AGENDA

Grand Haven Charter Township Planning Commission
Monday, November 18, 2019 – 7:00 p.m.

I. Call to Order

II. Roll Call

III. Pledge to the Flag

IV. Approval of the November 4, 2019 Planning Commission Meeting Minutes.

V. Correspondence

VI. Brief Public Comments & Questions (Limited to 3 minutes)

VII. Old Business
- A. Review Zoning Ordinance
  - i. Proposed Township-Initiated Rezonings for Zoning Map
  - ii. Self-Storage Unit Regulations
  - iii. Child Care Centers in R-1
  - iv. Miscellaneous

VIII. New Business
- A. Housekeeping Duties
  - i. 2020 Meeting Schedule
  - ii. Appointment of Officers

IX. Reports
- A. Attorney's Report
- B. Staff Report
- C. Other

X. Extended Public Comments & Questions (Limited to 4 minutes)

XI. 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
NOVEMBER 4, 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, Wilson, Chalifoux, Wagenmaker, Kieft, LaMourie, Reenders, Taylor
Members absent: Hesselsweet
Also present: Community Development Director Fedewa, Attorney Bultje, McKenna Planning Consultant Khorey

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the October 7, 2019 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. PUBLC HEARING

A. Special Land Use – Outdoor Pond – Cook

Cousins opened the public hearing at 7:02pm.

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

The applicants, James and Lisa Cook, were present and available to answer questions:

- The land is flat with a high water table. Pond will be used for personal enjoyment, crop irrigation, and spoils will be used as fill for constructing a single family dwelling.

There being no further public comment, Cousins closed the hearing at 7:05pm.

B. Stonewater Sub No. 2 – Tentative Preliminary Plat

Cousins opened the public hearing at 7:05pm.

Fedewa provided an overview through a memorandum dated October 31st.

The project engineer, Rick Pulaski, and developer, Jeff Klaasen, were both present and available to answer questions.

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

C. New Zoning Ordinance, including Short Term Rentals

Cousins opened the public hearing at 7:07pm.

Fedewa provided an overview of the process through a memorandum dated October 31st and a supplemental memorandum dated November 4th that details the Short Term Rental subject.

McKenna Planning Consultant Khorey provided a presentation on the substantive policy changes of the proposed zoning ordinance.

- Laird Schaefer – 12543 Wilderness Trail – Short Term Rental concern:
  - Concerned some Short Term Rental licensee's may "evade" the 6 day minimum stay duration by issuing a refund for the unused days.
    - Fedewa and Bultje explained that would be a technical violation of the Short Term Rental license and the property owner would be subject to code enforcement and possible revocation of the license.

- Kristin Turkelson – 14542 Angelus Circle – Proposed Zoning Ordinance concerns:
  - Township needs to review with a broader lens and ensure the district's Statement of Purpose is followed.
  - Objects to expanding non-residential uses allowed in the R-1 district. Believes it is inappropriate because there is no infrastructure to support certain new uses being proposed in the district. Such as, a kennel, child care center, parking lot, and indoor recreation.
  - The Institute of Transportation Engineers (ITE) 10th edition manual for trip generation indicates a child care center could produce up to 110 trips during peak hours.
  - If non-residential uses will be allowed in residential districts, then performance standards should be incorporated.
  - Housing affordability is needed in the community and believes 2-3 unit dwellings should be allowed.
  - Concerned about allowing Major Home Based Businesses because it could allow a vehicle repair business, which would have a negative effect on the neighborhood.
  - Does not agree with identifying recommended best management practices within an ordinance because it is too subjective.
  - Township does have the right to obligate design and aesthetic standards for accessory buildings particularly as it relates to scale and massing.

- Supports the landmark tree preservation efforts. Noted the mature trees saved on the Dollar General site is positive. However, a minimum canopy requirement may be the better method of regulating.

- Stan Boelkins – 11790 Garnsey – Minimum Lot Width for RP and RR Districts
  - Desires his land to be rezoned RR at US-31 and Buchanan.
  - Believes a 330 foot minimum lot width for RP is grossly excessive. His engineering firm recommends a 250 foot minimum instead.
  - RR should only have a 150 foot minimum lot width.
    - Fedewa explained the minimum width for RR is unchanged at 150 feet.
  - Requests the Township reconsider the minimum width requirements.

There being no further public comment, Cousins closed the hearing at 7:56pm.

VIII. OLD BUSINESS

A. Special Land Use – Outdoor Pond – Cook

Reenders recuses himself because he owns property within the public notice area.

Motion by LaMourie, supported by Wilson, to **conditionally approve** the Outdoor Pond Special Land Use application for 14607 Winans 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 condition:

1. Shall provide the Township with a copy of the Soil Erosion and Sedimentation Control permit.

Which motion carried unanimously.

REPORT – COOK OUTDOOR POND – 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.

B. Stonewater Sub No. 2 – Tentative Preliminary Plat

The Planning Commission offered the following comments:

- Questioned how the Township was addressing the dead ends (*roads and utilities*) of the site development.
    - Fedewa explained a financial surety is posted with each phase.

Motion by Wilson, supported by Chalifoux, to recommend the Township Board **approve** the Tentative Preliminary Plat for Stonewater Subdivision No. 2 based on the application meeting the requirements of the Grand Haven Charter Township Subdivision Control Ordinance. **Which motion carried unanimously**.

