

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, FEBRUARY 22, 2016**

Change of Venue Notice

**Township Fire/Rescue Station – which is across the parking lot from the
Grand Haven Township Hall**

THERE IS NO WORK SESSION.

REGULAR MEETING – 7:00 P.M.

- I. CALL TO ORDER
- II. PLEDGE TO THE FLAG
- III. ROLL CALL
- IV. APPROVAL OF MEETING AGENDA
- V. CONSENT AGENDA
 1. Approve February 8, 2016 Board Minutes
 2. Approve Payment of Invoices in the amount of \$164,788.51 (*A/P checks of \$80,117.79 and payroll of \$84,670.72*)
 3. Approve Amendment to Legal Services Agreement
 4. Approve 2016 Sounds of Summer Music Series Agreement
- VI. PUBLIC HEARING – Zoning Text Amendments
- VII. OLD BUSINESS
 1. First Reading – Zoning Text Amendments
- VIII. NEW BUSINESS
None
- IX. REPORTS AND CORRESPONDENCE
 1. Correspondence
 2. Committee Reports
 3. Manager’s Report
 - a. January Legal Review
 4. Others
- X. EXTENDED PUBLIC COMMENTS/QUESTIONS ON NON-AGENDA ITEMS ONLY
(*LIMITED TO THREE MINUTES, PLEASE.*)
- XI. ADJOURNMENT

NOTE: The public will be given an opportunity to comment on any agenda item when the item is brought up for discussion. The supervisor will initiate comment time.

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, FEBRUARY 8, 2016**

WORKSESSION – 6:00 p.m.

1. Human Resources Director Proksa answered “Six Questions” regarding the department.
2. Board reviewed the 2016 Project List with Manager Cargo and Department Directors.
3. The Board discussed concerns raised by residents regarding parking on Beach Road and instructed staff to monitor parking on Beach Road between the dates of Memorial Day weekend and Labor Day weekend in order to determine if roadside parking is problematic and needs to be addressed through an amendment to the Parking Ordinance.
4. Manager Cargo noted that the power supplies on both Board room projectors failed within the past few months. The cost of updating to current standards would be about \$80k±. In lieu of that unbudgeted expense, Cargo will authorize the purchase of an “old” style projector in the amount of about \$2,500 and, beginning with the FY 2017 budget, will begin to phase in an upgrade of the Board room audio/visual system. This may require a budget amendment. There were no objections.

REGULAR MEETING

I. CALL TO ORDER

Supervisor French called the regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board members present: French, Meeusen, Behm, Hutchins and Kieft.

Board members absent: Redick and Larsen

Also present was Manager Cargo.

Without Objection, Treasurer Kieft was appointed as the Temporary Clerk for this Board meeting.

IV. APPROVAL OF MEETING AGENDA

Motion by Treasurer Kieft and seconded by Trustee Meeusen to approve the meeting agenda. **Which motion carried.**

V. APPROVAL OF CONSENT AGENDA

1. Approve January 25, 2016 Board Minutes
2. Approve Payment of Invoices in the amount of \$286,021.99 (A/P checks of

\$166,199.72 and payroll of \$119,822.27)

3. Approve Mercury Drive Non Motorized Path overlay bid documents
4. Approve Sale and Acquisition Agreement of Fiber Optic Strands with GHAPS

Motion by Supervisor French and seconded by Treasurer Kieft to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. OLD BUSINESS

1. **Motion** by Treasurer Kieft and supported by Trustee Meeusen to approve and adopt the corrective ordinance amendment to the Water Rate Ordinance, which returns the water connection fee to the previously approved and recommended level. This is a second reading. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Behm, French, Hutchins, Meeusen, Kieft

Nays:

Absent: Redick and Larsen

VII. NEW BUSINESS

1. **Motion** by Supervisor French and supported by Trustee Behm to approve Resolution 16-02-01 that establishes the Fiscal Year 2016/17 Harbor Transit operating millage rate of 0.58 mills. **Which motion carried**, as indicated by the following roll call vote:

Ayes: French, Hutchins, Meeusen, Kieft, Behm

Nays:

Absent: Redick and Larsen

IX. REPORTS AND CORESPONDENCE

- a. Correspondence was reviewed
- b. Committee Reports
 - i. Public Works and Transportation Committee will meet on Monday, February 15th at 11:00 a.m.
- c. Managers Report, which included:
 - i. January Building Report
 - ii. January Ordinance Enforcement Report
 - iii. January DPW Report
- d. Others

