Kieft, supported by Taylor, to **approve** the Lincoln Pines Phase 2 Landscape Plan. **Which motion carried unanimously.**

B. Special Land Use – Reenders – Store n Lock Expansion

Motion by Chalifoux, supported by LaMourie, to remove the R-Stor & Lock Special Land Use application from the table. **Which motion carried unanimously.**

Reenders recused himself due to a conflict of interest – he is related to the applicant.

Fedewa provided an overview through a memorandum dated October 3rd.

The applicant, Ken Reenders, and engineer Jim Milanowski, were both present and available to answer questions:

- Uncertain why the arborvitaes around the existing buildings failed to grow and provide adequate screening. For the expansion, proposing spruce trees instead. Adding more trees than required by planting them 8-feet on center rather than 10-feet.
- Relocated the drive to the north per the Planning Commissions concerns. Impacting approximately 4,000 sqft of wetland. Will require a permit from EGLE.
- Although proposed construction schedule identifies one building per year, it is likely the applicant will accelerate that schedule and build all between 2019-2020.
- Considered a North-South orientation for the buildings, but found the visual impact to be greater on the adjacent apartment complex because all of the doors would face the apartment windows.
- Will shift the buildings east to comply with the Fire/Rescue requirement to have a 28-foot wide maneuvering lane.

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

1. Increase the width of the westernmost maneuvering lane to 28-feet to comply with the Fire/Rescue turning movement needs.

2. Obtained the required permits from OCWRC and EGLE, and provide copies to the Township prior to beginning construction.
3. Per Section 20.11.5 the screening waiver is approved until such time as the northern parcel is developed. Further, the applicant is permitted to plant saplings now (cost savings) in anticipation of them providing the screening when the waiver is void. Saplings must reach a 6-foot height when the waiver becomes void. If/when the parcel is developed and the waiver is voided, the applicant shall have one growing season to plant screening trees, or replace saplings that have not yet reached the required 6-foot minimum height.
4. Plant additional screening trees along the lot line, north of Building F. There is a county drain that could preclude compliance. Staff is directed to make the determination upon a site visit.
5. Stormwater basins will be planted with MDOT mix that includes wildflowers.
6. Roof pitch shall be consistent with existing buildings, and color must be consistent with the surrounding area and adjacent uses. Gray was suggested as it would complement the adjacent apartment complex.

Which motion carried unanimously.

REPORT – REENDERS (R-STOR N LOCK) – 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.

Reenders rejoined the Commission.

IX. REPORTS

A. Attorney's Report – None

B. Staff Report

➤ Community Open House for Zoning Ordinance – October 10th

C. Other – None

X. EXTENDED PUBLIC COMMENTS – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 7:43 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Stacey Fedewa, AICP". The signature is written in a cursive, flowing style.

Stacey Fedewa, AICP
Acting Recording Secretary