



Community Development Memo

DATE: January 7, 2016
TO: Township Board
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Health Pointe PUD Amendment

BACKGROUND

In 1998, the Planning Commission and Township Board approved the Meijer PUD, which included 6 outlots. One outlot was developed by Macatawa Bank in 2004, and the remaining five outlots have been purchased by Health Pointe Corporation, a joint venture between Spectrum Health and Holland Hospital. Health Pointe is proposing to construct a medical professional office building. The packets include the following:

- Correspondence
- Project Narrative
- 11-2-2015 Planning Commission Minutes
- 12-7-2015 Planning Commission Minutes
- 03-9-1998 Township Board Minutes
- Building Elevations
- Perspective Drawings
- Comparative Perspective Drawing
- Map of Perspective Drawing Locations
- Traffic Impact Study
- Parking Study
- Signage Plan
- Photometric Plan
- Site Plans

PROJECT OVERVIEW

The proposed project is located on 12 acres of land, and consists of a two phase development. Phase one would include a 54' 10" three-story 105,550 square foot medical professional office building. Additionally, this phase would include the relocation of the north entrance drive on 172nd Avenue 75 feet to the south. Phase two proposes a 14,450 square foot vertical expansion that would be added to a one-story section that was constructed during phase one.



This project must be developed as an Amendment to the original 1998 Meijer PUD, which includes stipulations found in the March 9, 1998 Township Board Minutes in addition to the current PUD Ordinance and US-31 Area Overlay Zone.

ZONING REQUIREMENTS	STANDARD MET
Chapter 15 – C-1 Commercial District <ul style="list-style-type: none"> Maximum building height is 2½ stories, or 35 feet. 	Requested Departure
Chapter 15A – US-31 Area Overlay Zone <ul style="list-style-type: none"> Parking shall be provided at a rate of 1 space per 200 square feet. Landscape islands shall be two feet shorter than parking space depth. Generally, curbs must be used throughout the parking lot and paved areas. 	Requested Departures
Chapter 17 – Planned Unit Development	Yes
Chapter 20 – General Provisions	Yes
Chapter 20A – Outdoor Lighting Requirements	Yes
Chapter 23 – Site Plan Review	Yes
Chapter 24 – Parking, Loading Spaces, and Signs	Yes
March 9, 1998 Township Board Meeting Minutes <ul style="list-style-type: none"> Approvals of monument (ground) signs for each outlot. 	Requested Departure

REQUESTED DEPARTURES

Building Height – 15.04

Ordinance Requirement

Maximum building height is 2½ stories or 35 feet, whichever is less.

Departure Request

Building height of 3 stories, and 54’10”. Main building reaches 44 feet in height. Mechanical penthouse extends an additional 10’10”.

Planning Commission Recommendation

Approve, based on the following findings:

- The Resilient Master Plan Draft encourages vertical expansion to reduce sprawl and limit the cost of extending infrastructure.
- The Grand Haven Charter Township Fire/Rescue Department has an emergency vehicle with the ability to exceed the proposed building height.

- Section 17.05.2.A.2 requires mechanical equipment to be visually screened from adjacent properties, public roadways, or other public areas.
- The Township has approved height departures for previous PUDs.

Staff identified 9 properties within the Township over 35 feet in height:

Building	Address	Height	Notes
Grand Haven High School	17001 Ferris Street	74 feet	Public schools exempt from most local zoning codes
VanKampen House	13215 Lakeshore Drive	56 feet	1990 variance
Grand Rapids Water Filtration Plant	11150 Lakeshore Drive	47 feet	F/R records
Camp Blodgett	10451 Lakeshore Drive	42 feet	F/R records
Roebuck House	17997 Brucker Street	39 feet	2010-2011 variances & building permits addressing height measurements in the Critical Dune Areas
Resurrection Life Church	12900 US-31	38 feet	F/R records, constructed in 2000
Macatawa Bank	15135 Whittaker Way	36 feet	2004 PUD Amendment
Piper Lakes Apartments	14841 168 th Avenue	35'4" measured height 44' overall height	2014 PUD approval
Timber View Apartments	15056 Elizabeth Jean Ct	3 stories, 35 feet	2002 variance to allow 3 stories when only 2½ is permitted



Parking – 15A.10.10

Ordinance Requirement

1 parking space per 200 square feet of useable floor area (UFA).

Planning Commission Recommendation

Approve, based on the following findings:

Departure Request

Approximately 1 parking space per 200 square feet of gross floor area (GFA). Total of 577 parking spaces, which is 93 more than permitted by the Overlay Zone.

- Sections 15A.05.13, 15A.10.10, 17.05.1.F, and 24.03.1 require a maximum number of parking spaces unless the applicant provides a parking study that demonstrates the need for additional parking. The Developer has an established history with similar developments which establishes the need for additional parking, and has submitted a parking study to further establish the need.
- Outside of the Overlay Zone this project would have been permitted 1,200 parking spaces.
- The excess parking will not be highly visible from US-31.

Signage – 3/9/1998 Township Board Meeting Minutes

Ordinance Requirement

1998 Township Board Meeting Minutes allow one monument (ground) sign per outlot, not to exceed 52 square feet, and 5 feet in height. Sign location is subject to review by the Planning Commission.

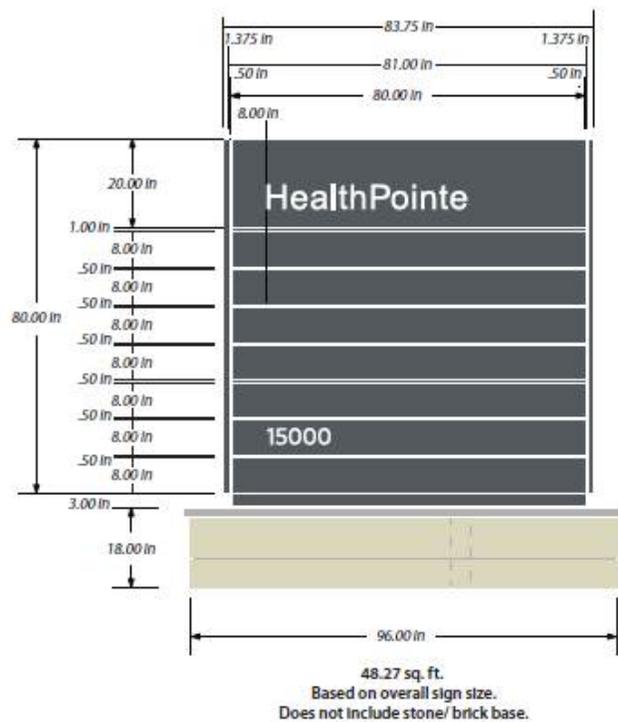
Planning Commission Recommendation

Partially Approve, based on the following findings:

- This PUD Amendment comprises five of the six outlots.
- The three permitted ground signs reduce the amount of signage permitted under the 1998 PUD by 116 square feet.
- A total height of six feet is permitted under Section 24.13 of the current Zoning Ordinance.

Departure Request

3 monument (ground) signs, each 48 square feet in size, with a height of 8.4 feet.



Curb and Gutter – 15A.10.7

Ordinance Requirement

Generally, curbs must be used throughout the parking lot and paved areas. Planning Commission may grant an exception upon finding that overall stormwater disposition will be enhanced.

Departure Request

Existing north driveway does not have curb and gutter. Requests the Township not require curb and gutter once this driveway is relocated.

Planning Commission Recommendation

Deny, based on the following findings:

- The Planning Commission has consistently required curb and gutter throughout the parking lot and paved areas of developments in the Overlay Zone.
- As required by Section 15A.10.7, the Developer did not provide compelling evidence to find that overall stormwater disposition will be enhanced if the curbing requirement is reduced.

Interior Landscape Island Dimensions – 15A.10.5

Ordinance Requirement

Islands shall be located to improve traffic flow and views. Details on islands shall be provided including radii, length two feet shorter than parking space depth, ground cover and any lighting or irrigation.