C. New Zoning Ordinance, including Short Term Rentals

The Planning Commission offered the following comments:

- Clarify the "state licensed" facilities in the use table.
- Inquired about what options may be available to allow a child care center in the R-1 district.
    - Fedewa indicated that options could include key street segments, minimum acreage, availability of sidewalks and/or pathways, etc.
- Discussed minimum lot width of RP and RR.
    - Fedewa clarified that RR has a minimum width of 150 feet in both the existing ordinance and the proposed ordinance. Explained how minimum lot width is measured on a cul-de-sac.
- Some members believe more special land uses should be allowed in the AG district. Particularly commercial-type uses that do not need public utilities such as, self-storage units, outdoor storage, and warehousing.
    - Others raised concerns with the intensity of those uses and they may need paved roads or could be obtrusive to adjacent uses.
    - Requested staff review self-storage regulations in surrounding communities.
- Questioned why the Short Term Rental ordinance for the zoning ordinance does not contain actual regulations.

- Attorney Bultje explained the Short Term Rental ordinance intended for the zoning ordinance can include a reference to the regulatory ordinance. Ultimately, a comprehensive regulatory ordinance is the best method.

- The number 12 was selected for maximum occupants after Superintendent Cargo performed research on behalf of the Township Board.

Motion by Taylor, supported by Wagenmaker, to **table** consideration of the new zoning ordinance and direct staff to address the following items:

1. Performance standards for child care centers in residential zoning districts.
2. Research self-storage regulations from other communities.
3. Review and consider other comments such as the Major Home Based Businesses.

Which motion carried unanimously.

IX. NEW BUSINESS

A. 2018 Planning Commission Report

Fedewa provided an overview of the report in a memorandum dated November 4th.

The Commissioners affirmed the findings and information provided in the report.

X. REPORTS

A. Attorney's Report – None

B. Staff Report

- Will have meetings on the last two scheduled dates – Nov 18th and Dec 2nd

C. Other – None

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:47 pm.

Respectfully submitted,

Stacey Fedewa, AICP

Stacey Fedewa, AICP
Acting Recording Secretary

GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: November 14, 2019

TO: Planning Commission

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Proposed Township-Initiated Rezonings

BACKGROUND

Because the new zoning ordinance is removing, adding, and modifying certain zoning districts that results in the need to rezone properties in conjunction with the new ordinance.

The general changes that guided the proposed rezonings are:

- LDR – Rezone All Parcels – District Eliminated
- R-3 – Rezone if Needed – District is now Multi-Family and not Two-Family
- R-3.5 – Rezone All Parcels – District Eliminated
- R-4 – Rezone All Parcels – District is now Manufactured Home Park
- R-5 – Rezone Parcels – District Eliminated
- SP – Rezone All Parcels – District Revised to C-1
- C-1 – Rezone Certain Properties to C-2 – Creating the Regional Commercial District
- I-1A – Rezone All Parcels – District Eliminated

In addition to the above, staff elected to include other properties that needed to be rezoned. For example, a few properties near Mercury Drive are zoned AG and contain single family or two-family dwellings.

REZONING FACTS

In total, staff is proposing 210 rezonings. As requested by the Planning Commission and Township Board, staff drafted a letter that was mailed to each property owner to inform them of the rezoning.

Those letters were mailed on October 23rd. An example is provided on the next two pages.

GRAND HAVEN CHARTER TOWNSHIP
13300 168th Ave. • Grand Haven, MI 49417
Phone: 616.842.5988 • Fax: 616.842.9419 • www.ght.org

October 23, 2019

Katelin Cornett and Daniel Aalderink
9971 Hiawatha Drive
West Olive, MI 49460

RE: 9971 Hiawatha Drive, Parcel No. 70-07-10-200-031

Dear Katelin and Daniel,

Over the last two years, the Township has been working on creating a new zoning ordinance. The current ordinance is 20 years old. It has good bones but is outdated in terms of what homeowners want nowadays. For example, outdoor living is important today so we're going to allow larger decks and front porches and exempting gazebos and pergolas from counting against accessory building allowances. The draft can be viewed at: www.ght.org/zoningordinace-draft, and is anticipated to become effective on 1/1/2020.

One of the major changes is eliminating the Low Density Residential (LDR) zoning district. There are only 26 parcels zoned LDR in the Township (*out of nearly 7,000*). Your property is zoned LDR. That is why you're receiving this letter today. By eliminating this district, we need to rezone your property to Single Family Residential (R-1).

I imagine a number of questions are coming to mind and hope to answer most of them for you in this letter. However, if you still have concerns please contact me at planning@ght.org (preferred) or (616) 604-6326.

Will this rezoning impact my property taxes?
No. Taxes are based on the use of the property, and not the zoning district.

Will this cost me any money?
No. This is a Township-initiated rezoning, which means the Township will pay all the costs.

What is the difference between LDR and R-1?

District Criteria	LDR	R-1
Minimum Lot Area	25,000 sqft	13,000 sqft
Minimum Lot Width	125 feet	100 feet
Front/Rear Yard Setbacks	50 feet	50 feet
Side Yard Setbacks	20' min/40' combined	15' min/35' combined
Paved Road Required	Yes	Yes
Municipal Water Required	Yes	Yes

The differences between the two districts are minimal and reside only with Area, Width, and Side Yard Setbacks.

Could this mean more development near me?
Unlikely. The criteria for the two districts are so similar. At best it may enable a few owners to divide their land.

Do I have to rezone?
Yes. When the new zoning ordinance takes effect all property within the Township must be assigned to a district that exists. As of 12/31/19 the district will be eliminated, so your property must be assigned to a new district.

Can I rezone to a different district?
No. The property is not large enough to be in the Rural Residential (RR) district, which requires a minimum lot area of 45,000 sqft. This remains a rural area of the Township, so a higher density district like R-2 is not recommended because we do not want to change the character of your neighborhood.

