

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
APRIL 15, 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: 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 March 18, 2013 meeting were approved.

V. CORRESPONDENCE

None.

VI. BRIEF PUBLIC COMMENTS PERTAINING TO AGENDA ITEMS

None.

VII. PUBLIC HEARING

Redick opened the public hearing at 7:32 p.m. regarding the Special Land Use (SLU) application for an outdoor pond to be located at 11661 Connor Drive.

Cargo provided a brief overview of the SLU application.

There being no public comments, Redick closed the public hearing at 7:34 p.m.

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

Motion by Kantrovich, supported by Robertson to approve the special land use application to construct an outdoor pond on parcel number 70-07-21-200-069, contingent upon the issuance of a soil erosion permit from Ottawa County, if deemed necessary.

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

1. The proposed use is consistent with, and promotes the intent and purpose of this

Ordinance.

2. The proposed use is 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 does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
4. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
5. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
6. The proposed use does 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 is 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 is consistent with the health, safety, and welfare of the Township.

And for site plan purposes,

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 plan conforms to all applicable requirements of county, state, federal, and township statutes and ordinances.
14. No 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.

X. **REPORTS**

a. Attorney Report

None.

b. Staff Report

The Planning Commission reviewed a “fence” memo draft by Paille regarding fence opacity for front yard fences (*i.e., current rules limits the visual obstruction caused by fencing to 25% or less*). Unfortunately, pre-manufactured fencing typically ranges from 20% to 47%. This is causing difficulties for staff and does not correspond with surrounding communities. The Planning Commission instructed staff to draft a Zoning Ordinance amendment increasing the front-yard fence opacity percentage to 50%.

c. Others

None.

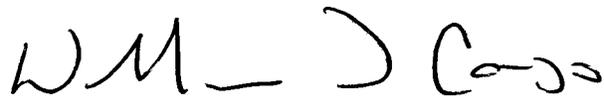
XI. **EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS**

None.

XII. ADJOURNMENT

Without objection, the meeting adjourned at 7:42 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 horizontal line under the "M" and a long, sweeping underline for the "C" and "o".

William D. Cargo
Acting Recording Secretary