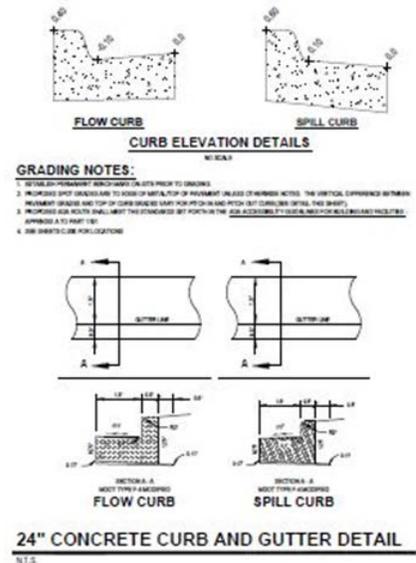
Planning Commission Recommendation

Approve, based on the following findings:

- Aesthetics to the surrounding area will be enhanced because the interior landscape island will screen the entire length of the parking space.
- The parking spaces surround sides of the building, and each abut a private road or access road. Due to the high visibility of this parking lot this departure is approved in order to provide additional screening from adjacent roadways.
- This provision has not been uniformly enforced by the Township for other development projects in the Overlay Zone.

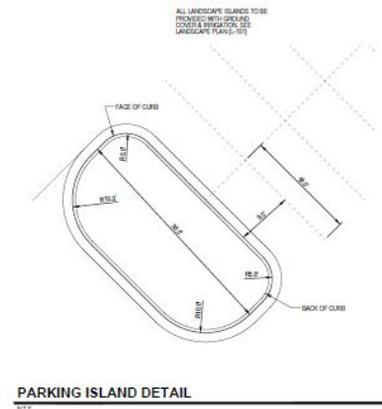
REQUIREMENTS EXCEEDED

In response to a number of recommendations the applicant received from staff and the Planning Commission the following items exceed the requirements of the Zoning Ordinance:



Departure Request

Interior landscape islands be permitted to have the same depth as the parking spaces.



- Landscaping (*including the interior landscape islands*):
 - Required – 18,347 square feet.
 - Proposing – 92,577 square feet, or **404% more** than what is required.
- Tree species were diversified by incorporating those identified as Landmark Trees by the Township’s US-31 Area Overlay Zone.
- 5 Perspective Drawings and 1 Comparative Perspective Drawing, which provides a visual aid to assist with an aesthetic compatibility determination.



- An Overlay Plan sheet is included in the Civil Plans (*sheet C-202B*), which superimposes the project over the existing site. This provides a visual aid to show the internal changes to the road system.



- The Outdoor Lighting Requirements are significantly below↓ the Total Site Power Limits permitted in Lighting Zone 3.
- Sidewalks and pathways will be installed throughout the site.
- The site will be “backloaded” to allow a better flow of traffic. Meaning, vehicles can enter or leave the parking areas as far from the building as possible.

- The applicant will grant two easements to the Township:
 - To allow the future realignment of Whittaker Way with DeSpelder Street. When this project occurs the applicant will assume a loss of approximately 15 parking spaces.
 - To allow for an internal driveway connection to 17200 Robbins Road when/if that site is redeveloped in the future. This will result in a loss of parking spaces, and construction costs to prepare their site for the connection (*i.e., installing stub street with curbing, the developer of 17200 Robbins Road would be responsible for connecting to the stub street and extending it into the new site*).

LEGAL INFORMATION

Attorney Bultje has provided the following legal information that is pertinent to this application:

- Applicant requesting departures, not a variance. PUD Ordinance and US-31 Area Overlay Zone provide for some discretion if specific findings are made. It is important to note the major

purpose of a PUD is to allow certain departures from the Zoning Ordinance regulations if the changes improve or enhance the overall development.

- Zoning Ordinance limits the scope of factors the Township can consider for this application. So long as the general use of the building is permissible then each service does not have to be specified. Eliminating competition or protecting existing businesses or service providers are not considered legitimate considerations.
- The State of Michigan is responsible for issuing Certificates of Need. The application process addresses items such as duplication of services. It is not allowable for the Township regulate the medical uses within the building. The Township need not have the entire list of specific uses to be established within the facility (*however, it is noted the applicant does plan to share information with the Township Board at Monday's meeting regarding the medical uses that are planned to be associated with the development*).
- Review process of the Planned Unit Development Amendment is not fast. It provides for an optional pre-application presentation, and requires a public hearing with the Planning Commission and Township Board, which are both noticed in conformance with the Michigan Zoning Enabling Act (*published in newspaper at least 15 days prior to the public hearing, mailed to all property owners within 300 feet of the site, posted on the website, posted on the bulletin board in the Township offices*). Township Board will hold a public hearing on the application regardless of the Planning Commissions' recommendation.
 - The Planning Commission public hearing was more than is required by the Michigan Zoning Enabling Act given that the land was already zoned for a PUD.
 - The applicant has appeared before the Planning Commission on:
 - September 21, 2015 – Pre-Application Presentation
 - November 2, 2015 – Public Hearing
 - December 7, 2015 – Reading of Motion and Report of Findings
 - Beginning Sept 16th several regional media outlets published stories about the proposed project, which include:
 - mLIVE
 - MiBiz
 - Grand Haven Tribune
 - Holland Sentinel
 - Grand Rapids Business Journal

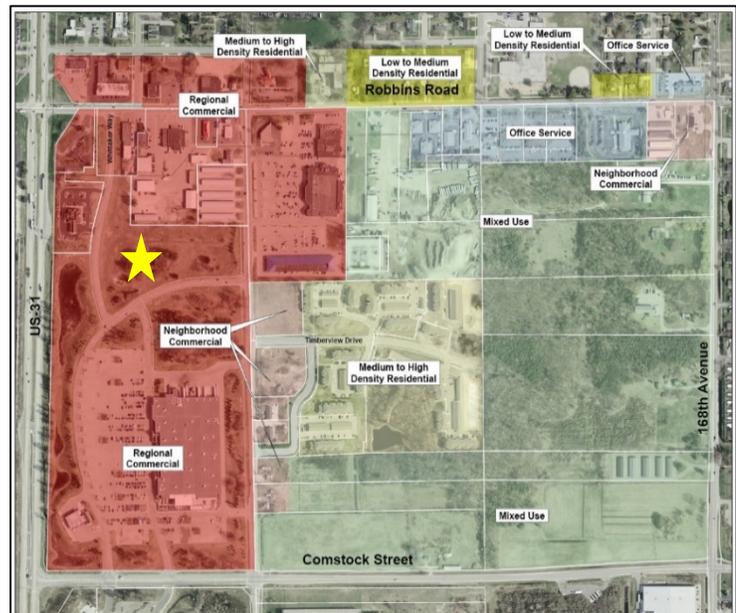
MASTER PLAN APPLICABILITY

There are several section of the 2009 Master Plan and 2016 Resilient Master Plan Draft that are applicable to this application, which are summarized below.

- The 2009, and 2016, Future Land Use Plan describes the need to balance the community's character against opportunities for future economic growth and development. Consequently, the Master Plan "supports an appropriate amount of land available for both commercial and

industrial uses. These land uses are strategically clustered on the US-31, M-45 and Robbins Road corridors.

- These concentrations focus development activity in locations that are well served by roads and utilities, and result in separating additional traffic and nuisances from the Township’s residential neighborhoods.”
- This chapter goes on to describe each future land use designation and their corresponding zoning districts. The Commercial district states, “the C-1 Commercial, SP-Service Professional, and Commercial PUD zoning districts should correspond with the Commercial land use designation. Any future Commercial development proposals that are significant in scale or scope should be considered as Planned Unit Developments.”
- The Robbins Road Sub-Area Plan also provides the following recommendations and statements:
 - “Land uses should include a blend of single and multiple-family residential, office, and regional neighborhood-serving commercial, either integrated horizontally across the Sub-Area or vertically within buildings.”
 - “Minimum building heights should be established and **allowed to exceed 2.5 stories and 35 feet.**”
 - “Sites should interconnect using existing and planned drives enabling patrons to access more than one use without being forced back onto a major road.”
 - The Sub-Area Future Land Use Concept calls for the proposed site to be developed as Regional Commercial, which means patrons will travel a reasonable distance via automobile to visit the establishment. Whereas Neighborhood Commercial is intended to be utilized by local residents within walking distance.
- A recommendation for a Best Management Practice to achieve a Resilient Community states, “**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.”



RECOMMENDATION

If the Township Board finds the PUD Amendment meets the applicable standards, the following motion can be offered:

Motion to approve with conditions the Health Pointe Planned Unit Development Amendment. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. This motion is subject to, and incorporates, the following report.

If the Township Board finds the PUD Amendment does not meet the applicable standards, the following motion can be offered:

Motion to deny the Health Pointe Planned Unit Development Amendment. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. This motion is subject to, and incorporates, the following reasons for denial.

If the Township Board determines that additional time is needed for consideration of the PUD amendment, the following motion can be offered:

Motion to postpone further consideration of the Health Pointe Planned Unit Development Amendment to the regular, January 25th Township Board meeting.

