

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
FEBRUARY 18, 2013

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Redick, LaMourie, Taylor, Kieft, Kantrovich, Robertson, and Wilson

Members absent: 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 December 3, 2012 meeting were approved.

V. CORRESPONDENCE

None.

VI. BRIEF PUBLIC COMMENTS PERTAINING TO AGENDA ITEMS

None.

VII. OLD BUSINESS

a. **Without objection**, the following slate of officers for the 2013 Planning Commission were approved:

i. Chair – Ron Redick

ii. Vice-chair – Pete LaMourie

iii. Secretary – Terry French

b. **Without objection**, the 2013 Planning Commission Regular Meeting Dates were approved.

VIII. NEW BUSINESS

a. Redick noted that Wilson is a member of the Grand Haven Golf Club and, therefore, has agreed to step away from the table and to not participate with the discussions to avoid any conflict of interest.

Redick noted that this was a pre-application presentation related to the proposed major PUD amendment that would increase the number of units in the Grand Haven Golf Course Retreat Condominium project. Further, it was noted that none of the statements made in this pre-application presentation were legally binding.

Cargo noted that the proposed PUD amendment would increase the number of units

by twelve and would reduce the amount of open space contained within the PUD.

David Stebbins (*on behalf of Rooney Development*) discussed a proposed PUD amendment and noted that this development was begun at the “worst possible time” just prior to the recession and because of the carrying costs that Ronny Development had incurred during the past few years that the firm was trying to find a way to make this development profitable.

It was noted that the proposed PUD amendment would reduce the open space from about 36.6% to 25.5%, which pursuant to Section 17.07.4 would decrease the density bonus from 20% to only 10%. Further, because the PUD already contains the maximum number of units allowed with the existing 20% density bonus (*i.e., 42 units*), the proposal to increase the number of units while decreasing the open space is contrary to the Zoning Ordinance regulations.

Further, Attorney Bultje opined that any variance request would likely not be able to meet the four standards.

However, the Planning Commission did leave open the possibility that the five proposed units along Lincoln Street, which are not part of the current PUD, might be able to be included. Especially if the number of curb cuts were reduced from four to two. Related to this aspect of the proposal, the Planning Commission requested that the driveways on the north side of Lincoln be delineated, should this aspect of the proposal move forward.

The conversation concluded and Wilson rejoined the Planning Commission members.

IX. REPORTS

a. Attorney Report

None.

b. Staff Report

Cargo noted that Brighamwood Subdivision No. 2 has formally requested an extension of their final preliminary plat approval, which will be considered by the GHT Board.

c. Others

None

X. EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS

None.

XI. ADJOURNMENT

Without objection, the meeting adjourned at 7:57 p.m.

Respectfully submitted,

Handwritten signature of William D. Cargo in black ink.

William D. Cargo
Acting Recording Secretary