

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
June 3, 2013

I. CALL TO ORDER

Chair Redick called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:31p.m.

II. ROLL CALL

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

Members absent:

Also present: Cargo, Meeusen 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 May 20, 2013 meeting were approved.

V. CORRESPONDENCE

None.

VI. PUBLIC HEARING

Redick opened the public hearing at 7:33 p.m. regarding the Special Land Use (SLU) application for Schultz Landscape, Irrigation and Transport.

Cargo provided an overview of the SLU application. Cargo noted that staff was unsure how to classify the business and tried to merge two Special Land Uses. But, that the Planning Commission may have a different approach.

Jim Schultz (*i.e., the owner*) gave a brief presentation of his business and answered some preliminary questions. It was noted that this site would be a substation for his business that has about 40 employees, is located within the City of Muskegon and has been operating since 1995. The business is a property maintenance company that has some retail (*i.e., currently about 15%*), lawn care service, snow removal service, irrigation service and some related landscaping activities, including landscape design. The landscape designer and two other employees would utilize the existing building.

Redick closed the public hearing at 7:58 p.m.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

Redick noted that the business may not be able to be classified as a C-1 business but may be an I-1 business. Staff and the commission members discussed the various interpretations related to classifying the business.

An informal discussion indicated that four members believed that the business should be classified as industrial and four members were comfortable classifying the business as commercial.

It was noted that if the business is classified as a C-1 certain issues will need to be addressed, such as:

- The existing chain link fence;
- The proposed accessory building architecture;
- The existing building architecture; and,
- Any screening or special conditions.

Motion by Redick, supported by Kieft to table and refer to the ZBA for an interpretation as to whether the proposed Schultz landscaping business is permitted in the C-1 District or the I-1 District. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Redick, Kieft, LaMourie, Taylor

Nays: Kantrovich, Wilson, French

Abstain: Robertson

Cargo will schedule a special ZBA meeting as soon as possible.

IX. REPORTS

a. Attorney Report

None.

b. Staff Report

c. None.

d. Others

None.

X. EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS

None.

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:49 p.m.

Respectfully submitted,

Handwritten signature of William D. Cargo in black ink.

William D. Cargo
Acting Recording Secretary