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

REPORT – To be used with a motion to approve.

Pursuant to the provisions of the Grand Haven Charter Township (the “Township”) Zoning Ordinance (the “Zoning Ordinance”), the following is the report of the Grand Haven Charter Township Board (the “Board”) concerning an application by Health Pointe Corp (the “Developer”) for approval of a Health Pointe Planned Unit Development Amendment (the “Project” or the “PUD”).

The Project will consist of a 120,000 square foot three story medical office building. This 12 acre project will be located on the remaining five outlots from the original 1998 Meijer PUD. The Project as recommended for approval is shown on a final site plan, last revised 12/9/2015 (the “Final Site Plan”), presently on file with the Township.

The purpose of this report is to state the decision of the Board concerning the Project, the basis for the Board’s recommendation, and the Board’s decision that the Health Pointe PUD Amendment be approved as outlined in this motion. The Developer shall comply with all of the documentation submitted to the Township for this Project. In granting the approval of the proposed PUD application, the Board makes the following findings pursuant to Section 17.04.3 of the Zoning Ordinance.

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Board finds as follows:
 - A. 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.
- B. 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.
 - C. 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.
 - D. Removal or alterations 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. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 - E. 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.
 - F. 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.
 - G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
 - H. All streets and driveways are developed in accordance with the Ottawa County Road Commission (“OCRC”) specifications, as appropriate.
 - I. 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 stormwater, prevent erosion and the formation of dust.
 - J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
 - K. 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.
 - L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
 - M. The Final Site Plan conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
 - N. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
2. The Board finds the Project meets the intent for a PUD, as described in Section 17.01.3 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics as well as additional restrictions with the Developer, which the Township would not have been able to negotiate if the PUD Chapter of the Zoning Ordinance was not used.

3. Section 17.01.5 of the Zoning Ordinance allows for departures from Zoning Ordinance requirements, and it is intended to result in land use development that is substantially consistent with the goals and objectives of the Township Master Plan, the Zoning Ordinance, and consistent with sound planning principles. The applicant requested five departures. The Board makes the following findings.

- A. A building height of 54' 10" is permitted because of the following findings.
 - i. The Resilient Master Plan Draft encourages vertical expansion to reduce sprawl and limit the cost of extending infrastructure.
 - ii. The Robbins Road Sub-Area Plan encourages new development to expand vertically by exceeding 2.5 stories and 35 feet.
 - iii. The Grand Haven Charter Township Fire/Rescue Department has an emergency vehicle with the ability to exceed the proposed building height.
 - iv. Section 17.05.2.A.2 requires mechanical equipment to be visually screened from adjacent properties, public roadways, or other public areas.
 - v. The Township has approved height departures for previous PUDs and even buildings outside of any PUD.
- B. A total of 577 parking spaces, which is 93 spaces more than allowed by the US-31 and M-45 Area Overlay Zone (the "Overlay Zone"), is permitted because of the following findings.
 - i. Sections 15A.05.13, 15A.10.10, 17.05.1.F, and 24.03.1 require a maximum number of parking spaces unless the applicant provides a parking study that demonstrates the need for additional parking. The Developer has an established history with similar developments which establishes the need for additional parking, and has submitted a parking study to further establish the need.
 - ii. Outside of the Overlay Zone this project would have been permitted 1,200 parking spaces.
 - iii. The excess parking will not be highly visible from US-31.
- C. Three ground signs, each 48 square feet in size and six feet in total height, are permitted because of the following findings.
 - i. The original Planned Unit Development approval memorialized in the March 9, 1998 Township Board meeting minutes permits one monument (ground) sign for each outlot, not to exceed 52 square feet and five feet in height, subject to review by the Planning Commission for location. This PUD Amendment comprises five of the six outlots.
 - ii. The three permitted ground signs reduce the amount of signage permitted under the 1998 PUD by 116 square feet.
 - iii. A total height of six feet is permitted under Section 24.13 of the current Zoning Ordinance.
- D. A departure from 15A.10.7 of the Zoning Ordinance, which requires concrete curb and gutter throughout the parking lot and paved areas, is denied.
 - i. The Board has consistently required curb and gutter throughout the parking lot and paved areas of developments in the Overlay Zone.

- ii. As required by Section 15A.10.7, the Developer did not provide compelling evidence to find that overall stormwater disposition will be enhanced if the curbing requirement is reduced.
 - E. Interior landscape islands shall be permitted to extend the length of the parking space, contrary to Section 15A.10.5 of the Zoning Ordinance, because of the following findings.
 - i. Aesthetics to the surrounding area will be enhanced because the interior landscape island will screen the entire length of the parking space.
 - ii. The parking spaces surround sides of the building, and each abut a private road or access road. Due to the high visibility of this parking lot this departure is approved in order to provide additional screening from adjacent roadways.
 - iii. This provision has not been uniformly enforced by the Township for other development projects in the Overlay Zone.
- 4. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance.
 - A. The Project will encourage the use of land in accordance with its natural character and adaptability;
 - B. The Project will promote innovation in land use planning and development;
 - C. The Project will promote the enhancement of commercial employment and traffic circulation for the residents of the Township;
 - D. The Project will promote greater compatibility of design and better use between neighboring properties; and
 - E. The Project will promote more economical and efficient use of the land while providing harmonious integration of necessary commercial and community facilities.
- 5. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:
 - A. The Project meets the minimum size of five acres of contiguous land.
 - B. The PUD design substantially promotes the Intent and Objectives of Section 17.01 of the Zoning Ordinance; it further permits an improved layout of land uses and roadways that could not otherwise be achieved under normal zoning.
 - C. The Project, as part of the original 1998 PUD, contains two or more separate and distinct uses.
- 6. The Board also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance.
 - A. The stormwater management system for the Project and the drainage facilities will properly accommodate stormwater on the site, will prevent runoff to adjacent properties, and are consistent with the Township's groundwater protection strategies.
 - B. The Project will not interfere with or unduly burden the water supply facilities, the sewage collection and disposal systems, or other public services such as school facilities, park and recreation facilities, etc.
 - C. Utility services within the Project shall be underground. This includes but is not limited to electricity, gas lines, telephone, cable television, public water and sanitary sewer.

- D. The internal road system in the Project is designed to limit destruction of existing natural vegetation and to decrease the possibility of erosion.
- E. Vehicular circulation, traffic and parking areas have been planned and located to minimize effects on occupants and users of the Project and to minimize hazards to adjacent properties and roadways.
- F. Parking requirements for each use have been determined to be in accordance with Chapter 24 (Parking, Loading Space, and Signs), and the deviation from Section 15A.10.10 is covered elsewhere in this motion.
- G. Street lighting will be installed in the same manner as required under the Township's Subdivision Control Ordinance.
- H. Buildings in the Project have been sited to protect natural resources. Natural features such as natural grade, trees, vegetation, water bodies and others have been incorporated into the Final Site Plan.
- I. Architectural design features visually screen the mechanical and services areas from adjacent properties, public roadways, and other public areas.
- J. The exterior walls greater than 50 feet in horizontal length or that can be viewed from a public street contain a combination of architectural features, variety of building materials, and landscaping near the walls.
- K. Onsite landscaping abuts the walls so the vegetation combined with architectural features significantly reduce the visual impact of the building mass when viewed from the street.
- L. The predominant building materials have been found to be those characteristic of the Township such as brick, native stone, and glass products. Pre-fabricated metal panels used to screen the mechanical penthouse do not dominate the building exterior of the structure.
- M. Landscaping, natural features, open space and other site amenities have been located in the Project to be convenient for occupants of, and visitors to, the PUD.
- N. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.
- O. The Project will not unduly interfere with the provision of adequate light or air, nor will it overcrowd land or cause an unreasonably severe concentration of population.
- P. Exterior lighting within the Project complies with Chapter 20A for an LZ 3 zone.
- Q. Outside storage of materials shall be screened from view.
- R. Signage is compliant with Section 24.13 of the Zoning Ordinance, and the Planning Commission recommended the Township Board approve a modification to the sign provisions found in the March 9, 1998 meeting minutes of the original PUD.
- S. The Project will not have a substantially detrimental effect upon or substantially impair the value of neighborhood property, as long as all of the standards and conditions of this approval of the Project are satisfied.
- T. The Project is in compliance with all applicable Federal, State, County, and local laws and regulations. Any other permits for development that may be required by other agencies shall be available to the Township Board before construction is commenced.
- U. No additional driveways onto public roadways have been permitted.