What is the process to rezone land?
The Michigan Zoning Enabling Act requires three meetings and three publications, which will follow this schedule:

- November 18, 2019 – Planning Commission public hearing, recommendation to the Board.
- November 25, 2019 – Township Board first reading, publish Notice of Proposed Ordinance.
- December 9, 2019 – Township Board second reading, publish Notice of Adoption.
- January 1, 2020 – Rezoning takes effect.

What do I need to do?
Nothing. The Township will handle this process from start to finish. You're welcome to attend any, or all, of the meetings listed above. They each begin at 7pm in the Township Hall Board Room. All materials provided for the meetings can be viewed at www.ght.org/boards/meeting-packets, which are typically posted the Friday before the scheduled meeting.

Thank you for your time in reading this letter, and hope it answered some of the more pressing questions and concerns. That said, please contact me if this raises further questions.

Best regards,

Stacey Fedewa, AICP

Stacey Fedewa, AICP
Community Development Director
Grand Haven Charter Township
(616) 604-6326 Direct
planning@ght.org

RESPONSES

A few of the properties included in the rezoning could have gone one way or another. If that was the case, the owner was informed if they disagreed with the proposal to promptly contact staff. Only two property owners have indicated they do not wish to rezone their land.

Those properties are:

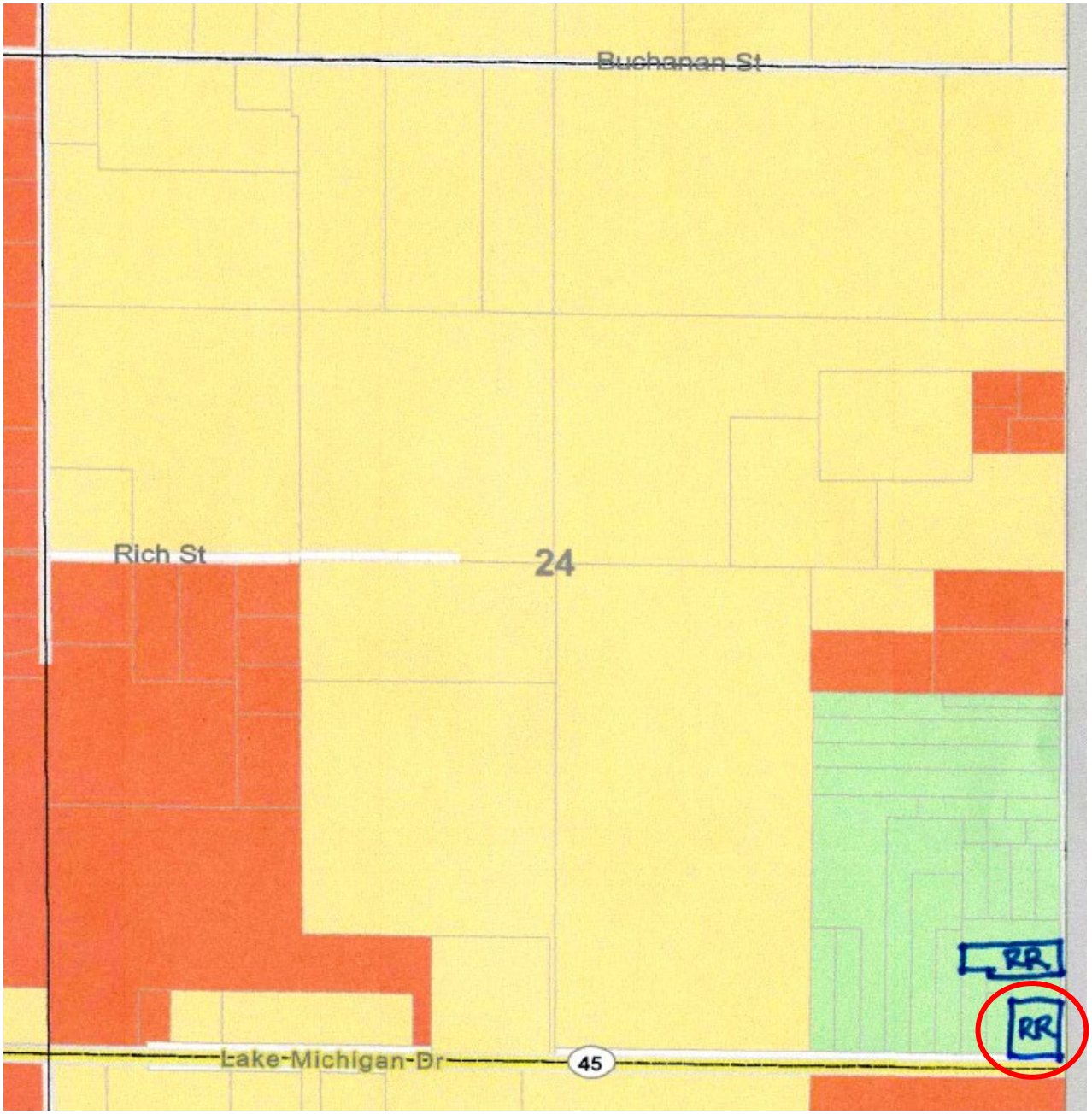
1. Richert Real Estate Co LLC, owns 5 vacant parcels and wishes the zoning to remain R-3.

Parcel No.	Size	Current Zoning	New Zoning
70-03-26-320-009	0.37	R-3	R-2
70-03-26-320-010	0.37	R-3	R-2
70-03-26-320-011	0.37	R-3	R-2
70-03-26-320-012	0.37	R-3	R-2
70-03-26-320-013	0.37	R-3	R-2

The end goal for this property owner is to build duplexes himself or sell the lots to another property owner that will build duplexes. Staff believes either district would be appropriate.

