

MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
JULY 7, 2014

I. CALL TO ORDER

Chair Redick called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:31 p.m.

II. ROLL CALL

Members present: Redick, Kieft, LaMourie, Robertson, Kantrovich, Taylor, T. French, and Reenders

Members absent: Wilson

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 16, 2014 meeting were approved.

V. CORRESPONDENCE

None.

VI. OLD BUSINESS

a) Discussion of Text Amendments Regarding Livestock Facilities in Residential Areas

Cargo provided a brief overview of the changes at the State level regarding site selection GAAMPs.

The Planning Commission members discussed regulations to allow livestock facilities within residential areas and provided the following perimeters and instructing staff to draft an ordinance for further consideration:

- ✓ Livestock facilities would be approvable as a special land use in Rural Residential and Rural Preserve zones that had a certain minimum lot size;
- ✓ All animals would have to be confined and contained to the interior portion of the property identified as the permitted “livestock facility” (*i.e., free range animals would not be permitted*);
- ✓ The density of animals (*using the State of Michigan measurement of animal units*) would be based upon a sliding scale related to the size of the parcel and type of animal;
- ✓ Certain types of livestock production could be limited to season (*e.g., free range meat chickens could be limited from April 1st to October 1st*);
- ✓ The setback of any production facilities would vary based upon the type of animals (*e.g., swine would have a further setback than chickens*). Further, setbacks would be to the property line as opposed to adjacent residential units;

- ✓ Screening would vary based upon the type of animals (*e.g., swine would be screened, sheep would not require screening*);
- ✓ GAAMPs would be referenced as a standard for complaints, especially as related to odor control and manure management;

Redick opened the meeting to public comments, which included the following:

1. Derek Warner of 17082 Buchanan recommended that the minimum lot size for livestock facilities be two acres and discussed his manure management (*i.e., stockpiling/composting*).
2. Theresa Sispera of 13745 Lake Sedge recommended that the minimum lot size for livestock facilities be two acres and opined that the purpose of land is to feed the population.
3. Betsy Cech of 11621 Johnson Street in Robinson Township recommended a smaller minimum lot size for livestock facilities.
4. Dottie Pellegrum offered her complaint that the Township was eroding “freedoms” and increasing taxes and left a letter.
5. Greg Westbrook of 15348 161st opined that the agricultural lifestyle is important and that the lot size for raising chickens should be reduced to 1.5 acres.

Redick noted that the Township was looking to expand “freedoms” by allowing certain livestock operations on RR and RP land that were currently illegal.

Cargo noted that a small number of chickens are allowed on RR and RP land that are not located in subdivisions.

- b) Redick led a discussion regarding the LIAA Joint “Resilient Coastal Community” Project. The Commission agreed that Robertson would be the central contact from the Planning Commission and would provide information and direction to the LIAA.

VII. NEW BUSINESS

- a) Denny Cherette (*i.e., Cherette Group*) and Mark Oppenhuizen (*i.e., Oppenhuizen Architects*) presented a PUD proposal for a 204-unit apartment complex at the northwest intersection of Comstock and 168th Avenue.

Without objection, because the firm with which he works is providing support to the Cherette Group, Pete LaMourie excused himself from the discussion due to a conflict of interest.

VIII. REPORTS

- a. Attorney Report
- b. Staff Report
 - Cargo noted that there would be two public hearings on July 21st – a PUD amendment for both the Lincoln Pines subdivision and the Bignell Ridge condominiums.

c. Others

- Kantrovich noted that the Ottawa County Water Resource Committee recommended that the Water Study proceed. This recommendation will be brought to the full Commission.

IX. EXTENDED PUBLIC COMMENTS PERTAINING TO NON-AGENDA ITEMS
None.

X. ADJOURNMENT

Without objection, the meeting adjourned at 9:03 p.m.

Respectfully submitted,

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

William D. Cargo
Acting Recording Secretary