- V. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.
7. The Board also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 15A.01 of the Zoning Ordinance.
- A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.
 - B. The Project provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.
 - C. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.
 - D. The Project ensures safe access by emergency vehicles.
 - E. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.
 - F. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways, and requires alternate means of access through service drives.
 - G. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.
 - H. The Project requires coordinated access among adjacent lands where possible.
 - I. The Project provides landowners with reasonable access through a service drive.
 - J. The Project requires demonstration that prior to approval of any land divisions, the resultant parcels are accessible through compliance with the access standards.
 - K. The Project preserves woodlands, view sheds, and other natural features along the corridor.
 - L. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.
 - M. The Project implements the goals expressed in the US-31/M-45 Corridor Study.
 - N. The Project establishes uniform standards to ensure fair and equal application.
 - O. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.
 - P. The Project promotes a more coordinated development review process with the OCRC.
8. The Board also finds the Project complies with the conditions of approval described in the March 9, 1998 Township Board meeting minutes for the original PUD, which conditions are still applicable to the Project, and it shall comply with the below additional conditions as well.
- A. Outlot development was subjected to site plan review.
 - B. Parking lots are setback a minimum of 25 feet.

- C. Outlot has architectural materials and landscaping compatible with that of the principal Meijer facility and site.
- D. Location of monument (ground) signs have been approved.
- E. Monument (ground) signs do not exceed 52 square feet.
- F. Monument (ground) sign has a maximum height of six feet as permitted by Section 24.13 of the current Zoning Ordinance.
- G. Revisions or changes to the conditions are made by the Township Board after a public hearing. These conditions are binding upon the Developer and all successor owners or parties in interest in the Project.
- H. Drainage for the Project is approved by the OCWRC.
- I. Any violation of the conditions constitute a violation of the Zoning Ordinance, and in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the project.
- J. The right is reserved by the Township to impose additional conditions if reasonably necessary to achieve the purposes of the Zoning Ordinance.
- K. The PUD approval is personal to the Developer and shall not be transferred by the Developer to a third party without the prior written consent of the Township.
- L. Except as expressly modified, revised or altered by these conditions the Project shall be acquired, developed and completed in conformance with the Zoning Ordinance, as amended, and all other applicable Township ordinances.
- M. Approval and compliance with all requirements set forth by the OCRC, and if applicable the OCWRC. No building permits shall be issued until all permits have been obtained.
- N. The Developer shall enter into a PUD Contract with the Township. The Contract shall be reviewed and approved by the Township Board prior to the issuance of building permits.
- O. The Developer shall agree to an access easement to the Township for the purpose of realigning the north end of Whittaker Way directly with DeSpelder Street pursuant to the Robbins Road Sub-Area Plan. The Developer shall preliminarily identify the easement area on the Final Site Plan, and the easement shall be drafted by the Township Attorney and approved by the Township Board prior to the issuance of building permits.
- P. This approval is also conditioned upon the Developer meeting all applicable Federal, State, County and Township laws, rules and ordinances.
- Q. The Developer shall comply with all of the requirements of the Final Site Plan, specifically including all of the notes contained thereon, and all of the representations made in the written submissions by the Developer to the Township for consideration of the Project.
- R. The parking areas in the Project shall be “backloaded,” which means that the Final Site Plan shall be revised to allow vehicles to enter or leave the parking areas as far from the building in the Project as possible.
- S. In the event of a conflict between the Final Site Plan and these conditions, these conditions shall control.

January 6, 2016

Health Pointe
100 Michigan Street NE
MC05
Grand Rapids, MI 49503

Dear Grand Haven Charter Township Board Members,

We appreciate the Township's responsible and focused efforts in considering the proposed Health Pointe PUD Amendment over the past several months.

We have been working closely with the Planning Commission throughout the Health Pointe project to ensure our plans conform to the Commission's requests and support the vision and direction expressed for the Township's future development.

As this project has many interconnected aspects and deadlines, we want to reiterate the fundamentals of the Health Pointe project:

Health Pointe Facility. Health Pointe is a 50/50 joint venture of Spectrum Health and Holland Community Hospital. The current plan is a 100,000+ square foot health facility with a long-term initial investment of approximately \$50 million dollars. The health services provided by Health Pointe will include primary care, urgent care, radiology, laboratory services and specialty physician services. It is also planned the facility will include CT, MRI and ambulatory surgical services.

Local Physicians; Local Care. The 20 Spectrum Health providers currently practicing in Grand Haven have a long history of serving this community. More than 20,000 patients use these physicians now, and many of these individuals live in Grand Haven Charter Township. Health Pointe would allow these local physicians to expand their practices and offer more services to community residents. Health Pointe will also allow additional specialists and services from existing groups to support the patients of this growing medical practice.

Keeping Care in Ottawa County. Health Pointe is focused on providing the growing number of Ottawa County residents with services that complement current health care available in the community. We also wish to provide those residents convenient access to needed services close to home.

Fulfilling an Identified Need for Care. The Ottawa County community needs assessment has cited demand for more access to primary care physicians, specialists, and other health services in northern Ottawa County. Health Pointe is intended to help provide this access.

Patient Centered Care Designed for the Future. Health Pointe represents a model of care designed to be more efficient, patient-centered, and cost-effective. A single registration, seamless access to needed services, coordinated flow of information, and a single consolidated bill for services are but a few of the enhancements that Health Pointe will offer.

We are encouraged by the level of community support we have received to date and the public enthusiasm about additional choices for accessible, higher quality, lower cost care. We respectfully request that you adopt the Grand Haven Township Planning Commission's recommendation and approve the Health Pointe project without any unnecessary delays.

Thank you for your consideration and assistance.



Marc Chircop
Board Chair and President
Health Pointe, Inc.

Senior Vice President
Spectrum Health



Dale Sowders
Board Vice Chair
Health Pointe, Inc.

President & CEO
Holland Community Hospital

From: [Cathy Brolick](#)
To: [Stacey Fedewa](#)
Subject: REVISED ZONING FOR ROBBINS ROAD AREA
Date: Wednesday, January 06, 2016 1:10:29 PM

As a citizen of Grand Haven Township --- and a company located in the Township --- I am very concerned about the changes that could be coming to the Robbins Road area. I currently must conduct business at two of the banks located on Robbins Road and the traffic/congestion throughout the day at the intersection of Robbins Road and Ferry Street/172nd is hazardous to say the least. I cannot even begin to imagine what will occur when you add the potential of another 500+ vehicles (based on the number of parking spaces quoted for the medical facility) to this area. Is the plan to make Robbins Road a one way street with the opposite street (Comstock???) being one way as well? It does not appear that there is any way to put in either a turn lane nor an added lane for traffic to either Robbins Road nor 172nd. What is the plan to handle the added traffic at this location? And don't forget the people on bicycles as well as elderly people who walk to the store from Pinewood Place, Village at the Pines, and Grand Pines. I've seen numerous near misses of people crossing the street when cars become impatient to complete their turns.

I certainly hope the Township is considering all potential problems a major facility of this size will be bringing with it.

Catherine M. Brolick
Spectral Enterprises, Inc.
Direct Line: 616-935-1328

E. WILLIAM S. SHIPMAN
WSHIPMAN@BODMANLAW.COM
313-393-7562

December 14, 2015

BODMAN PLC
6TH FLOOR AT FORD FIELD
1901 ST. ANTOINE STREET
DETROIT, MICHIGAN 48226
313-393-7579 FAX
313-259-7777

Ronald A. Bultje
100 North Third Street
P. O. Box 454
Grand Haven, MI 49417

Re: North Ottawa Community Hospital

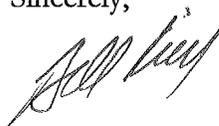
Dear Ron,

As a follow-up to our telephone discussion under Article V of the Articles of Incorporation of the Hospital, the Township of Grand Haven is responsible for appointing one of the members of the board of directors of the Hospital.

As you know, board members have certain fiduciary duties in regard to the Hospital: duty of care, duty of loyalty and duty of obedience.

Board members must be committed to the Hospital's established mission. For the duty of loyalty, when acting on behalf of the Hospital, board members must put the interests of the Hospital before any personal or professional concerns and avoid potential conflicts of interest. In addition, Board members must comply with the conflict of interest policy of the Hospital. In short, board members must act in the best interests of the Hospital.