X. PUBLIC COMMENTS

Jim Lilly (*560 Old Macatawa Court, Park Township*) announced that he is a candidate for State Representative Amanda Price's seat

XI. ADJOURNMENT

Motion by Treasurer Kieft and seconded by Trustee Behm to adjourn the meeting at 7:08 p.m. **Which motion carried.**

Respectfully Submitted,

William Kieft, III
Grand Haven Charter Township Temporary Clerk

Karl French
Grand Haven Charter Township Supervisor

SUPERINTENDENT'S MEMO

DATE: February 15, 2016
TO: Township Board
FROM: Cargo
SUBJECT: Amendment to "Statement for Legal Services"

Grand Haven Charter Township has had utilized Scholten and Fant for legal services since 1997.

Further, since 2002 the Township has compensated Scholten and Fant at a service rate of **\$120** per hour. The firm has requested that their legal services agreement with the Township be amended to increase this rate at **\$130** per hour. (*See attached "Amendment to Agreement for Legal Services".*)

This \$10 per hour rate increase equals **8.33%**. To place this proposed legal service rate increase into prospective, the inflation rate from 2002 through 2015 is about **31.75%**, meaning that \$120 in 2002 would equal **\$158.10** today.

The last discussion regarding Municipal Attorney fees on the Michigan Local Municipal Managers Association listserv in 2012 showed an average rate of about **\$140** per hour with a range of between \$110 (low) to \$190 (high).

Because it continues to appear that the hourly rate charged will remain below the medium and because staff remained satisfied with the legal services provided by Scholten and Fant, I am recommending that the proposed increase from \$120 to \$130 per hour for legal services be approved. If the Board agrees, the following motion can be offered:

Motion to authorize Superintendent Cargo to execute an amendment to the Statement for Legal Services that will increase the legal services rate from \$120 to \$130 per hour.

If there are any specific questions or comments, please contact me or Attorney Bultje at your convenience.

AMENDMENT TO AGREEMENT FOR LEGAL SERVICES

This Amendment is intended to modify the Agreement for Legal Services (the "Agreement") between Grand Haven Charter Township, a Municipal Corporation, whose address is 13300 - 168th Avenue, Grand Haven, Michigan 49417 (the "Township"), and Scholten Fant, a Professional Corporation, of 100 North Third Street, Grand Haven, Michigan 49417 (the "Firm") dated January 18, 2002.

Commencing March 1, 2016, the hourly rate for all General Legal Counsel and other Legal Services shall be \$130.00.

GRAND HAVEN CHARTER TOWNSHIP SCHOLTEN FANT

By: _____
William D. Cargo, Superintendent

By: _____
Ronald A. Bultje

Dated: February 23, 2016

Dated: February 23, 2016

LICENSE AGREEMENT

BETWEEN GRAND HAVEN CHARTER TOWNSHIP and WALK THE BEAT

The Charter Township of Grand Haven, a Michigan charter township, of 13300 168th Avenue, Grand Haven, Michigan 49417 (the "Township") and Walk the Beat, a local non-profit organization, of P.O. Box 926, Grand Haven, MI 49417 ("WTB") enter into this License Agreement (the "Agreement").

BACKGROUND FACTS

1. The Township is the owner of Pottawattomie Park (the "Park"), located at 15600 Comstock Street, in the Township.
2. WTB seek to promote their organization through the appreciation for music.
3. WTB wishes to assist the Township with the promotion of the Park, and the Township wishes to assist WTB with the promotion of their organization, through this Agreement.

