

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
March 3, 2014

I. CALL TO ORDER

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

II. ROLL CALL

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

Members absent: Redick, Robertson, Taylor, and Reenders.

Also present: Cargo and Attorney Bultje

Vice Chair LaMourie requested that Cargo record the meeting minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the February 3, 2014 meeting were approved.

V. CORRESPONDENCE

None.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

- a. The Commission held a pre-application conference with representatives from Lincoln Street Development, LLC (LSD) regarding a proposed PUD that contains 130 single family residential units and 50 multi-family condominium units.

Cargo reviewed his memorandum regarding a preliminary review of the conceptual site plan.

Dale Kraker (*representing LSD*) and Rick Pulaski (*representing Nederveld Associates*) provided an overview noting that the proposed 69 acre development will include about 14 acres of open space, including two five acre ponds. The development will have a variety of price points, including (a) \$200K single family “starter” homes; (b) \$310K single family homes; and (c) ranch style condominium units from \$175K to \$250K.

Fill from the ponds will be used to elevate the roadways. On-site fill should be sufficient.

Association rules and condominium regulations will be developed as part of the application process

After discussion, the Planning Commission noted the following items:

1. The parallel plan will be required to include cul-de-sacs on the three stub streets, which might reduce the number of lots. Further, the County Water Resources Commission will need to verify that the storm pond is sufficient size to accommodate the parallel plan, which might further reduce the number of lots.
2. The three stub streets will be required to be developed as cul-de-sacs pursuant to the standards of the Ottawa County Road Commission (OCRC).
3. The development only has a single boulevard ingress/egress, which may violate the OCRC standard requiring two entrances for developments with more than 75 units. GHT will require a communication from the OCRC that the boulevard will meet the standard of two points of access onto a public street.
4. The boulevard has a “gap” to accommodate driveways, which appears to violate OCRC standards. GHT will require a communication from the OCRC that the “gap” in the boulevard is acceptable.
5. The site plan will be required to include the border dimensions of each lot, a defined buildable area, and the setbacks from the buildable area.
6. The Planning Commission does not support a reduced rear yard setback, especially at the proposed 25' standard proposed.
7. The lot widths under 80' are concerning. Cargo will check to determine if reduced lot widths were allowed in Forest Park East.
8. Calculations on the open space are not clear and the bonuses included may not be appropriate. Specifically, it was noted that the development is being treated as a multi-family development although only 25%± is considered multi-family. A ratio of required open space between the two land classifications may be more appropriate in determining the required open space. Bultje will review the open space provided and density bonuses taken as the application is processed.
9. Because of the density of the development, concrete sidewalks will be required.
10. The ponds will be required to comply with the SLU standards contained in the Zoning Ordinance.
11. LSL Planning will be hired to assist staff in any review procedure.

VIII. REPORTS

a. Attorney Report

- Bultje noted that a draft of the Ham Radio Antenna amendments has been drafted and is currently being reviewed by the consultant.
- Bultje noted that the consultant is meeting with officials from the State department of Agriculture prior to drafting the RTF amendments due to the legislation that is currently pending in Lansing.

b. Staff Report

- Cargo provided a copy of the 2013 Planning Commission report, which was approved by the members without objection.
- Cargo noted that the Township Board approved a collaborative project with LIAA and the City of Grand Haven to provide a five-year review of the Master Plan.

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,

A handwritten signature in black ink, appearing to read "WM D Cargo". The signature is written in a cursive, somewhat stylized font.

William D. Cargo
Acting Recording Secretary