Sincerely,



E. William S. Shipman

EWSS/ksk



December 14, 2015

Grand Haven Township Trustees
13300 168th Avenue
Grand Haven, MI 49417

Dear Grand Haven Township Board,

I want to thank you for your continued support of trying to learn more about the role of your North Ottawa Community Health System, while you balance your role of managing good planning in the Township. Health care is and will continue to change in our community and beyond. Our role has been to find new ways to continue to keep residents close to home for high quality care. This has been key to maintaining the area's economic health as well as our quality of life. We do not seek to eliminate competition, but we do want to illuminate costly duplication. As non-profit organizations, we should all strive to avoid duplication.

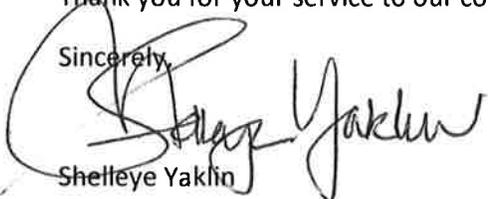
We do think it is appropriate for you to help the community understand the overall impact of a facility this size as it relates to traffic, parking, landscaping as well as the impact in giving up this land to a non-tax paying entity. The original vision of this valuable out-lot area was business offices, restaurants, etc. Not a non-tax paying facility.

In addition, while some questions might not fit under the zoning parameters, it is totally relevant for a Township board to learn and share the impact of projects of this scale on local physicians, the potential relocation of health services and of course the potential elimination or relocation of jobs. It is also totally in your authority to open this discussion up in a more regional way with the other NOCHS co-founding townships and cities, so that they too understand the impact of this decision.

On behalf of all the employees and physicians at NOCHS, we appreciate that many of you took the time to learn more about NOCHS throughout this process. We will remain strong and committed to creative ways to collaborate. We will stay focused on keeping quality, affordable health care close to home. And, we hope that in the coming weeks you will help us all learn more about the overall business plans of this proposed development so that together we can manage the impact to the region.

Thank you for your service to our community.

Sincerely,



Shelleye Yaklin
President & CEO

Stacey Fedewa

From: Mark VerBerkmoes
Sent: Sunday, December 13, 2015 12:14 PM
To: Township Board
Cc: Bill Cargo; Stacey Fedewa
Subject: Fwd: Other Service Request

FYI:

Begin forwarded message:

> _____
> From: GHT Website: Clare & Mary Stephens
> Sent: Saturday, December 12, 2015 4:54:46 PM (UTC-05:00) Eastern Time (US & Canada)
> To: Customer Service Requests
> Subject: Other Service Request
>
> From: Clare & Mary Stephens <mcstephens@charter.net>
>
> RequestType: Other Service Request
>
> Phone: 6168425747
>
> Message Body:
> To the Board Members of Grand Haven Charter Township.
> We are in favor of the new Spectrum Health Pointe Project being built in Grand Haven Township, We have been going to Mercy Hospital in Muskegon for several years now because North Ottawa does not seem to be able to do services we need done and we lost confidence in them. It would be nice to have another choice in our area and will bring in new jobs. Thank you.
>
> --
> This e-mail was sent from a contact form on Grand Haven Charter Township (<http://www.ghc.org>)
>

December 11, 2015

Grand Haven Charter Township Board
13300 168th Avenue
Grand Haven, MI 49417-9440

VIA HAND DELIVERY

Dear Members of the Township Board:

I am writing this letter in regards to the Health Point Project, the joint venture between Spectrum Health and Holland Hospitals' physicians. I would like to request that you delay approval of the project until the spring to allow more time for the public to understand the full scope and potential impact of this project on our community. Spectrum has just disclosed today what kinds of services will be housed in this facility. More information needs to be provided. The public should understand what kind of effect this medical facility will have on our existing local services. We need to hold more open houses/public hearings so that we may seek clarification and offer our input on the record. This is happening during a very busy time of year when many of our voting public goes south for the winter. Although the Township has the right to approve the project from a land use standpoint, the citizens of the entire NOCHS service area are entitled to a clear understanding of this project and should be able to provide their comments on the impact of the project.

One question I have is why does this facility need to be so large? Could the building be scaled down? What services will be provided in this building that are not already provided at NOCHS? Why is this building so much larger than the one being built in Muskegon? Spectrum is asking for special considerations that are outside what has normally been allowed inside the township. If the Township restrictions have a maximum height of 35 feet, how can a 55 foot building be allowed? Why are they being allowed to remove so many trees and will the berms screen the enormity of the project? These are questions that need to be answered. This is inconsistent with the Township's Historic Overlay criteria.

Has a traffic study been done to determine how the traffic flow in this area will be impacted? This project will feed traffic to Robbins Road, 172nd, Comstock, Ferry Street, and Beacon Boulevard. Much of this area is already congested. This should be considered as well as wear on the streets, sewer/storm water needs, police/fire needs, etc. Spectrum is a tax-exempt non-profit, so it will not bring more tax revenue to the township. If anything, this will create a traffic nightmare and it will be the local taxpayers who are left to pay the price for this project.

Thank you for your time and for your consideration in delaying your decision on going forward with this medical facility.

Very truly yours,



Pamela Tysman,
Grand Haven Township Resident

Jack Steinmetz
Margie Steinmetz
15695 High Ridge Drive
Grand Haven, MI 49417
Email: highridge@charter.net

December 11, 2015

Ms. Stacey Fedewa
Grand Haven Township Planner
Grand Haven Township Hall
13300 168th Avenue
Grand Haven, MI 49417

RE: Spectrum Health Project

Dear Ms. Fedewa:

We are writing to request that the Grand Haven Charter Township Board deny the requested four departures from the township's zoning ordinance relating to the proposed Spectrum Health project. Specifically, we request that the Township Board (1) deny allowing a building height of approximately 55 feet; (2) deny allowing a total of 590 parking spaces; (3) deny allowing landscape islands equal to the length of parking spaces; and (4) deny allowing three 8-foot tall ground signs.

We are deeply concerned that the size and scope of this proposed project, as evidenced by the developer's requests for major zoning ordinance exceptions, will destroy our existing commercial area's attractiveness, ambiance, and orderly surroundings, and which has made our Township such a superb place to live. Our existing ordinances were well thought out and designed to maintain a delicate balance between commercial services and community living, so that areas of commerce did not become a sprawling, overwhelming blight and eyesore to those of us who call Grand Haven Township home.

It is important to note that our existing business owners have been held to the same ordinances which this developer now wants to simply cast aside. There is no benefit to our Township that would justify setting aside our regulations merely to accommodate the whims of a developer.

We strongly urge a NO vote on each exception request.

Thank you for listening to our concerns.

Sincerely,

Handwritten signatures of Jack Steinmetz and Margie Steinmetz in cursive script.

December 10, 2015

Stacey Fedewa
Planning & Zoning Official
13300 168th Ave.
Grand Haven, MI 49417

Dear Stacey and Planning Commission,

I am a 15-year resident of Grand Haven Township. It is with deep concern that I urge the Planning Commission to deny a vote on Spectrum Health's proposed PUD Amendment on the outlots of Meijer.

This proposed building is close to, if not the largest, Spectrum Medical building to be built. In fact, it rivals the size of our local hospital's entire campus. Yet Spectrum Health has not answered the fundamental question of "What services will be housed here?"

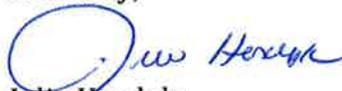
The issue on the table may purport to be about variances. However, the underlying and highly disturbing issue that is **not** being discussed is, "How will this proposed facility impact our excellent local hospital system?" This community has invested millions in North Ottawa Community Health System throughout the decades. That investment is at risk if we do not properly understand the impact of Spectrum's plans.

I agree wholeheartedly with the op ed piece that was published in the Grand Haven Tribune. **We do not know enough for a vote of this magnitude.** Nor does one meeting the week before Christmas give the community a chance to respond so that you as public officials can properly consider our views.

In the strongest possible way, I urge you to delay a vote, and institute a review process commensurate with the significance of this project. The potential impact of such a project deserves more than minimum standard for public input. There is nothing to be lost, and much to be gained, by a thoughtful and thorough process.

I thank you for your consideration.

Sincerely,



Julie Hordyk
15241 Lake Ave.
Grand Haven, MI 49417

Cc: Karl French, Board of Trustees

December 10, 2015

Stacey Fedewa
Planning & Zoning Official
13300 168th Ave.
Grand Haven, MI 49417

Dear Stacey and Planning Commission,

I am a 35-year resident of Grand Haven Township. It is with deep concern that I urge the Planning Commission to deny a vote on Spectrum Health's proposed PUD Amendment on the outlots of Meijer.

