

MEETING MINUTES OF THE SPECIAL
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
OCTOBER 29, 2012

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Redick, LaMourie, Taylor, Ralya, Robertson, and Wilson

Members absent: Worthington, Kantrovich, T. French

Also present: Cargo, and 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 October 1, 2012 meeting were approved.

V. CORRESPONDENCE

None.

VI. BRIEF PUBLIC COMMENTS PERTAINING TO AGENDA ITEMS

None.

VII. PUBLIC HEARING

Chair Redick opened the public hearing on the proposed special land use application for Lakeside Services LLC (*i.e., an auto and motorcycle repair facility*) at 7:34 p.m.

Cargo provided a brief overview of the SLU application.

The building's owner (*i.e., Paul Vandenberg*) discussed the property, noting that a knock box has been previously installed on the property, along with some landscaping along the north side of the structure, some of which had died.

Vandenberg noted the importance of renting the structure that has remained vacant for a long period and his willingness to cooperate on issues of signage and landscaping. Vandenberg also noted that the outside storage area could be expanded in the future, if necessary.

There being no public comments, Chair Redick closed the public hearing at 7:53 p.m.

VII. OLD BUSINESS

- a. The Commission discussed the proposed SLU application and requested the following items:
- The overhead bay doors will be added to the list of variance requests;
 - That the outdoor storage for all partially dismantled vehicles shall be only kept within the screened storage area surrounded by the wood fence.
 - That the applicant shall submit a landscaping plan for staff approval within the Northeast grass area along 172nd that contains two or more evergreen trees planted 6 to 8 feet tall within seven months.

It was noted that a Knox Box is located on the rear of the adjacent gasoline service station. Further, because the property is under single ownership, this is considered sufficient by the Fire/Rescue department.

It was noted that if this structure and parcel were not pre-existing that approval would not be granted. Further, because of the pre-existing conditions, approval for this special land use application would not create a precedent for new zoning applications within the Overlay district.

Motion by Ralya, supported by Wilson to approve the site plan for the Lakeshore Services, LLC special land use application on parcel number 70-03-33-200-06 as shown on the proposed site plan (*last dated 10/11/12*),. This approval is conditioned upon the following:

1. The applicant shall comply with all requirements and conditions of both the Ottawa County Drain Commission and the Ottawa County Road Commission.
2. The applicant must apply to the Zoning Board of Appeals for and receive a variance regarding the following items:
 - A front yard setback of 50.3' where 75' is required for this SLU;
 - A side yard setback of 3.67' where 30' is required for this SLU;
 - Two curb cuts along 172nd Avenue where one is allowed for this SLU;
 - A drive that is immediately adjacent to the drive to the adjacent Store & Lock facility where 75' is required for this SLU;
 - The existing bay doors are allowed to face the street, where bay doors are currently prohibited when facing the street;
 - No raised curb along the parking or drive areas where raised curbs are required for this SLU; and,
 - The lack of screening from adjacent parcels as required for this SLU.
3. The building shall install and maintain a Knox Box, pursuant to the direction of the Fire/Rescue department of the Township.
4. That the outdoor storage for all partially dismantled vehicles shall be only kept within the screened storage area surrounded by the wood fence
5. That the applicant shall submit a landscaping plan for staff approval within the Northeast grass area along 172nd that contains two or more evergreen trees planted 6 to 8 feet tall within seven months.
6. All signage must comply with the pertinent regulations of the Township Zoning Ordinance.

It is also noted that the Planning Commission determines that the following Overlay District standards are waived based upon the specific circumstances for this property:

1. The use of curbs is removed due to the impact on current storm water management and pre-existing conditions;
2. The access management standards are waived due to a determination that the proposed use will generate less traffic than the previous oil change and/or car wash facility;
3. The use of split block and the percent of coverage requirements are waived because of the discretion allowed to the Planning Commission on architectural standards due to this only being a change of use and the impracticality of replacing the exterior with face brick and the necessity of overhead bay doors for the proposed usage.

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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
8. 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.
9. 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.

10. 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.
11. 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.
12. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
13. The site plans conforms to all applicable requirements of county, state, federal, and township statutes and ordinances.
14. No additional fencing is required by the Planning Commission around the boundaries of the development.
15. The general purposes and spirit of this ordinance and the master plan of the Township are maintained.

This approval is also based on an affirmative finding that each of the following special land use standards is satisfied:

1. The proposed use shall be consistent with, and promote the intent and purpose of this Ordinance.
2. The proposed use shall be 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.
3. The proposed use shall not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
4. The proposed use shall be reasonably compatible with the natural environment of the subject premises and adjacent premises.
5. The proposed use shall not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
6. The proposed use shall not interfere with or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
7. The proposed use shall be such that traffic to, from, and on the premises and the assembly of persons relating 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.
8. The proposed use shall be consistent with the health, safety, and welfare of the Township.

Which motion carried.

VIII. NEW BUSINESS

None

IX. REPORTS

A. Attorney Report

None.

B. Staff Report

Cargo noted that Meijer has not responded to the September 26th review letter regarding the proposed pharmacy drive-through. If Meijer does not respond by November 1st, the proposed amendment to the PUD cannot be placed on the November 19th Planning Commission agenda.

Cargo noted that the Grand Haven Golf Course PUD may seek an amendment to increase the density of the residential development. An informal discussion for the November 19th Planning Commission meeting has been discussed as a possible date. Redick stated his concern with “amendment” creep that can cumulatively have a large impact on this development.

C. Others

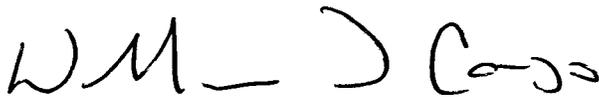
X. EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS

None.

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:17 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "W D Cargo". The signature is written in a cursive, somewhat stylized font.

William D. Cargo
Acting Recording Secretary