

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
AUGUST 20, 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, Worthington, Kantrovich,
Robertson, Wilson, Taylor, and Ralya.

Members absent:

Also present: Cargo, Bultje

Chair Redick requested that Cargo record the meeting minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection the minutes of the June 18, 2012 meeting were approved.

V. CORRESPONDENCE

None.

VI. BRIEF PUBLIC COMMENTS PERTAINING TO AGENDA ITEMS

None.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

- a. The Planning Commission reviewed the proposed site plan for the French Properties LLC warehouse expansion.

Cargo noted that staff had requested ten (10) changes from the originally submitted plan and that all of the changes were included on the current site plan. Therefore, staff had no objections to the site plan, as presented.

Cargo noted that the Ottawa County Road Commission will require that the paved driveway be widened to 24 feet, which is the minimum for a 2-way commercial drive, and must include a 25' radii tangent to the edge of pavement. Because there is approximately a 3' paved shoulder, the tangent points along the road would be 3' off the white painted edge line.

Cargo noted that the Ottawa County Drain Commission still needs to approve the plan. Therefore, the motion will include a provision that the applicant will need to

comply with both the requirements of the OCRC and the OCDC.

No other concerns or issues were raised.

Motion by Worthington, supported by Wilson to approve the site plan for the French Properties LLC addition on parcel number 70-07-03-100-030 as shown on the proposed site plan (*last dated 8/15/12*), which includes the landscape plan and all corresponding drawings and documentation. This approval is conditioned upon the following:

The applicant shall comply with all requirements and conditions of both the Ottawa County Drain Commission and the Ottawa County Road Commission.

All approved landscaping for this site must be installed according to plan, and must be indefinitely maintained in a healthy, manicured condition. Any diseased, dying or dead tree, must be immediately replaced in accordance with the originally-approved landscaping plan.

The building shall install and maintain a Knox Box, pursuant to the direction of the Fire/Rescue department of the Township.

All signage must comply with the pertinent regulations of the Township Zoning Ordinance.

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

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.

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.

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.

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. The Planning Commission may require 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.

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.

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.

All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.

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.

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.

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.

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.

Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.

The site plans conforms to all applicable requirements of county, state, federal, and township statutes and ordinances.

No additional fencing is required by the Planning Commission around the boundaries of the development.

The general purposes and spirit of this ordinance and the master plan of the Township are maintained.

Which motion carried.

IX. REPORTS

A. Attorney Report

None.

B. Staff Report

Cargo noted that the next Planning Commission will be held on Tuesday, September 4th and will include the public hearing on the rezoning of 33 parcels to I-1A.

A. Others

None.

X. EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS

None.

XI. ADJOURNMENT

Without objection, the meeting adjourned at 7:40 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "W D Cargo". The letters are cursive and somewhat stylized, with a long horizontal stroke under the "M" and "C" characters.

William D. Cargo
Acting Recording Secretary