This proposed building is close to, if not the largest, Spectrum Medical building to be built. In fact, it rivals the size of our local hospital's entire campus. Yet Spectrum Health has not answered the fundamental question of "What services will be housed here?"

The issue on the table may purport to be about variances. However, the underlying and highly disturbing issue that is **not** being discussed is, "How will this proposed facility impact our excellent local hospital system?" This community has invested millions in North Ottawa Community Health System throughout the decades. That investment is at risk if we do not properly understand the impact of Spectrum's plans.

I agree wholeheartedly with the op ed piece that was published in the Grand Haven Tribune. **We do not know enough for a vote of this magnitude.** Nor does one meeting the week before Christmas give the community a chance to respond so that you as township officials can properly consider our views.

In the strongest possible way, I urge you to delay a vote, and institute a review process commensurate with the significance of this project. The potential impact of such a project deserves more than minimum standard for public input. There is nothing to be lost, and much to be gained, by a thoughtful and thorough process.

I thank you for your consideration.

Sincerely,

Stephen Marotti
15707 High Ridge Dr.
Grand Haven, MI. 49417

616 846-8644

Stacey Fedewa

From: Turkelson, Kristin <kturkelson@grand-rapids.mi.us>
Sent: Wednesday, December 09, 2015 4:07 PM
To: Bill Cargo; Stacey Fedewa
Subject: 12/14/15 GH TWP PH - Health Pointe

To the Grand Haven Charter Township Board,

Thank you for the opportunity to provide input on the proposed PUD amendment for Health Point. I would strongly encourage the Board to request that the applicant and their designer continue working with your staff planner and Planning Commission to address significant drawbacks with the proposed site design. Specifically:

1. Layout. The proposed layout is an inefficient use of land. The applicant should explore whether a prefab parking deck could work so to consolidate the parking and provide land for future expansion of the facility (versus increased building height) and/or additional ancillary buildings. A deck would also provide covered parking for visitors and employees.
2. Parking. The amount of parking should be based on need. In addition, the amount of parking/land between 172nd and the building is unnecessary and inappropriate given the desire to create a walkable and pedestrian oriented business district, as stated in the Robbins Road Sub Area Plan.
3. The internal orientation of the proposed building further exacerbates the auto-oriented design of the site. The building should be brought closer to the street, reducing the distance a pedestrian would need to travel to get to the building and so that there is an improved connection to 172nd.

Thank you for your consideration.

Kristin Turkelson
14542 Angelus Circle, Grand Haven.



Love INC
Love In the Name of Christ

December 8, 2015

Stacey Fedewa, Planning & Zoning Official
Grand Haven Charter Township
13300 168th Avenue
Grand Haven, MI 49417

Dear Ms. Fedewa and Township Zoning Board:

I am submitting this letter for consideration by the Grand Haven Twp. Zoning Board as well as the general public in light of the PUD Amendment hearing on December 14, 2015.

Love INC of the Tri-Cities is a long-standing community service ministry. We have served residents of this community with human service needs since 1994. These services have included a clearinghouse/referral center, a free health and dental clinic, sheltered housing, and various other services aimed at helping members of our community in times of need.

Our ability to provide this range and level of service has been made possible, in part, through strong relationships and supportive services from other area organizations, like North Ottawa Community Health System (NOCHS). NOCHS has supported Love INC in a myriad of ways, all of which attest to their interest in meeting local need, in this community, through local resources. Some of these supportive services include providing lab testing for our free health clinic patients at no cost to the patient or Love INC, providing space for our clinic before we had a permanent location, fundraising and advocacy for our cause, and cooperating in property matters which furthered the Love INC mission.

In this tight-knit community, our organizations and service providers must work closely and collaboratively. Together, we represent an infrastructure which must exist in order for our community to be aware of the needs of its members and have the ability to provide for those needs. Local organizations are governed by our residents, and often staffed by the very people they serve, in this model, the Tri-Cities uniquely demonstrates what a true *community* looks like.

The decisions facing the Township of Grand Haven and this community are ones wrought with many technical details and implications, and Love INC trusts the long history of this community to make those decisions carefully and with a complete basis of understanding. Love INC has a vested interest in supporting a healthcare model in our community that is unified, locally-focused and fueled, and has a demonstrated commitment to serving all members of the community. With this focus in mind, we request that more information about the proposed project and open-discussion meetings take place prior to a Township vote.

Sincerely,

Katie Appold
Executive Director

15314 Lost Channel Trl.
Grand Haven, MI 49417

December 8, 2015

Stacey Fedewa, Planning & Zoning Official
Grand Haven Charter Township
13300 168th avenue
Grand Haven, MI 49417

Dear Ms. Fedewa,

I am a resident of GHT and must voice my concern over the speed the Township is progressing the Spectrum project along. I will make my point as quickly as possible.

1. I strongly feel they should be held to the same rules and regulations that anyone else looking to build in the township has to comply with.
2. It appears you are rushing this through for I'm not sure what reason.
3. They told you it would be one size and now it's double the size. Now we'll have another monstrosity like the County Building.
4. This is a total duplication of services. What services the local hospital doesn't provide is sent to Spectrum or Mercy. The Hospital has tried many times to work with Spectrum but they won't.
5. The Hospital is **COMMUNITY OWNED** by Robinson, GHT, City of Grand Haven, Crocker Township, City of Ferrysburg and Spring Lake Township and Village. Grand Haven Township is making a decision to hurt a facility **THEY OWN!!** And making that decision without consideration of the other municipalities that own it.
6. Why will Spectrum not tell you what will be in the building?
7. Do you not have any loyalty and pride in your local hospital that you would allow direct competition in our town? We're not talking Meijer vs. Walmart here. This will not only drive up health care costs but possible ruin our local hospital **THAT YOU ARE PART OWNER**. You have no understanding of the health care system and refuse to even try to understand the ramifications a building of this magnitude will have on the city of Grand Haven. It blows my mind that you have such little regard for a fellow community member and a business YOU are part owner.

Please at least slow this process down, make them adhere to all rules and regulations like you made Meijer, Walmart, Generation Care and countless other business, and really think about what this will do to our community.

Thank you.



Barbara Ambrose

Stacey Fedewa

From: Carol Kirchner <kirchcocarol@yahoo.com>
Sent: Monday, December 07, 2015 8:09 AM
To: Stacey Fedewa
Subject: Proposed Spectrum site

Dear S. Fedewa:

I have some concerns about the proposed building of a Spectrum site on the Meijer property. Since I will be unable to attend the public forum being held on Dec. 14th (school concert night), I would like to share these concerns.

1. What are the proposed specifics of this building; what will it house?
2. Will it be in direct competition with our own local hospital?
3. Why the large size? This is the largest of all the Spectrum Buildings...I believe Holland's is 50,000 sq. feet, and Muskegon 30,000 sq. feet.

I really believe what we don't want is something that will "kill off" our local hospital and with the proposed size of this building, it will be almost as large as the whole NOCH campus. Why?? Please slow down this process and really examine what is behind this proposed Spectrum building. Are they trying to force NOCH to fall under their umbrella?

I thank you for your time to consider these issues, and would really appreciate a reply!

Yours truly,
Carol Kirchner
16122 Vanden Berg Dr.
Grand Haven

Health Pointe

The situation in Grand Haven and around West Michigan has me doing a lot of wondering.

Grand Haven Township is one of the original five members of the North Ottawa Hospital Authority. It retains appointments to the NOCHS board. In that sense, it has a fiduciary responsibility to look after the well-being of the hospital. Hopefully that responsibility will continue to be met.

Spectrum Health's expansion into the Grand Haven area is aggressive. In the past, Spectrum's administration urged NOCHS to become a part of Spectrum, which NOCHS resisted, wanting instead to be able to deal neutrally with all of the parties in health care and honor the area's residents desire for options. Spectrum's current move could be viewed as a threatening way to coerce NOCHS to come into its fold or to simply siphon off enough business to weaken and potentially damage the viability of NOCHS.

The state's Certificate of Need (CON) process will not examine any real need for the facility. CON will not look at the facility space, nor at the physician functions. The CON process will only look to see if Spectrum can project a minimum of at least 1,128 surgical procedures per proposed operating room, 5,500 mobile adjusted MRI procedures on a mobile MRI network, and 3,500 mobile adjusted CT procedures on a mobile CT network. Adjusted procedures are derived by taking actual procedures and multiplying them by an adjustment factor. These are reflections of numbers on paper, not need, and certainly not maximums.

