

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
JULY 1, 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, Reenders, Taylor, LaMourie, Wilson, Kieft, Kantrovich, and Robertson

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 June 3, 2013 meeting were approved.

V. CORRESPONDENCE

None.

VI. OLD BUSINESS

Motion by Kantrovich, supported by Wilson to remove the proposed Schultz Landscape, Irrigation and Transport zoning application from the table. **Which motion carried.**

The determination of the Zoning Board of Appeals was presented and Cargo provided a brief presentation of the modified zoning application, which changed from a Special Land Use application to a Site Plan application as a result of the ZBA determination.

Schultz explained that the company had not determined the exact size of the ClearSpan structure. Redick noted that the site plan would be reviewed in terms of the largest of the building options (*i.e.*, 30' x 40' x 31').

LaMourie recommended certain changes to the landscaping plan including additional height through the use of trees along the 25' landscaping berm and extending the berm to screen the southern portion of the parking lot.

Redick recommended that language be included in the motion to ensure that the natural screen of the ClearSpan structure be maintained.

Discussion was held on requiring easements that would allow the commercial properties to the north and south to be connected. However, because of the characteristics of these three commercial parcels, the lack of infrastructure normally required for Commercial zones, and the opportunity for addressing this issue should the parcels be developed with a more dense use in the future, easements were not required.

Redick noted that the ability of the Planning Commission to waive certain architectural standards for a major change in use logically applies to a minor change of use, also. Attorney Bultje agreed with this determination.

Motion by Kantrovich, supported by Wilson to approve the Site Plan application for Schultz Landscape, Irrigation & Transport on parcel number 70-07-22-200-014 as shown on the proposed plan (*last dated 5/16/2013*). 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. All lighting in the expanded parking area must be sharp cut-off fixtures that meet the requirements of Section 20A.7 of the Zoning Ordinance.
3. That because of existing conditions, access management standards with regard to driveway spacing are deemed not reasonable or practical and are waived,
4. That the applicant shall:
 - Provide a modified landscape plan that provides greater height; and, provides parking lot screening to the south, which shall have to be approved by the Zoning Administrator;
 - The pine trees and natural landscaping shall be maintained to provide a screen to the ClearSpan building and, if the natural barrier is destroyed it must be replaced with a comparable natural screen.
5. The architectural standards are waived for the ClearSpan structure because of its location south of the typical retail stores located north of Lincoln Street, because it is screened from US-31 by a natural landscape barrier, because it will only be used for storage of equipment and materials, and because of the nature or characteristics of the particular business. Further, this waiver of the architectural standards that will allow the construction of a ClearSpan structure shall not apply to any other use without further review and consideration of the Planning Commission. This architectural waiver provides an affirmative finding that each of the following standards are met:
 - a. The proposed use shall be consistent with, and promote the intent and purpose of this Ordinance.
 - b. The proposed use shall be 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.
 - c. The proposed use shall not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
 - d. The proposed use shall be reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - e. The proposed use shall not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
 - f. The proposed use shall not interfere with or unduly burden water supply facilities,

sewage collection and disposal systems, park and recreational facilities, and other public services.

- g. The proposed use shall be 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.
- h. The proposed use shall be consistent with the health, safety, and welfare of the Township.

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

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- H. 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.
- I. 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.
- J. 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.
- K. 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.
 - L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
 - M. The site plans conforms to all applicable requirements of county, state, federal, and township statutes and ordinances.
 - N. No additional fencing is required by the Planning Commission around the boundaries of the development.
 - O. The general purposes and spirit of this ordinance and the master plan of the Township are maintained.

Which motion carried, as indicated by the following roll call vote:

Ayes: Kantrovich, Taylor, Kieft, Redick, Wilson, Reenders, LaMourie, and Robertson

Nays:

Absent: T. French

VII. NEW BUSINESS

None.

VIII. REPORTS

a. Attorney Report

None.

b. Staff Report

Cargo noted that the Anlaan screening plan will be placed on the next Planning Commission agenda.

c. Others

None.

IX. EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS

None.

X. ADJOURNMENT

Without objection, the meeting adjourned at 8:43 p.m.

Respectfully submitted,



William D. Cargo

Acting Recording Secretary