2. True North Farms LLC, owns property within the R-2 neighborhood at M-45 and 144th Avenue. Owner is uncertain about the future use of the property and requests it remain R-2.

Parcel No.	Size	Current Zoning	New Zoning
70-07-24-476-024	1.63	R-2	RR



These 26 parcels were platted in 1940, and zoned R-2 and most have single family homes. However, the R-2 district requires municipal water and paved roads. Water is not available and some of the parcels are accessed via a private gravel road.

Staff believes this area should be rezoned to the RR district, but most of the lots are nonconforming in area and/or width. Only the two shown above were compliant with RR criteria.

The area is not suitable for the medium density allowed by R-2. Because the area does not have municipal water available, they are not ripe for the R-1 district either. The rural character and above-average size of the lots lend themselves to the RR district.

Most of the lots are 132 ft in width, but a few are as narrow as 66' and 67'. Six of the properties are less than 45,000 sqft.

The question becomes—what level of nonconformity does the Township want?

- Lack of infrastructure features identified in the Statement of Purpose for the districts?
- Lots are too narrow and do not meet the minimum width?
- Lots are too small and do not meet the minimum lot area?
- Lots that allow medium density in an area unripe for development?

Staff requests the PC discuss prerogatives and provide direction on how to proceed.

NEXT STEP

A public hearing has been scheduled for December 2nd to review and approve the Zoning Map.

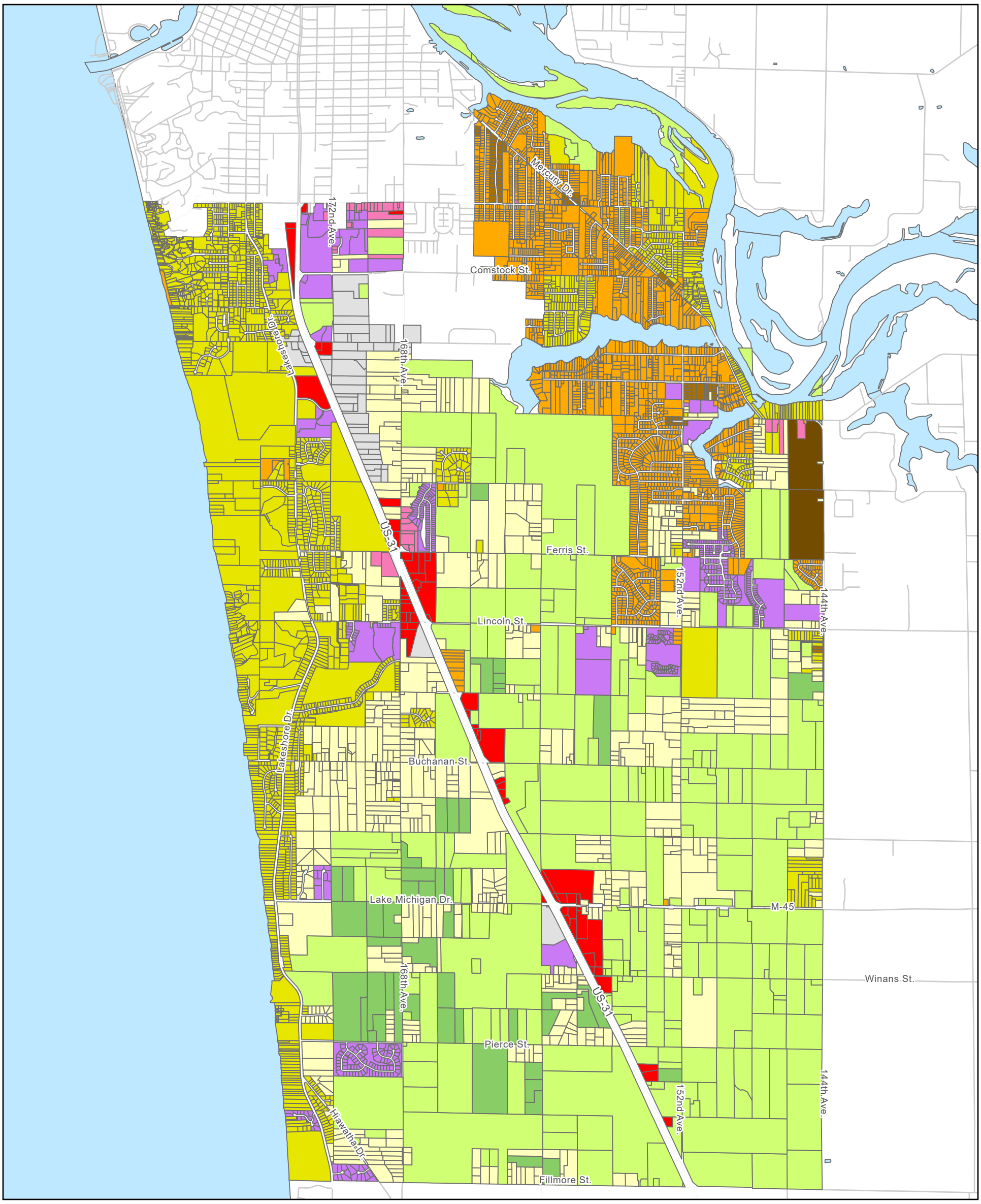
From there, the Zoning Ordinance can be removed from the table, discussed, and forwarded to the Board for the remainder of the adoption process.

