

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
JUNE 16, 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, LaMourie, Wilson, Robertson, Kantrovich, Taylor, T. French, and Reenders

Members absent:

Also present: Cargo and Attorney Bultje

Without objection, Redick instructed Cargo to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the June 2, 2014 meeting were approved.

V. CORRESPONDENCE

None.

VI. PUBLIC HEARINGS – Przybytek and Sayers Pond SLU Request.

Redick opened the public hearing at 7:33 p.m.

Cargo provided a brief overview of a June 10th memorandum and accompanying application information. Attention was directed toward the removal of the spoils and where the material would be placed.

Eric Johnson from Westshore Consulting provided an overview of the SLU application on behalf of the residents.

Edward McLean noted that he is opposed to the pond and that he is the title holder of the property.

Redick closed the public hearing at 7:43 p.m.

VII. OLD BUSINESS

a) Consideration of Przybytek and Sayers Pond SLU Request

Attorney Bultje recommended that the Planning Commission consider the SLU application for the proposed pond based on zoning standards, and allow the parties to the existing land contract to determine their respective property rights. Bultje noted that the Planning Commission shouldn't be involved in resolving competing property interest claims.

Redick noted that his two major concerns regarding the construction of ponds includes the removal of resources and the impact of the trucks on local traffic and the amount of time necessary to complete the construction of the pond. However, in this instance, neither of these appears to be major considerations because the pond will be constructed in about four or five days and the majority of the material will only be transported across the street to an adjacent parcel.

Motion by Kantrovich, supported by Wilson, to approve the special land use request to construct an outdoor pond on parcel numbers 70-07-27-100-047 & 70-07-27-100-031 and remove approximately 2,940 cubic yards of material, contingent upon the issuance of a wetland and soil removal permit from the Michigan Department of Environmental Quality and a soil erosion permit from Ottawa County, if deemed necessary.

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

1. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
2. The proposed use is 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.
3. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
4. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
5. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
6. The proposed use does not interfere with or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
7. The proposed use is 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.
8. The proposed use is consistent with the health, safety, and welfare of the Township.

And for site plan purposes,

1. 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.

2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
8. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, or the Township's Private Road Ordinance.
9. 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.
10. Exterior lighting is not a part of this proposed Special Land Use.
11. 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.
12. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
13. The site plan conforms to all applicable requirements of county, state, federal, and township statutes and ordinances.
14. No fencing is required by the planning commission around the boundaries of the development.
15. The general purposes and spirit of this ordinance and the master plan of the township are maintained.

Which motion carried.

b) Consideration of Ham Radio Antenna Ordinance

Attorney Bultje reviewed the proposed amendment to the zoning text amendment addressing Ham Radio towers pursuant to the recommendations from a previously held public hearing. Bultje noted that staff had met with proponents of Ham Radio and incorporated many of their concerns into the final draft.

John Sundstrom (*17933 Comstock*) spoke and recommended that the height limit for the administrative approval be increased to allow for a forty foot tower (*i.e., five 8*

foot segments) and a 12 foot mast (*or a total height of 52 feet*), which is a very common tower height selected by Ham Radio enthusiasts.

Without objection, the Planning Commission instructed staff to amend the final draft to incorporate a height standard of 53 feet or less for administrative approval and above 53 feet for a special land use approval.

Motion by Robertson, supported by T. French to recommend to the Township Board approval of the proposed Ordinance Amendment with the amendment to 53 feet for administrative approval. **Which motion carried.**

VIII. NEW BUSINESS

None.

IX. REPORTS

a. Attorney Report

b. Staff Report

- Cargo noted staff had met with a developer regarding an apartment complex at the intersection of 168th and Comstock. A pre-application PUD conference with the Planning Commission is tentatively scheduled for a July meeting of the Planning Commission.
- Cargo noted that staff had met with a developer regarding the development of a 200 lot subdivision on Lincoln Street, previously referred to as Lincoln Pines.
- Cargo noted that the second phase of the Brighamwood Subdivision on 144th Avenue has begun final approval.

c. Others

- Robertson noted that she completed the certification program for a Michigan Planner and that a great deal of information on water quality issues, the Right-to-Farm Act, etc. had been provided. She requested that copies of the material be copied and provided to members.
- The Commission discussed, in general, amendments to the Zoning Ordinance to address the changes in the GAAMPs for agricultural activities.

X. EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS

None.

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:31 p.m.

Respectfully submitted,



William D. Cargo
Acting Recording Secretary