

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 18, 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, Reenders, and Hesselsweet

Members absent: Kieft, LaMourie, Taylor

Also present: Community Development Director Fedewa, 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 November 4, 2019 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS

- Don DeGroot, PE from Exxel Engineering
 - Speaking in regard to Boelkins property on Buchanan and US-31.
 - US-31 parcel approximately 1.2 acres in size is proposed to be rezoned to C-2, which has a minimum lot area of 35,000 sqft.
 - Wants to divide parcel in future, and unable to do so with a 35,000 sqft minimum lot area.
 - Wants property to remain in C-1 district, or to amend C-2 district and reduce the minimum lot area to 25,000 sqft to mirror C-1.

VII. OLD BUSINESS

A. Review Zoning Ordinance – Proposed Township-Initiated Rezoning for Zoning Map

Cousins requested Attorney Bultje review any potential conflict of interest with Commissioners owning property that is proposed to rezone. Per Bultje, no conflict of interest is present because the entire map is subject to the discussion, and all members own property within the Township boundary lines.

Cousins indicated he will allow the public to comment on each agenda item as it is discussed.

Fedewa provided an overview of the topic in a memorandum dated November 14th.

The Planning Commission offered the following comments:

- A local company owns five vacant parcels on Cedar Street that are zoned R-3. Staff is proposing the land be rezoned to R-2. It appears the ultimate desire of the property is to be sold to a local developer to build two-family dwellings.
- Derek Ochoa, 12692 112th Avenue
 - Potential buyer of the five lots. Goal is to build duplexes or multi-family if allowed by the district and/or Missing Middle Housing Overlay.
- Commission noted the lots are only 80 feet in width, which is consistent with R-2 and not R-3. Two-family dwellings are allowed as a special land use in the R-2 district.

Without objection, the Planning Commission determined the rezoning of the five lots, continue to be proposed as R-2 zoning.

- A group of properties are zoned R-2 at 144th Ave and M-45. There are a variety of elements that are legally non-conforming. Township must determine prerogative of non-conforming.
 - Lots have been zoned R-2 for decades. Most are improved with single-family dwellings.

Without objection, the Planning Commission determined the subject area should remain in the R-2 district with no rezonings proposed.

B. Review Zoning Ordinance – Self-Storage Unit Regulations

Fedewa provided an overview of the topic in a memorandum dated November 14th.

The Planning Commission offered the following comments:

- Use lends itself more to the I-1 Industrial district than C-2 Regional Commercial.
- C-2 is intended to be a more consumer-oriented property.
- Allowing self-storage as an accessory use in C-2 are unlikely to be as fruitful as a true storage development.
 - Likely these units would end up being used for personal storage of the property owner.
- Discussion on allowing storage in the AG district.
 - Consensus that this is a viable option to consider in the future, but not at this time.

Without objection, the Planning Commission determined this use is to be permitted by right in the I-1 district, and as a special land use in the C-2 district with a supplemental provision that requires the self-storage units to be an accessory use on the property.

C. Review Zoning Ordinance – Child Care Centers in R-1 District

Fedewa provided an overview of the topic in a memorandum dated November 14th.

Without objection, the Planning Commission determined the special land use standards already contain sufficient provisions to regulate within a residential area. No revisions needed.

D. Review Zoning Ordinance – Miscellaneous

Fedewa provided an overview of the topic in a memorandum dated November 14th.

- Major Home Based Businesses
 - Special use provisions are sufficient to prevent negative impacts.

Without objection, the Planning Commission determined the special land use standards already contain sufficient provisions to regulate. No revisions needed.

- RP – Minimum Lot Width
 - A reduction in width to 250 feet would still comply with the 1:4 width-to-depth ratio as required by the Land Division Act.
 - Eight lots are currently non-conforming in width. The non-conformity would be reduced with a 250 foot width.
 - RP district currently exempt from double width requirement and should remain exempt if the minimum width is reduced.
 - Don DeGroot, PE from Exxel Engineering supports the width reduction.

Without objection, the Planning Commission determined the RP District’s Minimum Lot Width should be reduced to 250 feet. Further, the RP District shall remain exempt from the double width requirement.

- Two-Family Dwellings
 - Concur with requirements that allow two-family dwellings as a special land use in the R-2 district, and as a use permitted by right in the R-3 district.

Without objection, the Planning Commission determined the Table of Uses shall identify a Two-Family Dwelling as a Special Land Use in the R-2 District and as a Permitted Use by right in the R-3 District.

- Minimum Floor Area
 - Conflict identified with minimum floor area for two-family dwellings.
 - Ordinance requires the ground floor to be 800 sqft, but the minimum floor area for a two-family dwelling is 500 sqft + 100 sqft per bedroom.
 - To minimize impervious surface, create an opportunity for affordable living, and be cognizant that side-by-side duplexes allow for ADA compliance whereas stacked duplexes are limited to the ground floor for accessibility. The community is aging in place and moving to the area for retirement, so the need for accessibility will continue to grow.

Without objection, the Planning Commission determined the ordinance will be revised to require 500 sqft, per unit, on the ground floor for two-family dwellings. Minimum dwelling width will remain at 24 feet for all types of dwelling units, and 800 sqft will still be required on the ground floor for single family dwellings and multi-family dwellings.

VIII. NEW BUSINESS

A. Housekeeping Duties – Appointment of Officers & 2020 Meeting Schedule

Fedewa provided an overview of the topic in a memorandum dated November 14th.

Current appointments include:

- Chairperson Cousins
- Vice Chair Wilson
- Secretary Wagenmaker

Motion by Chalifoux, supported by Hesselsweet, to reappoint current members.
Which motion carried unanimously.

Noted that three dates have been removed because of an election scheduled the following day, and the Board Room being a precinct creates too much logistical difficulty. Further, there was consensus that it is unlikely there will be a quorum at the first April meeting due to spring break.

Motion by Wagenmaker, supported by Hesselsweet, to **approve** the 2020 Meeting Date Schedule, but directs staff to remove the April 6th meeting because a lack of quorum is anticipated during spring break. **Which motion carried unanimously.**

IX. REPORTS

A. Attorney's Report – None

B. Staff Report

- Last meeting of the year will be December 2nd

C. Other – None

X. EXTENDED PUBLIC COMMENTS

- Don DeGroot, PE from Exxel Engineering
 - Boelkins has two properties—commercial on US-31 and residential on Buchanan.
 - Residential property is large and best suited for 2.5 acre lots rather than 5 acres.
 - Size difference between RP (5 acres) and RR (45,000 sqft) is too wide of a gap. Recommends the Commission consider an intermediate district.

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:16 pm.

Respectfully submitted,



Stacey Fedewa, AICP
Acting Recording Secretary