Please let me know if this raises questions or concerns.

Grand Haven Charter Township

Zoning Map
01-19-2015

Rezonings for New Ordinance



Zoning Map

Grand Haven Charter Township

November 15, 2019

LEGEND

- Agricultural District (AG)
- Rural Preserve District (RP)
- Rural Residential District (RR)
- Single Family Residential District (R-1)
- Single Family Residential District (R-2)
- Multiple Family Residential District (R-3)
- Manufactured Home Park District (R-4)
- Neighborhood Commercial District (C-1)
- Regional Commercial District (C-2)
- Industrial District (I-1)
- Planned Unit Development District (PUD)

0 500 1,000

Feet

Basemap Source: Michigan Center for Geographic Information, Version 17a. Data Source: County or Local Community Source. McKenna 2019.

MCKENNA

GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: November 14, 2019

TO: Planning Commission

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Discussion – Self-Storage Unit Regulations

BACKGROUND

On November 4th the Planning Commission directed staff to perform research on self-storage regulations in neighboring communities. See below.

REGULATIONS

Grand Haven Charter Township

The current proposal for this use – requires a Special Land Use permit in the C-2 and I-1 districts and must be accessory to another principal use. As staff understands, the lack of consensus seems to be more related to being an accessory use, and less about the actual regulations.

Recall, that **staff's concern is related to supply and demand**. The demand for this use is strong, and the supply is limited. However, the availability of our C-2 and I-1 land is also limited. **The question becomes—does the Township want to allow self-storage to consume the rest of the C-2 and I-1 land?** That will happen, and as long as the SLU standards are met the Township cannot deny an application.

By requiring the units to be an accessory use, this ensures that businesses with employees, which provides financial contributions to the local economy (*unlike storage units*) are the primary use on the land. This also allows the business owner to supplement their revenue by leasing units, or leasing part of the land to storage unit developer.

Self-Storage Facilities

(A) **Permitted Use.** Mini-warehouse establishments must be accessory to a permitted use, or accessory to an approved special land use, and shall provide for storage only. All such storage must be contained within an enclosed building. Use of semi-trailers for storage is prohibited. Electrical service, except for lighting, is prohibited within storage units.

(B) **Site Enclosure.** The entire site, exclusive of access drives, shall be enclosed with a six (6) foot high masonry wall, decorative fence, landscaped wall, or opaque fence, constructed in accordance with Chapter 10. In lieu of a masonry wall or fence, the Planning Commission may approve a landscape screen, pursuant to Section 6.02(E).

(C) **Exterior Appearance.** The exterior of any mini-warehouse shall comply with the following minimum requirements:

(1) Storage buildings shall have pitched roofs with gables.

(2) Buildings shall be neutral colors.

(3) Buildings shall be oriented so that doors to storage units do not face toward the road, unless such doors will be completely screened from view from the road.

(4) Building facades facing a public road shall not be faced with metal. Brick, stone, wood, vinyl siding, and EIFS are acceptable options, unless otherwise prohibited by this Ordinance.

(5) If a manager's office is proposed, it shall be located in front to screen the storage units. Fences or walls shall project no closer to the front of the site than the front of any such office or residence

(D) **Resident Manager.** A resident manager may be permitted on the site for the purposes of maintaining the operation of the facility in conformance with the conditions of the approval. The manager's residence, which shall be considered a permitted living quarters and residential use on the property, accessory to the self-storage, shall conform to the requirements in Section 3.03.

(E) **On-Site Circulation and Parking.**

(1) All one-way driveways shall be designed with at least two lanes. One ten (10) foot wide loading/unloading lane and one fifteen (15) foot travel lane, for a total pavement width of at least 25 feet.

(2) All two-way driveways shall be designed with at least three lanes. One ten (10) foot wide loading/unloading lane and two (2) twelve (12) foot travel lanes, for a total pavement width of at least 34 feet.

(3) The parking lanes may be eliminated if the driveway does not serve storage units. Signs and painted lines shall be used to indicate parking and traffic direction throughout the site.

(F) **US-31 Screening Requirement.** No self-storage building, except those approved prior to the effective date of this ordinance, shall be visible to traffic on US-31. Any self-storage building built in the vicinity of US-31 must be completely screened from view by landscaping or another building.

Holland Charter Township

Allowed as Special Land Use in the C-2, I-1, and I-2 districts.

Section 9.17 Mini-Warehouse/Self-Storage

A. *Spatial Requirements*. Mini-warehouse/self-storage facilities are subject to the following requirements:

Table 9.17 Mini-Warehouse/Self-Storage Spatial Requirements	
Minimum Lot Area (acres)	2
Minimum Lot Width and Frontage (ft.)	200
Front Setback (ft.)	75
Side Setback (ft.)	20
Rear Setback (ft.)	25
Maximum Storage Unit Size (s.f.)	600
Minimum Caretaker's Dwelling Size (s.f.)	640

B. *Use Restriction*. Use of any storage unit for the conduct of manufacturing, repair, service, sales, fabrication, assembly, or any other business purpose, other than storage of goods or merchandise, is prohibited.

C. *Caretaker's Dwelling*. A single one-bedroom dwelling unit is permitted as an on-site residence for the facility caretaker. This dwelling unit shall be physically attached to the building which contains the leasing and management office for the facility.

D. *Parking and Access*.

1. Parking shall be paved in accordance with the requirements of *Section 10.4*.
2. There shall be a 10-foot wide parking lane adjacent to each side of a building that has access doors to storage units. Required parking may be situated in these lanes.
3. One-way traffic aisles shall not be less than 15 feet in width. Two-way traffic aisles shall not be less than 22 feet in width. This width shall not count required parking lanes.
4. Site access shall be limited to no more than two (2) driveways which are located and constructed in compliance with all township ordinances and the requirements of the Ottawa County Road Commission, whichever are more stringent.