MUTUAL PROMISES

- A. WTB will be allowed to use the Park for the 2016 Sounds of Summer Music Series (the "Series"), according to the terms of this Agreement.
- B. The Series will run on eight Wednesday evenings, beginning June 15, 2016 through August 3, 2016 from 7:00 p.m. until 8:30 p.m.
- C. WTB will be allowed to use the shelter nearest the water at the Park, which shelter shall be reserved for WTB on the evenings of the Series, from 6:30 p.m. until 8:30 p.m.
- D. WTB shall not be charged any cost for the reservation of the shelter in question, on the evenings of the Series, during the designated hours.
- E. WTB shall, by June 1, 2016 deposit \$500.00 with the Township. The Township shall return the deposit to WTB, promptly after August 24, 2015, provided that WTB's use of the Park has not caused damage to the Park. If there has been damage to the Park because of WTB's use of the Park, including any damage caused by any person attending the concerts in the Series, then the Township shall have the right to use the \$500.00 to fix the damage and to assess any additional costs to WTB, which shall be due within 30 days after invoice.
- F. No sale of alcoholic beverages shall be permitted in the Park, whether by WTB or any other person. However, persons attending the concerts in the series may have alcoholic beverages in their possession, and they may consume alcoholic beverages in the Park from 6:30 p.m. until 8:30 p.m. on the evenings of the Series. This Agreement constitutes the Park Use Permit required by Section 3 of Ordinance No. 59, as amended.
- G. WTB will provide its own trash bags and receptacles for the use of persons attending the Series at the Park. WTB will remove all trash left by persons attending the Series at the Park, as well as all WTB provided trash bags and receptacles. This removal will occur at 8:30 p.m. on each evening of the Series, and will be completed by 9:30 p.m. on each evening. If WTB fails to timely and completely accomplish this removal process, the Township may assign the work to its staff. If the Township does so, WTB will be billed

for the Township's expenses for trash removal. Payment from WTB will be due within 30 days after invoice.

- H. During the evenings of the Series, from 7:00 p.m. until 8:30 p.m. performers at the concerts in the Series will not be subject to the noise limitations established in the Township's Noise Control Ordinance, Ordinance No. 341, as amended. This exemption shall be pursuant to Section 7 of Ordinance No. 341.
- I. WTB shall, at its expense, provide liability insurance to protect the Township against all liability resulting or arising from the use of the Park pursuant to this Agreement, even if in violation of this Agreement, naming the Township as an additional insured. The insurance provided by WTB shall be in the minimum amount of \$1,000,000.00 for combined single limit personal injury, bodily injury, and property damage. The rider naming the Township as an additional insured shall be submitted to the Township for review and approval before WTB uses the Park pursuant to this Agreement. The rider shall further provide that the Township's status as an additional named insured shall not be terminated without thirty (30) days advance written notice to the Township.
- J. WTB may not assign or in any manner transfer this Agreement to another party.
- K. WTB's use of the Park pursuant to this Agreement is not exclusive and shall not preclude persons from engaging in other legitimate and lawful use of the Park, even during the hours and evenings covered by this Agreement.
- L. Except as otherwise provided in this Agreement, WTB shall use the Park in compliance with all Township ordinances and all other applicable laws, rules, and regulations.

GRAND HAVEN CHARTER TOWNSHIP

GRAND HAVEN AREA JAYCEES

By: _____
Karl French, Supervisor

By: _____
Dave Palmer, Executive Director

By: _____
Laurie Larsen, Clerk

Dated: _____, 2015

Dated: _____, 2015



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: February 18, 2016
TO: Township Board
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Proposed Zoning Text Amendment Ordinance

BACKGROUND

During the last 18 months the Planning Commission has been working to update the Master Plan. The Resilient Master Plan has a focus on protecting the valuable undeveloped land that remains in the Township.

One way to accomplish this goal is to adopt text amendments to the zoning ordinance that allow a developer to build vertically rather than horizontally. In doing so, less undeveloped land is disturbed. Furthermore, by strategically allowing increased building heights within the “urbanized” areas, the Township is able to limit the costs of infrastructure extensions.

“Encourage development to occur in high, vertical density in areas where infrastructure is available. This will help ensure the protection of natural spaces and help local governments maintain valuable infrastructure.”

- 2016 Resilient Master Plan Draft

Furthermore, the Robbins Road Sub-Area Plan was adopted and included in the 2009 Master Plan, which encourages new development to expand vertically.

“Minimum building heights should be established and allowed to exceed 2.5 stories and 35 feet.”

- Robbins Road Sub-Area Plan

Extending infrastructure to undeveloped areas inherently promotes the development of such

land, which in turn encourages sprawl. Although the developer is responsible for installation of these infrastructure extensions—the Township is financially responsible for its long-term maintenance.

Compared to 1999, when the current zoning ordinance was adopted, the Township is experiencing development pressure that is more diverse than it was in years past. Meaning, there is more commercial and industrial development occurring than only residential. In order to remain proactive in managing the growth of the Township it is imperative that ordinance regulations are tailored accordingly.