Is there a shortage of medical office space in the Grand Have area? Further, is there a cited need for more Spectrum services in the area. Has there been a local expression of desire for more Spectrum services? Or is this simply Spectrum saying it will expand its already large footprint? Did the Ottawa County Health Department's county-wide need assessment uncover a need for an enlarged Spectrum presence? The kind of ambulatory buildings Spectrum has been erecting are not merely small scale office buildings.

Hospitals are supposed to have long range capital expenditure plans and community needs assessments. How do Spectrum's needs assessments match up with the county's? Do Spectrum plans actually call for an expanded presence in the NOCHS area? Is there even a Spectrum plan? Did Spectrum's trustees specifically authorize this latest program, and if so, what was their rationale? Administrators often believe they need to grow, but what about the trustees?

The Grand Haven expansionism comes on the heels of a similar announced expansion in Ionia, right across the street from a brand new Ionia hospital with significant outpatient service space. Additionally, Spectrum has announced two new buildings in the Muskegon area, where it previously gave up a role after having taken over Hackley Hospital and then given up.

A question might ask is whether it is preferable to spend available money on more bricks and mortar than perhaps on reduced patient charges? Some people believe that healthcare is expensive; might a health system actually limit its capital spending so as to limit or reduce charges to patients? At minimum, spending for bricks and mortar and equipment gets translated into increased depreciation expense which in turn gets translated into higher operating expenses, which in turn justify increased patient charges.

There might be a question as to who will own the new buildings. If it's Spectrum or a non-profit subsidiary, the property would be taken off the tax rolls. If so, this would help undercut taxpayers in the township, county and state. If non-profit, might they pledge to make payments in lieu of taxes?

There is a rather large unasked question these days. What about choice of provider? The larger Spectrum becomes and the smaller others become, the less choice will be available. In health care, there are economies of scale. While Spectrum may enjoy many of these, threats to others could reduce these for the others. For NOCHS area residents wanting to go to another facility, is the drive to Holland, Zeeland or Grand Rapids that far? Muskegon?

It is rather interesting that the aggressive Spectrum moves come about after the demise of the Alliance for Health, with no one left to look over Spectrum's shoulder.

As you can see, there are questions that you might look into. Hopefully you can help fill the void.

Lody Zwarenstejn
3633 Cook Valley Drive SE
Grand Rapids, MI 49546
616-581-2261
Former President, Alliance for Health

Robert & Sehoj Brown
15415 Royal Oak Drive
Grand Haven, MI 49417

Ms. Stacey Fedewa, Planning & Zoning Official
Grand Haven Charter Township
13300 168th Ave.
Grand Haven, MI 49417

Dear Ms. Fedewa,

We are residents of the township who fit the client demographic that Spectrum is targeting with the proposed Healthpoint project. We are deeply concerned about the speed with which the project is proceeding, as well as the massive size. Residents of all the communities who will be affected by this project should be provided with much more information and opportunity for input before it is implemented.

Some of the questions and concerns we have include:

- How will the board address the additional services such as fire, police, access roads, etc., which will be required? A project the size of NOCH should be carefully researched, and public input over an extended period of time is critical.
- What tax abatements are we offering? Will taxpayers be required to pay for the above services?
- Height restrictions in our building planning are there in part because of fire equipment limitations. Will Spectrum pay for new equipment or will taxpayers be required to fund them?
- It appears that we are not following our standard zoning procedures. Why is this so? Spectrum should adhere to the township restrictions and historic overlay criteria. Too many standards are being compromised without the community being made aware of the details.

Our community is so important to us that we recruited our son and his family to move here from Chicago. Grand Haven's educational system and community hospital were prime factors in their move. Spectrum has had a respected place in our system for a long time, but NOCH has supported our community in innumerable ways, and deserves greater consideration with regard to the impact of this project. We appeal to the board for greater transparency and time to assess the scope of this project.

Sincerely,

Robert & Sehoj Brown

Robert Brown
Sehoj B. Brown



North Ottawa Hospital Auxiliary

Stacy Fedewa
Planning & Zoning Official
Grand Haven Charter Township
13300 168th Ave.
Grand Haven, MI 49417

Betty Bierman
NOCHS Auxiliary President
14100 Green Street
Grand Haven, MI 49417

To The Planning & Zoning Commission

I have lived in the Grand Haven area all of my life. First in the city of Grand Haven and now in Robinson Township. I have loved living, working & now volunteering here.

I am very concerned about Grand Haven Charter Township considering giving your permission for Spectrum Health to locate in your township. As part of the NOCHS consortium I would have expected you to consult with the other members of such consortium before considering this move.

I have a few questions I would like you to consider:

1. What is their reason for moving into this community?
2. What will they be contributing to the community?
3. Will any monies made at this facility be spent in our community?
4. What will happen to our hospital when they skim off all the area money they can?
5. Do they care about the people of our community?
6. How will this decisions benefit your township?

North Ottawa Health Care Systems is here to serve the people in this community from birth to death. It has all the facilities to care for patients and families in every aspect.

My request is that you consider your decision before granting the request of Spectrum Health.

Thank you for your attention.

Betty Bierman
616-842-8807
rbpointstearns@gmail.com

Grand Haven Township Planning Commission
13300 168th Avenue
Grand Haven, MI 49417

Dear Members,

We understand that you have been working hard to deal with the substantial request from Spectrum Health. We have just learned that the size has grown to more than 120,000 square feet. This is a large-scale facility and it will have a long term impact on the Township and surrounding communities. We read in the Grand Haven Tribune that Spectrum is asking for a lot of variances outside of the standard approvals.

We can just look to other small communities that have accepted such a project to see the long-term effects of such an aggressive advancement. It will result in fewer services provided locally over time. Fewer local services will result in fewer local jobs and fewer dollars invested in our community.. We feel this project will compete with and weaken our local health system since Spectrum is partnering with Holland Hospital. Our community will then have to compete with two outside entities for benefit dollars.

This decision is about more than just a large building. It will impact not only the township but also the tens of thousands of people who live in the surrounding areas who receive medical services.

We would like to know that our Planning Commissioners, who are working for us, are going to share more specifics with the Township residents, so we can begin to understand the impact such a large building will have on the future. The singular public meeting on December 14th is not enough. This is a busy time of the year and we would like a chance to hear what is being proposed. Many are traveling over the holidays and this one meeting seems to be a lack of transparency.

We thank you for the considerable time you work hard to keep Grand Haven Township a beautiful place to live. We are sure you are doing your best to manage this request. Please let us have more input. We are unable to attend this meeting because we are out of the Country and will not be able to participate in the discussion.

Thank you for your attention to this matter. We look forward to attending a Planning Commission public meeting sometime in the new year.

Respectfully,
James and Sharon Van Dyke
Township residents

Stacey Fedewa

From: Barbara Collins <grandmabc@charter.net>
Sent: Thursday, December 03, 2015 6:23 PM
To: Stacey Fedewa
Subject: Proposed new building in Grand Haven!

Please, Money isn't everything. Our NOCH is a wonderful hospital. I do not prefer the bigger hospital as I have loss my family members to your facility and about to lose another, due to infection's after surgery. Why can we not have a choice. Please do not pull a Walmart procedure on Grand Haven as you have to Greenville and other small towns. Stay in Grand Rapids and leave us with NOCH, please.

Sent from Mail for Windows 10

Stacey Fedewa

From: tom rolfe <rolfetom@hotmail.com>
Sent: Thursday, December 03, 2015 9:03 PM
To: Stacey Fedewa
Subject: Spectrum/Holland

I guess the question is why is Spectrum wanting to build in the Grand Haven area? There a demonstrated need for another facility? Is there more need than NOCH can provide? Since we all know that if it is built that it will dilute the patient flow to NOCH will both facilities be able to survive or we have two so-so facilities neither of which will be able to provide all the need of the community.

It is obvious that Spectrum is striving to become the dominant hospital in the area. This could be good or bad.

These are just some rambling thoughts that I have.

Summer

Winter

<i>Tom Rolfe</i>	<i>Tom Rolfe</i>
<i>13422 Greenleaf Lane</i>	<i>8989 East Escalante, Unit 335</i>
<i>Grand Haven, MI 49417</i>	<i>Tucson, AZ 85730</i>
<i>rolfetom@hotmail.com</i>	<i>rolfetom@hotmail.com</i>
<i>cell 616-638-9238</i>	<i>cell 616-638-9238</i>
<i>home 616-850-9604</i>	<i>home 520-203-7266</i>

Grand Haven Township Board of Trustees,

Dec. 2, 2015

I wanted to write and ask that you postpone any decisions on the proposed Spectrum Health building project until the public has a chance to understand how it will impact our community. This project is not a strip mall or a restaurant. It will be providing health care services to our entire community and therefore have a huge impact – namely on our local hospital.