E. *Outdoor Storage*. Areas provided for outdoor storage of automobiles, boats, recreational vehicles, trailers, and similar personal property shall be designated on the site plan. These storage areas shall be enclosed and screened by the on-site storage unit buildings. Outdoor storage shall not be located within any required setback area. Storage surface area shall meet the requirements of *Section 9.22 C*.

City of Grand Haven

Allowed as use permitted by right in the Industrial district.

Spring Lake Township

Allowed as Special Land Use in the Industrial districts.

942 SELF STORAGE FACILITY

A. The Lot Area of the proposed site shall be at least one (1) acre.

B. Mini storage Warehouses shall not be used for automotive repair; practice facilities for musical bands; living quarters for human habitation; the keeping of animal life; storage of hazardous materials; wood, metal or other working shops; business or hobby office and other business activities (except the office for the facility and storage of personal belongings).

C. Storage units shall not have separate public sanitary sewer, public water or electrical services except for needed lighting purposes.

D. The maximum length of a Self-Storage Facility shall be one hundred (100) feet along a Street Frontage. Along such Frontage, there shall be a vertical design element, such as a pilaster, offset, change in roofline, or Building color or material not less than every twenty-five (25) feet to avoid the look of a monotonous Warehouse type of Building.

E. The use shall be established and maintained in accordance with all applicable local, State and Federal laws.

F. All storage shall be inside an enclosed Building. Outdoor storage is not permitted.

G. All Parking Lots and Maneuvering Aisles shall be provided with a paved surface. All Maneuvering Aisles shall be forty (40) feet in width.

H. All Structures and common areas shall be enclosed by a six (6) foot fence and access to common areas shall be provided through a security gate.

I. All accesses to the Structure shall be illuminated by security lighting with a cut-off shield not to exceed ten (10) feet above grade.

City of East Grand Rapids

Allowed as Special Land Use, **accessory to principal uses** in the C-1 district.

D. **Outdoor Storage**.

1. Outdoor storage shall only be permitted as a special use, accessory to principal uses in the C-1 District.

2. The outdoor storage area shall be screened from view of adjoining properties, in accordance with the following specifications:

   a. A solid, sight-obscuring fence or wall shall surround the storage area;

   b. The fence or wall shall not contain any openings other than a gate of access, which shall be closed at all times when not in use;

   c. The fence or wall shall be constructed of masonry, treated wood or other material approved as part of the special use approval; provided, the material is determined to be durable, weather resistant, rust proof and easily maintained. Chain link and barbed wire fences shall not be permitted.

3. If approved as part of the special use approval, the required screening may be comprised of suitable plant material, upon a determination that the alternate materials will provide the same degree or better of opacity, screening and compatibility with adjoining properties as a fence or wall.

Grattan Township (NE Kent County)

Allowed as a Special Land Use in the C-1 district.

*adequate site conditions for the use
*adequate security (fencing, locking gates, lighting)
*screening (visibility from adjacent lots or from a major street)
*safe access (Ingress & Egress)
*hours of operation
*type of storage/mix (enclosed storage) versus (enclosed and open storage)
*amount of spaces permitted for open storage
*type of open storage allowed (boats, vehicles, ATV's etc)
*ability for township to inspect annually any open storage items for current licensing and operability to ensure the open lot doesn't accumulate unlicensed and inoperable vehicles/boats etc.

DECISION

Staff hopes this additional information will lend itself to a consensus on the Planning Commission of how to regulate this use. However, if unable, staff will request the Township Board make the determination.

GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: November 14, 2019

TO: Planning Commission

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Discussion – Child Care Centers in R-1 District

BACKGROUND

On November 4th the Planning Commission directed staff to review other comments that were provided during the meeting and to provide follow-up information for the PC to review.

Staff has provided initial thoughts and discussion items below. The consultant is also preparing additional information, which staff hopes to share prior to Monday's meeting.

