

MEETING MINUTES OF THE  
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION  
OCTOBER 6, 2014

I. CALL TO ORDER

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, Robertson,  
Kantrovich, Taylor, Reenders, & Wilson

Members absent: None

Also present: Fedewa and Attorney Bultje

**Without objection**, Redick instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

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

V. CORRESPONDENCE

- Zoning Ordinance updates were provided in packets. If the Planning Commissioners need assistance with replacing the updated Ordinances with the outdated Ordinances they should see Kristi DeVerney.

VI. OLD BUSINESS – Bignell Ridge Landscape Plan

- Chairman Redick recused himself because he is within the notification area of the Bignell Ridge Condominium project, and he will abstain from consideration of the proposed landscape site plan.
- Fedewa provided an overview of the project through a memorandum dated September 23, 2014.
- Commissioner LaMourie indicated that he would prefer the site plan to be submitted as a CAD to show true measurements and distances such as right-of-way lines.
- Fedewa responded that the Zoning Ordinance does not require plans to be submitted as a CAD, therefore, we should not reject the plan or add a condition to resubmit as a CAD.
- General response from Planning Commission members was to draft a text amendment to require plans to be submitted as a CAD in the future.

**Motion** by Kantrovich, supported by Kieft to approve with conditions the Bignell Ridge Landscape Site Plan for the PUD Amendment application based on the

application meeting applicable requirements and standards of the Grand Haven Charter Township Zoning Ordinance. This approval is conditioned upon the following:

1. The applicant is not permitted to plant trees within the Ottawa County Road Commission Right-of-Way until Grand Haven Charter Township has been provided with an approved permit.

**Which motion carried.**

VII. NEW BUSINESS – PUD Pre-Application Conference – Speedway

- Commissioner Wilson recused himself due to a conflict of interest. He is the developer and owner of the site.
- Fedewa provided an overview of the proposed project through a memorandum dated October 1, 2014.
- Christopher Schrank – project manager for exp US Services Inc., and Michael Bergman, RLA, EI – Construction Specialist, on behalf of Speedway described the proposed project.
  - Site is not designed to draw traffic off of US-31.
  - Approval from the MDEQ is pending.
  - Curb cut for the access drive on 172<sup>nd</sup> Avenue was relocated to accommodate a new wetland identified by the MDEQ.
    - Will result in less impact on an existing wetland.
  - Wants the building height to be 40 feet to enclose the mechanical equipment on the roof.
  - Provided photographs of a site built in Indianapolis.

Comments, questions, and concerns raised by the Commissioners:

Redick:

1. Requested clarification on statement that the proposed site is not designed to attract, and draw, traffic off of US-31.
  - a. Commissioner Wilson had additional knowledge and input for this project.
  - b. Redick requested Attorney Bultje’s opinion on Wilson’s participation.
    - i. Attorney Bultje confirmed that his participation from a developer and owner standpoint was valuable information for the project. Therefore, it is permissible, and not a conflict of interest.
2. Described the intent of the US-31 and M-45 Area Overlay Zone.
  - a. Variety of architectural features.
  - b. Landscaping to screen harsh views from the street.
3. Encouraged the representatives to visit local PUD sites along US-31 to gain a visual understanding of what aesthetics the Zoning Ordinance intends to accomplish.

LaMourie:

1. Raised concerns about the interaction of passenger vehicles and commercial truck traffic on the site.
  - a. Suggested a couple of site modifications.
2. Requested additional information on why the site proposes 30 parking spaces rather than the 22 required by the Ordinance.
3. Needs to consider vehicle storage along the 172<sup>nd</sup> Avenue intersection.
4. Noted that the Planning Commission will want/need to see a Traffic Impact Analysis based on the location of the site and its proposed build-out.

Reenders:

1. Requested clarification on the statement that MDOT suggests commercial truck canopies have at least 16 feet of clearance.
2. Questioned why the passenger vehicle canopy roof had to be the same height as the commercial truck canopy.

Responses from Wilson (developer/owner) and Speedway representatives:

Wilson:

1. Wetland mitigation has been an ongoing issue with the site.
2. It would be ideal to connect this site with Walmart, but due to wetlands it may not be feasible.
3. Has spoken to local industrial business owners that expressed interest in the proposed commercial truck fueling station.
4. Future development is likely to be a pharmacy, office building, retail store, or restaurant.
  - a. Due to proximity of the theater he envisions a soft-corner to support a community gathering place and possible outdoor dining area.

Schrank and Bergman (Speedway representatives):

1. Proposed site is not designed as a truck stop (i.e., does not have typical amenities such as a shower facility and parking area).
2. MDOT indicated that the 16 foot 6 inch canopy was satisfactory to accommodate the height of commercial vehicles. However, it is unclear if that is MDOT's recommended minimum height.
3. Desire to have the passenger vehicle canopy the same height as commercial to maintain aesthetics. Additionally, there will be diesel pumps under the passenger vehicle canopy, which will allow smaller commercial vehicles to utilize the space.
4. Concerned about the landscaping requirement along US-31 due to the prominent wetlands.

## VIII. REPORTS

- a. Attorney Report - None
- b. Staff Report
  - Livestock Facility Subcommittee Meeting – scheduled Oct 15<sup>th</sup> at 6:30pm in the Main Conference Room.
  - Resilient Grand Haven Community Summit

- CAT Meetings Oct 22<sup>nd</sup>, Oct 29<sup>th</sup>, and Nov 4<sup>th</sup> from 6-7:30pm at the Grand Haven Community Center

c. Others - None

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

X. ADJOURNMENT  
**Without objection**, the meeting adjourned at 8:27 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stacey Fedewa". The signature is written in black ink and is positioned above the typed name and title.

**Stacey Fedewa**  
Acting Recording Secretary