

MEETING MINUTES OF THE  
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION  
MAY 19, 2014

I. CALL TO ORDER

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

II. ROLL CALL

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

**Without objection**, Redick requested that Cargo take the minutes for the meeting

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

**Without objection**, the minutes of the April 21, 2014 meeting were approved.

V. CORRESPONDENCE

None.

VI. OLD BUSINESS

a) Consideration of Schultz Landscape, Irrigation & Transport Site Plan Amendment

Cargo provided an overview of the May 14, 2014 memorandum and noted that there were two pending zoning violations on the parcel (*i.e., the six foot height of the storage bins and the additional storage bins*). The previously approved site plan also needs to be completed by the end of June, including the installation of sharp cut-off lighting fixtures and the completion of the landscaping. (*It was noted that the berm height is measured from US-31 and, therefore, complies.*)

Schultz noted that his business has been recognized by the Chamber of Commerce and has received numerous compliments on the improvements to the site. Further, he believes that he needs the higher bin heights and additional bins in the front yard to be successful and attract customers.

Schultz noted that loading of material does occur for both residential and commercial buyers of the landscaping material within the front yard of the property.

The Committee members expressed concerns with current operations, including:

- The loading that is occurring within the front yard of the business, which is well beyond the display that was intended;
- Customer safety that could be compromised with the loading activities and elimination of parking spaces in the front yard of the parcel;
- The additional bins that were added for stone and eliminated parking; and,

- The “intensification” of the use, especially within the front yard of the business.

The Committee and Schultz noted that if bins were used for display purposes, additional “storage” areas could be created that could “show” that material using the original footprint of the previously approved site plan. The sale/loading of material could then be limited to the rear of the property.

**Without objection**, the Commission tabled the proposed site plan amendment to allow staff to evaluate the quantity and type of landscape material to be displayed in the front yard and propose changes that would allow for display; but, limit the loading of material to the rear lot of the parcel.

Schultz noted that he would reduce the bin height from six feet back to the approved four feet.

VII. NEW BUSINESS

None.

VIII. REPORTS

a. Attorney Report

Bultje noted that he and Cargo would be meeting with a representative of HAM radio operators regarding the proposed zoning amendments on HAM radio antennas.

b. Staff Report

Cargo noted that the Commission may want to consider amending the Zoning Ordinance to allow decks within the front yards of waterfront properties, as long as the decks do not infringe on the required front yard setback.

c. Others

The Commission discussed the new siting GAAMPS. It was noted that a draft zoning ordinance amendment incorporating these changes will be prepared for review by the Planning Commission.

IX. EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS

None.

X. ADJOURNMENT

**Without objection**, the meeting adjourned at 9:13 p.m.

Respectfully submitted,



**William D. Cargo**  
Acting Recording Secretary