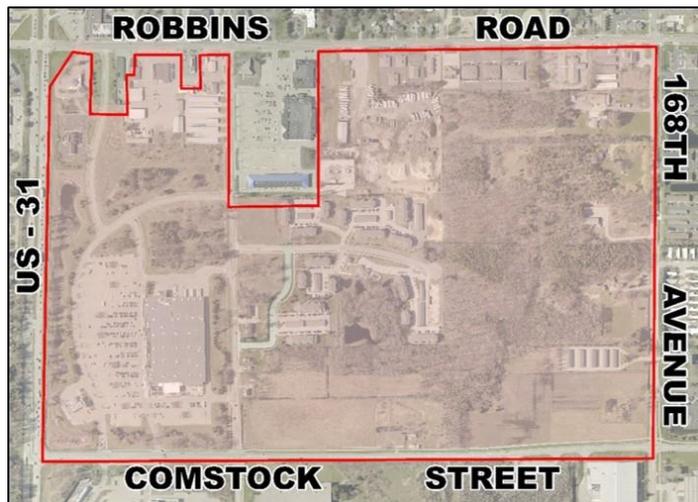
As such, the Planning Commission has directed staff to begin drafting text amendments to address the current development trends. At a public hearing held on January 19th the Planning Commission adopted a motion recommending the Township Board approve the proposed Zoning Text Amendment Ordinance to revise sections of the Planned Unit Development Chapter of the Zoning Ordinance.

PROPOSED TEXT AMENDMENT

Per the direction of the Planning Commission staff has drafted five text amendments to the Planned Unit Development (PUD) Chapter of the Zoning Ordinance. The logical and strategic location to “test” increased building heights—to address sprawl—is within the Robbins Road Sub-Area (*see below*). This is the “urbanized” area of the Township that is on the cusp of rapid redevelopment. Furthermore, this amendment will support the goals and objectives of the Robbins Road Sub-Area Plan and Resilient Master Plan.

The proposed text amendments address three items:

1. **Regulatory flexibility** – this will expand the language that describes the process of approving departures from the zoning ordinance. It provides clearer direction to the Planning Commission and Township Board for making these decisions.
2. There is a lack of cohesion between the **land uses permitted by the PUD Chapter** in the Zoning Ordinance, and those described in the Master Plan. In an effort to ensure the two documents are cohesive staff has simplified the uses permitted by right, and those permitted as a special land use.
3. To allow an **increased building height for Commercial PUD’s** within the boundaries of the Robbins Road Sub-Area. Staff recommends a maximum building height of 4 stories, or 55 feet, whichever is lower.
 - Fifty-five feet, is a common building height that allows for a multitude of use groups by the 2012 Michigan Building Code.



- The MBC, coupled with the GHT Fire/Rescue equipment that can reach a height of 75 feet, forms the basis for why the proposed combination of height and stories was selected.
- Staff notes: the **55 foot proposal is a maximum height, and a departure over 55 feet would not be permitted** for Commercial PUD’s within the Sub-Area. In essence, the base regulation of 35 feet is still applicable, and specifying a maximum height will provide useful, and defined, parameters for the Township when making a determination on a height departure request for Commercial PUD projects located within the Robbins Road Sub-Area.
 - This does not mean a developer is permitted by right to have a building height of 55 feet. Rather, each Commercial PUD must be carefully considered and the Township will have to make a determination if a height departure (*of up to 55 feet*) is beneficial and cohesive with the surrounding area.
 - This also allows the Township to require certain enhancements in exchange for a greater building height. Examples include, increased setbacks, and additional landscaping.
- The Township would still have to grant a height departure, but it could not be more than 55 feet. Furthermore, this height restriction is only applicable to Commercial PUD’s within the Robbins Road Sub-Area, and nowhere else in the Township.
- The Planning Commission directed staff review height restrictions for other municipalities in Ottawa County. Below is a table providing comparative information for allowable building heights over 35 feet:

Municipality	Zoning District(s)	Height Restriction
City of Grand Haven	C – Commercial TI – Transitional Industrial	40 feet
	I – Industrial	60 feet
	* Government buildings fronting Central Park	100 feet
Spring Lake Township	LI – Light Industrial	40 feet
	R-4 – Single Family, Two Family, Multi-Family	43 feet
	GC – General Commercial MU – Multi-Family	45 feet
City of Ferrysburg	I-1, I-2, I-3 – Light Industrial PI – Port Industrial	50 feet
Spring Lake Village	CBD – Central Business District P – Public/Semi-Public I – Light Industrial	45 feet