POTENTIAL PERFORMANCE STANDARDS

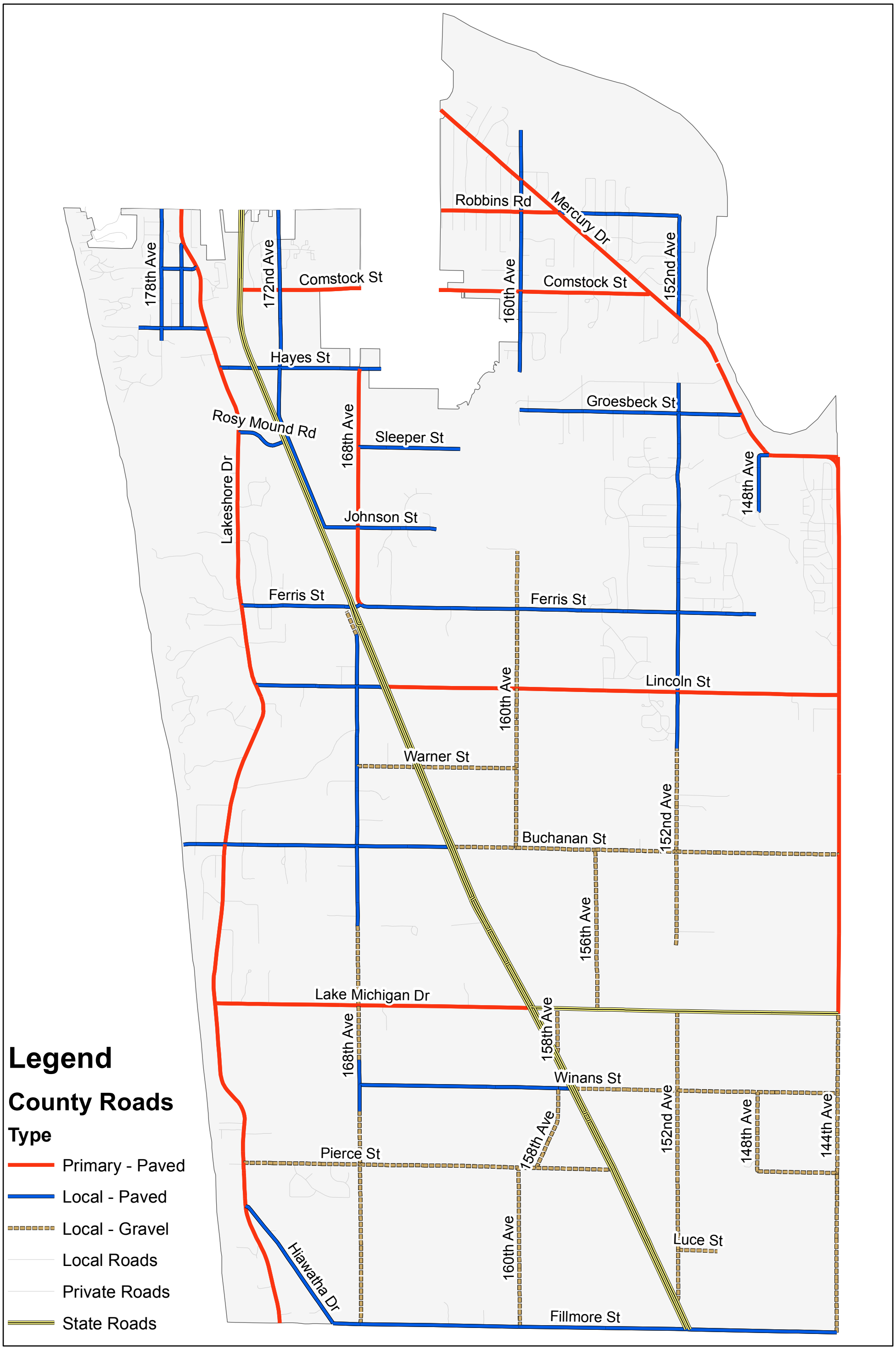
To ensure a child care center has the least impact on adjacent properties, the following performance standards can be included with the special land use requirements:

- Minimum lot size of 1 or 2 acres.
- Must be located on a county primary road (*Mercury, Robbins, Comstock, Lincoln, Lakeshore, 144th, 168th, and Lake Michigan Drive*). See enclosed map.
    - Can also require the site intersect with another primary road or county local road (*major streets include 160th, 152nd, Groesbeck, Ferris, 178th, and others*).
- Other options could include:
    - Adjacent to a pathway or sidewalk
        - Or within 1,500 ft of the site
    - County primary road must have curb and gutter
    - Must connect to municipal water, and if available, sanitary sewer

In fact, staff believes these standards may be suitable to allow this as an SLU in the R-2 district as well. <u>What are the PC's thoughts on these standards, and do you want more to consider from the consultant</u>?

Please contact me if this raises questions or concerns.

Road Classification & Type



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: November 14, 2019

TO: Planning Commission

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Discussion – Miscellaneous Comments

BACKGROUND

On November 4th the Planning Commission directed staff to review other comments that were provided during the meeting and to provide follow-up information for the PC to review. Post-meeting a few other items came to light as well. Topics include:

- Major Home Based Businesses
- RP – Minimum Lot Width
- Two-Family Dwellings
- Minimum Floor Area

MAJOR HOME BASED BUSINESSES

At the previous meeting, a concern was expressed about Major Home Based Businesses and they could allow undesirable uses such as a car repair shop. Staff's opinion is that the Special Land Use provisions include requirements to prevent the negative impacts. Further, it would be impossible for the Township to guess or assume what new businesses an entrepreneur may develop. The applicable requirements to prevent negative impacts:

- The operation of a Home Based Business shall be conducted within the Dwelling Unit, attached or detached Accessory Building, or rear yard.
- The Home Based Business **shall not create negative impacts on surrounding residential property**, in the opinion of the Planning Commission.
- Outside storage must be located in the rear yard, and must be fully screened from surrounding properties by an opaque fence.
- In the event of complaints by surrounding property owners or occupants, the Planning Commission shall hold a public hearing and determine whether the Home Based Business is in violation of this Ordinance. Home based businesses found in violation of this Ordinance shall be subject to the voiding of their Special Land Use permit.

<u>Does the PC want any revisions to this use?</u>

RP – MINIMUM LOT WIDTH

With the reduction in the RP minimum lot area (*from 10 acres to 5 acres*) a question was raised about reducing the minimum lot width as well.

Currently, the RP district requires a 330 ft minimum lot width; is not subject to the double width requirement; and the width-to-depth ratio cannot be greater than 1:4.

The question has been raised if the RP lot width should be reduced to 250 ft instead. Staff has reviewed all parcels zoned RP and found the **width reduction would cause 8 properties to become nonconforming in width**. That said, each of these properties could be rezoned to the RR district and become compliant.

If the PC chooses to reduce the width, the next decision must be—is the property subject to the double width on certain roads? Staff would suggest—no—it should not be subject to the increased width because it would require 500 ft.

