

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
April 21, 2014

I. CALL TO ORDER

Adam Kantrovich called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:30 p.m.

II. ROLL CALL

Members present: Kieft, Kantrovich, Reenders, Taylor, Wilson, T. French and Robertson
Members absent: LaMourie and Redick
Also present: Attorney Bultje

Motion by Robertson, supported by Wilson, to nominate Kantrovich as Temporary Chair for tonight's meeting. **Which motion carried.** Ayes: Kieft, Kantrovich, Reenders, Taylor, Wilson, Robertson and T. French. Nays: none.

Temporary Chair Kantrovich requested that Somers (Administrative Assistant, Community Development) record the meeting minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

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

V. CORRESPONDENCE

None.

VI. PUBLIC HEARINGS

a. Amateur Radio Antennas – Zoning Amendment

Kantrovich opened the public hearing at 7:34 p.m.

Cargo had provided a memorandum outlining information relative to Ham Radio Antennas, which the Zoning Ordinance does not currently address. Regulation has been passed requiring municipalities to accommodate Amateur Radio Antennas.

LSL drafted language for consideration, which Attorney Bultje subsequently adapted to be appropriate for Grand Haven Charter Township.

Roger Cox (18003 Cherokee Drive, Spring Lake) has radio tower background from previous employment. He believes the proposed Zoning Ordinance pertaining to Amateur Radio Antennas should be liberalized. He applauds the purpose, however proposes changes such as limiting the number of towers rather than the number of antennas, due to the fact multiple smaller antennas can be placed on a singular tower. Additionally, different sizes and types of antennas receive different frequencies, therefore several bands can be received from one tower with multiple antennas. He also believes the proposed requirement for certification by a licensed engineer is unnecessary since towers

have a structural analysis provided when they are purchased. Mr. Cox then referred to Park and Spring Lake Township Ordinances which appear to be less restrictive. Wilson believes the Planning Commission was more concerned with the number of structures and noted that he appreciates the input from Mr. Cox.

Mr. Cox also wanted clarification regarding the proposed fencing requirement. Attorney Bultje believes if a resident has a fenced yard, that would be adequate to satisfy the proposed fencing requirement. He added that LSL drafted the proposed language to accommodate a potential applicant, and the concept of engineer approval was added per the suggestion of a Planning Commission member. Bultje feels limiting the number of structures as opposed to limiting the number of antennas is legitimate.

Mr. Sundstrom (17933 Comstock Street) distributed a handout outlining his observations regarding the proposed Zoning Ordinance Amendment relative to Amateur Radio Antennas. He has operated ham radios for 60 years and feels the proposed ordinance is needlessly restrictive. He noted that a typical amateur radio operator would utilize an average of five antennas. He compared amateur radio towers to television towers and pointed out photos of antennas he had submitted. He agreed with Mr. Cox that manufacturer supplied design specifications could be submitted with building permit applications.

Mr. Cox and Mr. Sundstrom offered to be available for advice if staff was so inclined.

Kantrovich closed the public hearing for this portion of the meeting at 8:03 p.m.

b. Consideration of Abbott Rezoning Request.

Kantrovich opened the public hearing at 8:04 p.m.

Kantrovich referred to Cargo's memorandum and accompanying map regarding the proposed rezoning. He then asked Mr. Abbott to explain his request.

Mr. Abbott stated his parcel is approximately 8.8 acres, and neighboring parcels are zoned Residential. Attorney Bultje referred to the Master Plan which designates this parcel as Low Density Residential. The Abbott parcel is non-conforming as it is currently zoned Agricultural, which requires a 20 acre minimum. Bultje added that the applicant stated he does not intend to split the property. Although that is not binding, it would be difficult to split the property without a private road.

Kantrovich closed the public hearing at 8:11 p.m.

VII. OLD BUSINESS

Kantrovich reversed items "a" and "b" for discussion and voting purposes.

a. Consideration of Abbott Rezoning Request

Motion by Kieft, supported by Wilson, to recommend to the Township Board that parcel number 70-07-27-100-044 be rezoned from Agricultural to Rural Residential based on

the proposed land use being consistent with the Township Master Plan, that the existing non-conformity will be eliminated, and that the required public services necessary to serve the RR zoning classification are available.

Which motion carried. Ayes: Kieft, Kantrovich, Reenders, Taylor, Wilson, Robertson and T. French. Nays: none.

b. Consideration of Proposed Zoning Amendment - Amateur Radio Antennas

T. French feels Grand Haven Charter Township should compare the draft from LSL to neighboring township Amateur Radio Antenna Zoning Ordinances. Kantrovich noted that a lot of the content in the draft from LSL was intentional in that the Township is trying to prevent aesthetic problems, and he feels proximity to neighbors should be a consideration.

The Planning Commission agreed that the number of towers should be limited as opposed to the number of antennas. Wilson feels that the certification from an engineer seemed redundant if pre-engineered specifications could be provided with building permit applications. Reenders noted that roof-mount antennas are a concern that need to be addressed. Kantrovich added that existing roof mount antennas would likely be grandfathered in.

Bultje suggested that Cargo be given discretion on a redraft which could be reviewed by the volunteer residents prior to re-submitting to the Planning Commission.

Motion by Robertson, supported by Taylor, to Table the request in order to allow Cargo discretion to pursue a redraft of the proposed ordinance. **Which motion carried.** Ayes: Kieft, Kantrovich, Reenders, Taylor, Wilson, Robertson and T. French. Nays: none.

VIII. NEW BUSINESS

None.

IX. REPORTS

a. Attorney Report

None.

b. Staff Report

None.

c. Others

None.

X. EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS

None.

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:28 p.m.

Respectfully submitted,
Denise L. Somers
Acting Recording Secretary