

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
JUNE 4, 2012

I. CALL TO ORDER

Chair Redick called the regular meeting of the Grand Haven Charter Township Planning Commission to order at 7:30 p.m.

II. ROLL CALL

Members present: Redick, T. French, LaMourie, Kantrovich, Ralya, Robertson,
Wilson, and Taylor

Members absent: Worthington

Also present: Cargo

Redick requested that Cargo record the meeting minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection the minutes of the May 21, 2012 meeting were approved.

V. CORRESPONDENCE

None.

VI. BRIEF PUBLIC COMMENTS PERTAINING TO AGENDA ITEMS

None.

VII. OLD BUSINESS

A. **Without objection**, T. French abstained from the discussion on the proposed Edge Church site plan because of a conflict of interest (*i.e.*, *French is the owner of the property*). T. French took a seat in the audience at 7:33 p.m.

Cargo noted Edge Church had responded to the requested modifications of the site plan from May 21st Planning Commission meeting.

The proposed motion was amended to include the proposed parking lot deferment agreement and the removal of the pole sign.

Motion by Ralya, supported by Wilson to approve the site plan for the Edge Church on parcel number 70-07-10-300-027 as shown on the proposed site plan (*last dated 5/29/2012 - PC REVIEW*). This approval is conditioned upon the following:

1. The applicant shall comply with all requirements and conditions of the Ottawa County Drain Commission that may be presented during the approval of the storm water permit.

2. All approved landscaping for this site must be installed according to plan, and must be indefinitely maintained in a healthy, manicured condition.
3. All signage must comply with the pertinent regulations of the Township Zoning Ordinance, including the removal of the existing pole sign.
4. Any lighting added to the site must comply with the pertinent regulations of the Township Zoning Ordinance.
5. The proposed Parking Lot Agreement, as presented, must be executed as a condition of approval.

This approval is also based on an affirmative finding that each of the following site plan standards have been fulfilled:

- 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. 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.
- B. 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.
- C. 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.
- D. Removal or alteration 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.
- E. 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.
- F. 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.
- G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- H. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in this ordinance or any other Township Ordinance.
- I. 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.
- J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so that it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
 - K. 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.
 - L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
 - M. The site plans conforms to all applicable requirements of county, state, federal, and township statutes and ordinances. *(It is, again, noted that approval is contingent upon approval of a storm water permit through the Ottawa County Drain office.)*
 - N. No additional fencing is required by the Planning Commission around the boundaries of the development.
 - O. The general purposes and spirit of this ordinance and the master plan of the Township are maintained.

Which motion carried.

T. French rejoined the Planning Commission at 7:39 p.m.

- B. Roger DeHoek (*i.e., a Meijer Real Estate Manager*) discussed the safety of a drive-through pharmacy on the front, south section of the existing building.

DeHoek noted that a pharmacy accounts for about 5.6% of the total business of a typical Meijer store. Further, that 29% of the transactions are completed utilizing a drive-through when available.

DeHoek noted that Meijer has not been involved in any litigation regarding the safety of the drive-through designs - even those designs that cross traffic as was originally proposed in 2005. However, it was noted that accident data from private parking lots is maintained neither by local public safety nor Meijer.

DeHoek noted that there are about 34 drive-through pharmacies that are located on the front, right-side of the stores. Further, 17 of these use the design that was originally proposed while 17 use a tube system that does not require drivers to cross traffic lanes.

A majority of the Planning Commission members reflected the same safety concerns with the original design of a drive-through pharmacy that existed in 2005. However, without committing to any approval, the Planning Commission indicated that it would be willing to re-examine this issue if a “tube system” were utilized that would allow for the ingress/egress to flow with traffic from south to north.

- C. After discussing strategies for implementing the new I-1A Industrial Zoning District, the Planning Commission recommended that staff use a “active” approach that would

examine all industrial properties, identify those parcels that have a “generalized” building design that would benefit from the new zoning classification, and to begin a process to rezone these parcels “en mass” after first notifying the owners with a first class letter.

VIII. NEW BUSINESS

None

X. REPORTS

A. Attorney Report

None.

B. Staff Report

Cargo noted that because of vacation schedules, unless there arises a critically important application or issue, the July 2nd Planning Commission meeting will be cancelled.

C. Other

None.

XI. EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS

None.

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:08 p.m.

Respectfully submitted,

William D. Cargo

Acting Recording Secretary