City of Norton Shores	AR-8 Apartments	4 stories, 45 feet
	GI – General Industrial	50 feet
Holland Charter Township	I-1 & I-2 Industrial	45 feet
Georgetown Township	I – Industrial	45 feet
City of Zeeland	I-1 Light Industrial I-2 General Industrial	40 feet
	C-2 Central Business District	45 feet
Allendale Charter Township	I-1 Industrial	35 feet, but can be increased one-foot for each additional one-foot increase in all of the required building setbacks, maximum 45 feet.
	Industrial PUD	35 feet, but can increase to 90 feet if approved by the Planning Commission and Fire Chief. Every one-foot vertical increase requires an additional one-foot increase in all required building setbacks.

An article published on the Better Cities & Towns website, and titled “More low-down on tall buildings” provides insightful information on the **“sweet spot” for optimal density, which is approximately 50 people per acre, or a maximum of 6 stories.**

Lastly, staff provided information on the process of determining building heights to the Grand Haven Tribune. The article is enclosed for review.

SAMPLE MOTION

If the Township Board agrees with the Planning Commission recommendation, and supports the proposed text amendments, the following motion can be offered:

Motion to postpone further action until March 14th on the proposed Zoning Text Amendment Ordinance to revise sections of the Planned Unit Development Chapter of the Grand Haven Charter Township Zoning Ordinance. **This is the first reading.**

Please contact me prior to the meeting if you have questions.

BUILDING	ADDRESS	HEIGHT
Grand Haven High School	17001 Ferris St.	74 feet
Grand Rapids Water Filtration Plant	11150 Lakeshore Dr.	47 feet
Camp Blodgett	10451 Lakeshore Dr.	42 feet
Resurrection Life Church	12900 U.S. 31	38 feet
Macatawa Bank	15135 Whittaker Way	36 feet
Piper Lakes Apartments	14841 168th Ave.	35 feet
Timber View Apartments	15056 Elizabeth Jean Ct.	35 feet



DEVELOPMENT

What determines a building height?

ALEX DOTY • FEB 12, 2016 AT 2:00 PM

adoty@grandhaventribune.com 616-842-6400 ext. 233

The proposed Health Pointe medical center project in Grand Haven Township and topics surrounding it — from zoning ordinance changes, planned unit development amendments and building heights — have been fodder for conversation the past few months.

But beyond all the technical talk and community decision making, how do communities determine if, and when, taller structures are

warranted in a community?

“There are a variety of factors that are taken into account when determining if building heights should be increased — and, if so, how much,” Grand Haven Township Planner Stacey Fedewa said. “First and foremost, the municipality must have a basis for the proposed height increase, which comes from the Master Plan. In the township’s case, this has been in the Master Plan since 2008.”

According to the Robbins Road Sub-Area Plan within the township’s Master Plan, “minimum building heights should be established and allowed to exceed 2.5 stories and 35 feet.” The next step, officials say, is to determine an area that can support taller buildings while preserving open space and limiting the cost of infrastructure expansions. Fedewa noted that developers pay for initial installation, but the township is responsible for all the long-term maintenance costs.

“Therefore, the most logical location to allow higher buildings is the area with the greatest density,” she said. “Meaning, you don’t want a four-story building in the middle of a field — you want it juxtaposed against a built urban environment.”

Once a location is determined, the next step is to figure out the aesthetics. “What buildings are currently in that area, how would taller buildings look nestled into that setting, what are the existing businesses, is growth anticipated in that area, is it ripe for redevelopment (meaning, is there anticipation that the landscape will have dramatic changes in the next 10 years), are there mature trees to give the area a ‘sense of place,’ is the area walkable and safe for pedestrians, etc.?” Fedewa said.

The Michigan Building Code is also reviewed to determine what height/story combination allows for the greatest number of use groups. “There has to be an incentive for the developer to construct a taller building to preserve the open space and limit infrastructure costs, and ensuring the building code supports the proposed height is an important aspect,” Fedewa noted.

After that’s been established, the community’s Future Land Use Plan needs to be reviewed to determine what type of land uses are master-planned for that area, Fedewa said.

“In the case of the Robbins Road Sub-Area, the uses are centered around regional commercial, neighborhood commercial, office/service, mixed use, and high-density residential,” she said. Based on this information, Fedewa says it’s important to focus on commercial land uses, as they’re most likely to need, or want, a taller building.