Does the PC want to reduce the width to 250 ft?

TWO-FAMILY DWELLINGS

It was brought to staff's attention the current use table only allows a two-family dwelling as a special land use in the R-2 and R-3 districts. However, it should likely be a permitted use in the R-3 district.

Does the PC want to make two-family dwellings a use permitted by right in the R-3 district?

MINIMUM FLOOR AREA

A question was raised about the minimum floor area for two-family dwelling. The current draft language reads:

(1) The minimum useable floor area of any multi-family or duplex residential unit in the Township shall be 500 square feet + 100 square feet per bedroom. Efficiency units may be no smaller than 500 square feet.

(2) The minimum width of any residential unit shall be 24 feet. Further, the ground floor must be at least 800 square feet, even if the dwelling is more than one story.

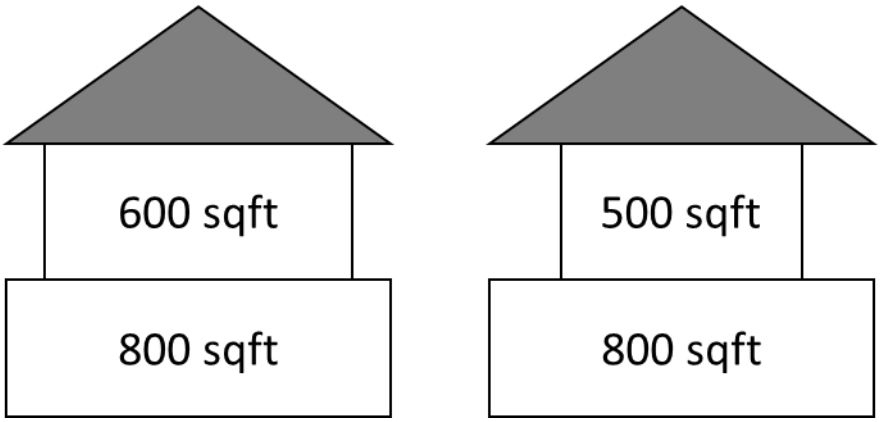
The question is—the typical duplex in GHT is side-by-side, does the ground floor for each unit have to be 800 sqft? Consideration should be given to:

- 800 sqft could still be required, which would result in more stacked duplexes.
    - However, that would prevent the upper unit from being ADA accessible.
- 800 sqft could still be required, and a side-by-side duplex could be built at 1,600 sqft of building footprint.
    - However, R-3 lots can be quite a bit smaller than a single family lot.

- The new ordinance includes a maximum lot coverage requirement of 40% for residential. Requiring side-by-side at 800 sqft each rather than stacked will result in more land becoming impervious.
- Every unit must be at least 24 ft in width as well.

Staff recommends that duplexes be identified separately for minimum floor area, and include the following:

- Minimum floor area for **side-by-side units** = 500 sqft on ground floor, per unit.
    - Each unit must still be 24 ft wide (24' x 21' = 504 sqft)
    - Minimum of 1,000 sqft of building footprint
- Minimum floor area for **stacked units** = 800 sqft on ground floor, upper unit may utilize the schedule of 500 sqft + 100 sqft per bedroom. Here are two rough illustrations of how that could look:



<u>How does the PC want to clarify minimum floor area for two-family dwellings?</u>

Please contact me if this raises questions or concerns.

GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: November 14, 2019

TO: Planning Commission

FROM: Stacey Fedewa, AICP – Community Development Director

RE: 2020 Housekeeping Duties

APPOINTMENT OF OFFICERS

As required by the Planning Commission Bylaws the officers must be appointed annually. The current appointments are:

- Chairperson Cousins
- Vice Chairperson Wilson
- Secretary Wagenmaker

Motion to nominate _____ for the position of _____.

- or -

Motion to reappoint current members.

2018 MEETING DATE SCHEDULE

Additionally, the 2020 meeting date schedule must be approved. The typical schedule holds regular meetings on the first and third Monday's of each month. However, 2020 is a busy election cycle and typically meetings are not scheduled the day before. The election dates are:

- Tuesday, May 5th
- Tuesday, August 4th
- Tuesday, November 3rd

The following dates have been adjusted due to a holiday, and will meet on the following Tuesday:

- September 8th – Labor Day

** Please note, the Township Board eliminated MLK Jr. Day as a staff holiday. The Township is now open on that day, so the meeting is scheduled for Monday, January 20th **

Motion to **approve** the 2020 Meeting Date Schedule.

GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
2020 MEETING DATES

Monday, January 6, 2020
Monday, January 20, 2020
Monday, February 3, 2020
Monday, February 17, 2020
Monday, March 2, 2020
Monday, March 16, 2020
Monday, April 6, 2020
Monday, April 13, 2020
Monday, May 18, 2020
Monday, June 1, 2020
Monday, June 15, 2020
Monday, July 6, 2020
Monday, July 20, 2020
Monday, August 17, 2020
Tuesday, September 8, 2020
Monday, September 21, 2020
Monday, October 5, 2020
Monday, October 19, 2020
Monday, November 16, 2020
Monday, December 7, 2020

All meetings will be held at the Township Hall, 13300 168th Avenue, Grand Haven, and will begin at 7:00 p.m.

Planning Commission meetings will not be held prior to these election dates:

- Tuesday, May 5, 2020
- Tuesday, August 4, 2020
- Tuesday, November 3, 2020

The Charter Township of Grand Haven will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) business days' notice to the Charter Township of Grand Haven. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Grand Haven by writing or calling the following:

Personnel Director
13300 168th Avenue
Grand Haven, MI 49417
(616) 842-5988