

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
DECEMBER 3, 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, Kantrovich, T. French, Robertson, and Wilson

Members absent:

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 29, 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 Planned Unit Development Amendments application to allow for the construction of a drive-through pharmacy at the Meijer store at 7:33 p.m.

Cargo provided a brief overview of the PUD Amendment application. It was noted that a drive-through pharmacy was denied in 2005; but, that was because the design required the users to cross traffic. The current design follows normal traffic flows.

Roger DeHoek represented Meijer Corporation (2929 Walker Avenue, Grand Rapids). DeHoek noted that Meijer has 130 stores with drive-through pharmacies. There have been no pedestrian/traffic accidents reported to Meijer at the stores with the proposed design. It was noted that the design is similar to the facility at Mason, Michigan.

There being no public comments, Chair Redick closed the public hearing at 7:38 p.m.

VIII. OLD BUSINESS

- a. The Commission discussed the proposed PUD Amendment application from Meijer regarding the proposed drive-through pharmacy. DeHoek noted that the pathway between the store-front and the new handrail was six feet wide.

It was noted that the pavement markings at the north end of the pharmacy drive should be painted on the asphalt and incorporated into the motion to ensure that the markings are maintained.

Motion by Kantrovich, supported by Wilson to recommend to the Township Board approval of the requested PUD Amendment known as “Meijer Drive-Through Pharmacy” on parcel number 70-03-33-126-002, as shown on the approved site plan (last revised 11/02/2012), which is limited to the “Remodel Area” delineated on the PUD site plan.

This approval is conditioned upon the following:

- a. Include traffic flow and pedestrian walkway pavement markings on both the south and north side of the drive-through area.
- b. The Developer shall enter into a PUD Agreement with the Township which outlines the findings and conditions of approval for this development. This agreement shall be reviewed and approved by the Township Board prior to the final approval of this development.
- c. All previously approved landscaping contained within the “Remodel Area” must be indefinitely maintained in a healthy, manicured condition.

REPORT

Pursuant to the provisions from the Grand Haven Charter Township (the “Township”) Zoning Ordinance (the “Zoning Ordinance”), the following report is submitted from the Grand Haven Township Planning Commission (the “Planning Commission”) concerning the major PUD amendment application by Goodwill Company, Inc or Meijer (the “Developer”) for approval of a Planned Unit Development (the “Project” or the “PUD”). The Project will consist of a drive-through pharmacy as shown on a final site plan, last revised 11/02/2012 (the “Final Site Plan”), presently on file with the Township. The purpose of this report is to state the recommendation of the Planning Commission concerning the Project, the basis for the Planning Commission’s recommendation, and the Planning Commission’s recommendation that the Meijer Drive-Through Pharmacy PUD amendment be approved as outlined in the above motion.

The developer shall comply with all of the documentation submitted to the Township for this Project. In recommending the approval of the proposed PUD Amendment, the Planning Commission makes the following findings pursuant to Section 17.04.3 of the Zoning Ordinance:

1. The Project 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. 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. 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.
 - 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 conform to all applicable requirements of county, state, federal, and township statutes and ordinances.
 - n. The general purposes and spirit of this ordinance and the master plan of the township are maintained.
2. The Planning Commission finds that the Project meets the intent for a PUD, as described in Section 17.01.3 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics, as well as additional restrictions, with the Developer which the Township would not be able to negotiate if the PUD Chapter of the Zoning Ordinance were not used.
 3. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance:
 - a. The Project will promote innovation in land use planning and development.
 - b. The Project will promote and ensure greater compatibility of design and better use between neighboring properties.
 4. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:
 - a. The Project meets the minimum size of five (5) acres required by the Zoning Ordinance.

5. The Planning Commission also finds that the Project complies with the general PUD design considerations of Section 17.05 of the Zoning Ordinance, as follows.
 - a. The storm water management system for the Project and the drainage facilities will properly accommodate storm water on the site, will prevent run off to adjacent properties, and are consistent with the Township's groundwater protection strategies.
 - b. The Project will not interfere with or unduly burden the water supply facilities, the sewage collection and disposal systems, or other public services such as school facilities, park and recreation facilities, etc.
 - c. New utility services within the Project shall be underground. This includes but is not limited to electricity, gas lines, telephone, cable television, public water and sanitary sewer.
 - d. The internal road system in the Project is designed to limit destruction of existing natural vegetation and to decrease the possibility of erosion.
 - e. Vehicular circulation, traffic and parking areas have been planned and located to minimize effects on occupants and users of the Project and to minimize hazards to adjacent properties and roadways.
 - f. Parking requirements for each use have been determined to be in accordance with Chapter 24 (Parking, Loading Space, and Signs).
 - g. Lighting within the Project shall comply with the Township's Zoning requirements in Chapter 20A.
 - h. Buildings in the Project have been sited to protect natural resources. Natural features such as natural grade, trees, vegetation, water bodies and others have been incorporated into the Final Site Plan.
 - i. Landscaping, natural features, open space and other site amenities have been located in the Project to be convenient for occupants of and visitors to the PUD.
 - j. The predominant building materials have been found to be those characteristic of Grand Haven Township such as brick, wood, native stone and tinted/textured concrete masonry units and/or glass products.
 - k. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.
 - l. The Project will not unduly interfere with the provision of adequate light or air, nor will it overcrowd land or cause an unreasonably severe concentration of population.
 - m. The Project will not have a substantially detrimental effect upon or substantially impair the value of neighborhood property, as long as all of the standards and conditions of this approval of the Project are satisfied.
 - n. The Project is in compliance with all applicable Federal, State, County, and local laws and regulations. Any other permits for development that may be required by other agencies shall be available to the Township Board before construction is commenced.
 - o. The open space in the Project is large enough and properly dimensioned to contribute to the purpose and objectives of the PUD.
 - p. The open space in the Project consists of contiguous land area which is restricted to non-development uses.
 - q. The open space shall remain under common ownership or control.
 - r. The Project does abut a single family residential district. The proposed open space in this development shall provide adequate separation.
 - s. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.

Which motion carried.

IX. NEW BUSINESS

None

X. REPORTS

A. Attorney Report

None.

B. Staff Report

Cargo noted certain members need to be reappointed. However, prior to reappointment, GHT must confirm that at least two classes have been attended over the previous three-years. These classes can be related to zoning, planning, or any development related topic.

Kantrovich noted that firms are approaching property owners in Ottawa County for oil and gas leases. Many of these leases are being signed by property owners without a sufficient review, to the detriment of the property owner. It is suggested that the public be notified that the MSU extension can assist property owners that considering any oil and gas lease agreements. Kantrovich will forward an article to Cargo for inclusion in the Township's spring newsletter.

C. Others

XI. EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS

None.

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:02 p.m.

Respectfully submitted,



William D. Cargo
Acting Recording Secretary