A municipality must also determine if it has the appropriate equipment to handle emergency situations. “For example, the township has a fire truck that can reach up to 75 feet in height,” Fedewa said. “Therefore, the maximum height that would be considered is 75 feet.”

It’s also important to review the building height limits of neighboring jurisdictions, officials say. This is to ensure that the height being proposed won’t be abnormal when compared to nearby locations. “Also, as with the case of Robbins Road, the two municipalities (Grand Haven city and township) share a border, so it is important the area remain cohesive as it grows,” Fedewa said.

Current social trends are also considered. “For example, the City of Grand Haven had a recent Zoning Board of Appeals case where the property owner requested a height variance to accommodate new boats that are too tall to fit inside the maximum building height currently allowed in that zoning district,” Fedewa said. “The variance was denied, but the result is their Community Development Department may look at raising the building heights for that zoning district because the social trends are to purchase larger and taller boats.

“Those kind of boats are costly, so the owners need them to be stored appropriately,” she continued. “And if the building heights cannot accommodate them, then it is important to review regulations and determine if the ordinance needs to adapt to the new social trends.”

Building sizes

All things being considered, what are the heights of local buildings?

According to Fedewa, here are some of the heights of taller buildings in Grand Haven Township:

- Grand Haven High School, 74 feet
- Grand Rapids Water Filtration Plant, 47 feet
- Camp Blodgett, 42 feet
- Resurrection Life Church, 38 feet

According to Grand Haven Community Development Manager Jennifer Howland, the two tallest buildings in the downtown area are:

- Harbourfront Place, the tallest point is approximately 65 feet
- Grand Theatre Condos, the tallest point is approximately 65 feet

According to Howland, height estimates for other city properties include:

- Robbinswood Assisted Living, approximately 30 feet
- North Ottawa Community Hospital’s emergency room addition, 30 feet (measured to parapet)

ORDINANCE NO. ____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN, BY ADDRESSING REGULATORY FLEXIBILITY, BASE REGULATIONS, COMMERCIAL PLANNED UNIT DEVELOPMENT LAND USES, STRUCTURE HEIGHT; AND BY PROVIDING FOR AN EFFECTIVE DATE.

GRAND HAVEN CHARTER TOWNSHIP, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Planned Unit Development District – Regulatory Flexibility. Section 17.01.5 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

Regulatory Flexibility. The provisions of this Chapter are not intended as a device for ignoring this Ordinance, or the planning upon which it has been based. However, to encourage flexibility and creativity consistent with the PUD concept, departures from the regulations may be permitted subject to review and approval by the Township Board after the recommendation of the Planning Commission. For example, such departures may include but are not limited to modifications in lot dimensional standards; floor area standards; setback requirements; height requirements; parking, loading, and landscaping requirements; and similar requirements. Such modifications may be permitted only if they will result in a higher quality development than would be possible without the modifications. The provisions of this Chapter are intended to result in the land use development that is substantially consistent with the goals and objectives of the Township Master Plan, this Ordinance, and consistent with sound planning principles.

Section 2. Permitted Planned Unit Developments – Base Regulations. Section 17.06 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

1. A Planned Unit Development may be approved as any of the following:
 - A. Residential PUD (Section 17.07)
 - B. Commercial PUD (Section 17.08)
 - C. Industrial PUD (Section 17.09)
 - D. Mixed-Use PUD (Section 17.10)

2. Applicable Base Regulations. Unless waived or modified in accordance with Section 17.01.5, the yard and lot coverage, parking, loading, landscaping, lighting, and other standards for the underlying zoning shall be applicable for uses proposed as part of a PUD. The underlying zoning

shall be the current zoning map designation of the property in the proposed PUD, or the Future Land Use Map designation of the property. Mixed-uses shall comply with the regulations applicable for each individual use, except that if regulations are inconsistent with each other, the regulations applicable to the most dominant use shall apply. The site standards for all individual land uses and facilities as provided in this Ordinance (such as special land uses) must be observed unless waived by the Township Board after the recommendation of the Planning Commission for any, or all, of the specific uses and facilities.

