

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
MAY 6, 2013

I. CALL TO ORDER

Chair Redick called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:32 p.m.

II. ROLL CALL

Members present: Redick, LaMourie, Wilson, Kieft, Kantrovich, T. French, and Robertson

Members absent: Taylor

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 April 15, 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 7:34 p.m. regarding the Special Land Use (SLU) application for Anlaan Corporation located at 16750 Lincoln Street.

Wilson excused himself from any deliberations or discussions regarding the Anlaan SLU application because he has acted as an agent for the sale of the property.

Cargo provided an overview of the SLU application. Cargo noted that because of the removal of the southern-most building, the view shed from southbound US-31 into the proposed storage yard has been opened and should be screened/fenced.

Jim Milanowski (*i.e., the applicant's engineer*) and Ryan O'Donnell (*i.e., the President of Anlaan Corporation*) gave a brief presentation and answered some preliminary questions.

There being no public present, Redick closed the public hearing at 7:58 p.m.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

LaMourie noted that the employee parking and maneuvering lanes behind the structure needs to be hard surfaced pursuant to the section 24.04.8.

Redick recommended that the screening north of the berm be a natural screen consisting of evergreens that are a minimum of 6 feet in height when planted and placed in a natural arrangement pursuant to the standards in Section 15A.10.

Motion by LaMourie, supported by Robertson to approve the Anlaan Special Land Use application, as shown on the proposed site plan (*last dated 4/15/2013*). This approval is conditioned upon the following:

1. The applicant shall receive both a storm water management permit and soil erosion permit and shall comply with all requirements and conditions of the Ottawa County Water Resources (*or Drain*) Commission. Further, to comply with the Overlay District standards, the overall storm water system shall be designed to use “best management practices” and create the appearance of a natural pond or feature including gentle (5:1) or varying side slopes, irregular shapes, water tolerant grasses and seed mixes at the bottom of the pond/basin; appropriate flowers, shrubs and grasses along the banks based on environment to improve views, filter runoff and enhance wildlife habitat
2. The applicant shall receive a commercial driveway permit and shall comply with all requirements and conditions of the Ottawa County Road Commission. Further, it is noted that the Planning Commission specifically modified the access management standards to what appears on the site plan because of practical difficulties that exist due to the shape a single access point that made full compliance unreasonable.
3. The Planning Commission shall, except for a 200' segment of fence near the southwest corner of the property where the storage yard would be visible from a portion of the GHT Historic Cemetery, impose a reasonable condition whereby the required installation of a solid, 8' vinyl fence (*or a natural screen that provides an equivalent screen*) around the perimeter of the storage yard shall be deferred until the rear, vacant portion of the Historic Cemetery, the vacant property to the West of the storage yard is developed, and/or if the east berm is removed.
4. The applicant shall install a natural screen from the edge of the berm north to screen the US-31 view shed, which plan will be reviewed and approved by the Planning Commission within the next 60 days.
5. The employee parking area will have to be hard surfaced pursuant to the Chapter 24 parking requirements.

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.

Which motion carried.

X. **REPORTS**

a. Attorney Report

None.

b. Staff Report

Cargo noted that the next meeting will have a public hearing on the proposed amendment to the Fence provisions and a SLU application.

c. Others

None.

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

None.

XII. **ADJOURNMENT**

Without objection, the meeting adjourned at 8:13 p.m.

Respectfully submitted,



William D. Cargo

Acting Recording Secretary