

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
MARCH 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, and Robertson

Members absent: T. French and Wilson

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 February 18, 2013 meeting were approved.

V. CORRESPONDENCE

None.

VI. BRIEF PUBLIC COMMENTS PERTAINING TO AGENDA ITEMS

None.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

- a. Cargo provided an overview of the proposed 35-space parking lot expansion at the Ferlin Retail Center, including a review of comments by a registered forester regarding a landmark white pine recommended for removal that is located immediately adjacent to the construction area.

Mark Reenders noted that the tenants had attended the meeting to voice their support and that the business employees are parking behind the building, even though there are no parking spaces.

Redick noted that there are entry doors in the rear of the building for employees.

Reenders noted that some of the trees on the Resurrection Life property immediately south should provide some screening of the parking lot extension located along US-31.

Motion by Kieft, supported by Kantrovich to approve the amendment to the Ferlin Retail Center, which

adds an additional thirty-five parking spaces on parcel number 70-07-10-300-36 as shown on the proposed site plan (*last dated 2/27/2013*). This approval is conditioned upon the following:

1. The applicant shall comply with all requirements and conditions of the Ottawa County Water Resources (*or Drain*) Commission.
2. That the applicant shall extend both the berm (*as indicated on the site plan*) and the landscaping that is substantially similar to the existing landscaping on the berm (*as approved by staff on November 3, 2006*).
3. All lighting in the expanded parking area must be substantially similar to the existing lighting using sharp-cut-off fixtures that meet the requirements of Section 20A.7 of the Zoning Ordinance.

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

IX. REPORTS

a. Attorney Report

None.

b. Staff Report

i. Cargo noted that a developer was proposing an apartment complex north of Comstock Street in an area that complied with the Master Plan.

ii. Cargo noted that the Speedway development continues to progress.

c. Others

None

X. EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS

None.

XI. ADJOURNMENT

Without objection, the meeting adjourned at 7:45 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