Section 3. Commercial PUD – Permitted Uses. Section 17.08.2 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

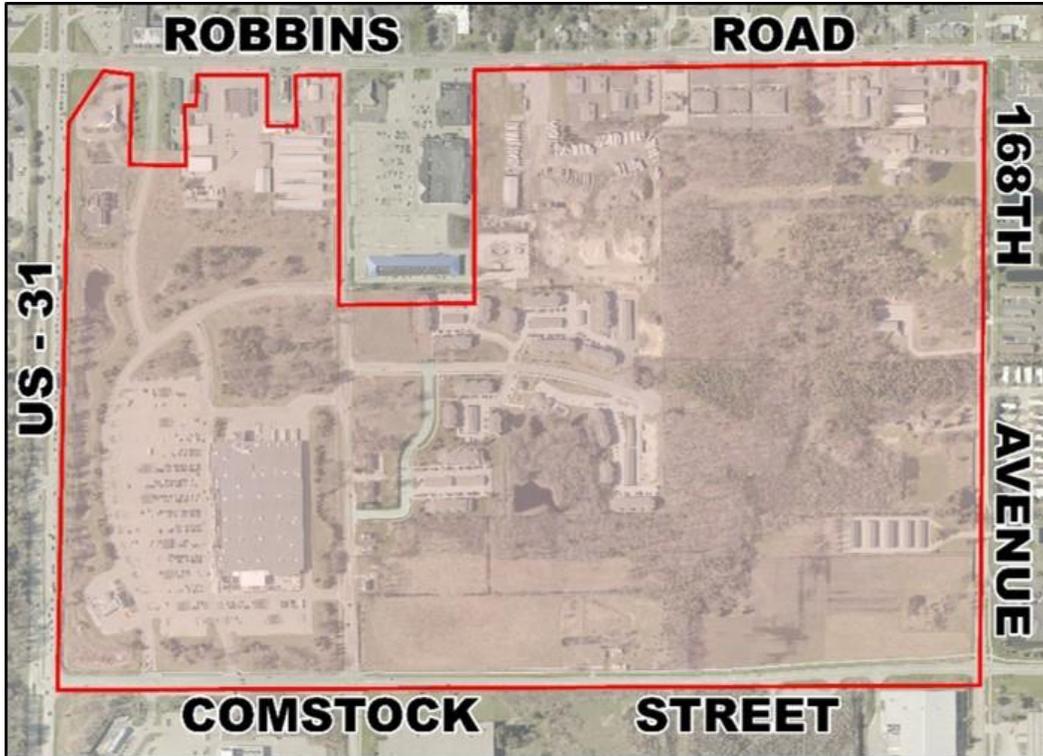
- 2. Except as provided in Section 17.08.3 below, in a Commercial PUD District, no building or land shall be used and no building or structure shall be erected, except for the following uses:
 - A. C-1 Commercial District Permitted Uses described in Section 15.02.
 - B. SP Service/Professional District Permitted Uses described in Section 14.02.

Section 4. Commercial PUD – Special Land Uses. Section 17.08.3 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

- 3. The following uses are permitted in the Commercial PUD District when the PUD approval includes a consideration of the standards and the relevant specific requirements imposed by Chapter 19 (Special Land Uses):
 - A. C-1 Commercial District Special Land Uses described in Section 15.03.
 - B. SP Service/Professional District Special Land Uses described in Section 14.03.

Section 5. Commercial PUD – Structure Height. Section 17.08.5 of the Grand Haven Charter Township Zoning Ordinance shall be added to state in its entirety as follows.

- 5. All buildings within the Robbins Road Sub-Area, as illustrated below, shall have a maximum structure height of four (4) stories, or fifty-five (55) feet, whichever is lower. This Section should not be interpreted as a prohibition of granting reasonable height departures outside of the Sub-Area.



Section 6. Effective Date. This amendment to the Grand Haven Charter Township Zoning Ordinance was approved and adopted by the Township Board of Grand Haven Charter Township, Ottawa County, Michigan on _____, 2016, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2016, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2016, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the *Grand Haven Tribune*, as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Karl French,
Township Supervisor

Laurie Larsen,
Township Clerk

CERTIFICATE

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Grand Haven Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 2016. The following members of the Township Board were present at that meeting: _____
_____. The following members of the Township Board were absent: _____. The Ordinance was adopted by the Township Board with members of the Board _____
_____ voting in favor and members of the Board _____ voting in opposition. Notice of Adoption of the Ordinance was published in the *Grand Haven Tribune* on _____, 2016.

Laurie Larsen,
Township Clerk