It would help to have a series of open houses or additional public hearings so we can learn what will go in that building, and then determine how or if it will best serve our citizens.

Unfortunately, all that is planned is a single public hearing before the holiday and while many in our community are already south for the winter. Considering the size and scope of this building, aren't we owed better than that? At 122,000 square feet, this project is almost as big as our local hospital's entire campus! Surely it will not only change the view and character of our community forever, it will impact all of us who count on having local health care nearby.

I live in the greater Grand Haven community because of its quality of life. A big part of what makes our quality of life so exceptional is access to a full range of health care and wellness services right here, close to home. Spectrum has not divulged exactly what it plans to put in this huge building. But, I expect based on how it operates elsewhere, that it will provide primary care and tests here, with an eye toward shipping specialist care to Grand Rapids. I have grown accustomed to receiving that kind of care locally and don't want to leave my community for it in the future.

If Spectrum competes with the local hospital, it could weaken its ability to keep providing the wide range of services here locally.

For example, imagine, having to drive to Grand Rapids to deliver your baby. Or, worse ... Emergency Services. This community built its own hospital as collaboration with all area towns. That little hospital is critical as we attract new people to our area, grow businesses and maintain a quality of life. That has to count for something as we look at granting permission for Spectrum to come here and "cherry pick" the profitable care.

Let's spend time to explore every option. It's what our community deserves.

Sincerely,



12-02-15

From:
The Harold and Joyce Weaver Family
13840 Stearns Ct.
Grand Haven, MI. 49417

To:
Grand Haven Charter Township Board and
Stacey Fedewa, Planning and Zoning Official
Grand Haven Charter Township
13300 168th Ave. Grand Haven, MI 49417

Dear Board,

Whoa! Do you know what you are allowing to happen here?
We are concerned with the speed in which you are moving on the Spectrum project proposed for US31 and Robbins Rd.
Will you please step back and allow for more input and thought instead of being awestruck with the power of Spectrum?

- Do you know that the six of you are making a huge decision that will affect our whole community and outlying areas without letting us know more and without letting us say more about its affect on us and important businesses in our community?
- Are you thinking of the years of contribution North Ottawa Community Health Systems (otherwise known as NOCH), has given to our area?
- Do you know that NOCH helped Spectrum renovate most of the second floor of the Harbor Dunes Building to expand Spectrum's business in Grand Haven?
- Do you know that when Spectrum wanted more space (in Harbor Dunes), NOCH offered some, (in fact, two thirds of what Spectrum asked for), but Spectrum declined, not wanting to work with NOCH for a solution?
- Do you know that NOCH receives consistently high marks in quality of care, making it an asset to our community?
- Do you know that you would be showing unprecedented "favoritism" if you allow the amount of size, height and variances that Spectrum wants?
- Do you know that Spectrum has been way too vague in supplying details about what they plan to use this monstrous structure for?

- Would it be wise to allow Spectrum to "railroad" its "bigness" into our community, possibly becoming a monopoly in health care here and weakening our own community hospital, which serves our community well?
- Would this project cause Grand Haven Township to have to expand its Fire Department, possibly needing more personnel and equipment (fire trucks)?
- What will become of NOCH's Emergency Department expansion? Why did you allow that, when Spectrum could damage it by their new presence?
- Spectrum and Holland Hospital have plenty of locations without filling the corner by Meijer's.
- You must have noticed that the area around Meijer's is busy enough.
- Our community has the right to know all the variances and changes requested by Spectrum before this large project is approved. We should also be informed of exactly what this new campus will contain, especially if these services will duplicate what is already supplied by NOCH and what affect this will have on our established North Ottawa Community Hospital.
- Does this project fit in with the Grand Haven Township Historic Overlay Criteria?
- What could this project do to NOCH? Does NOCH deserve to have to deal with this considering the contribution they have been to our community?

Will you please slow down and allow more community involvement and information to us before considering to approve Spectrum's plans?

Sincerely,

Harold and Joyce Weaver

Karina Weaver, Lisa, Taylor & Elijah

NARRATIVE

HEALTH POINTE

Introduction

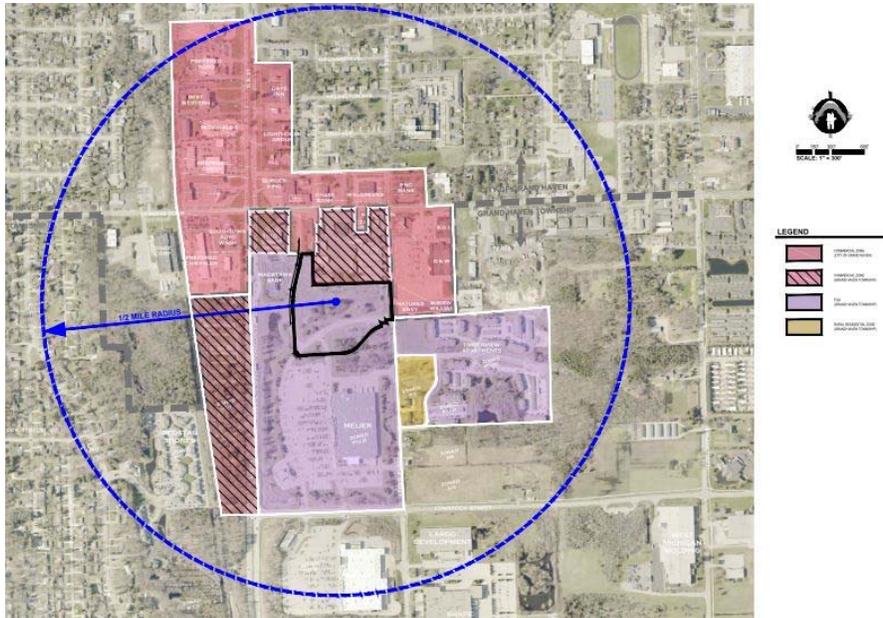
Health Pointe is a partnership between Spectrum Health and Holland Hospital formed to provide the highest quality of integrated health care in a single campus setting. The project site is located north of the Meijer Retail Store and is a total of 11.74 acres (excluding ROW) which combines five existing vacant Meijer outlots into a single contiguous parcel. Whittaker Way (private) off Robbins Road and the unnamed Meijer access road (private) off 172nd will be relocated to achieve the contiguous parcel area needed for the proposed project. The proposed project includes a 105,550 sf (52,254 sf footprint including mechanical screen wall area) medical office building and associated parking.

The site layout is superimposed on the current aerial photograph below:



Current Zoning and Future Land Use Plan

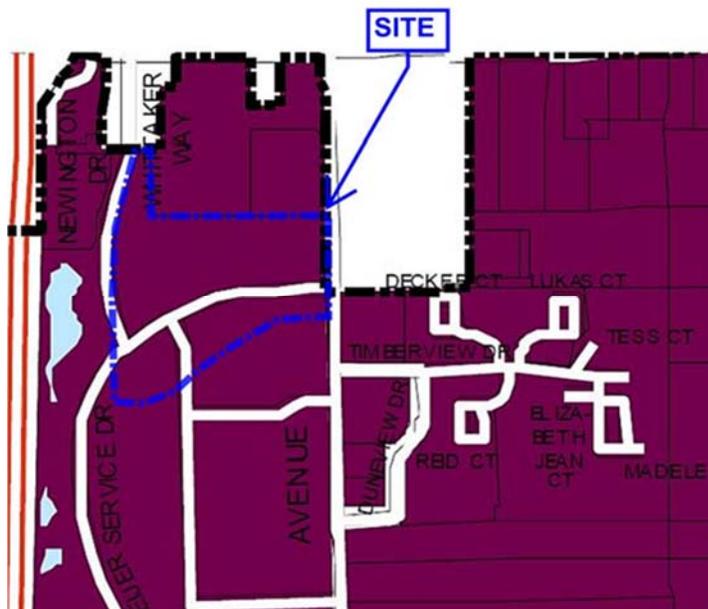
The property is currently zoned PUD and was part of the original Meijer PUD approved by the Township in 1998.



Properties surrounding the proposed PUD are zoned as follows:

- North - Commercial
- East – Commercial, PUD and RR Residential
- South - PUD
- West – Commercial

The Township Future Land Use Plan designates the property as Robbins Road Sub Area.



Site History

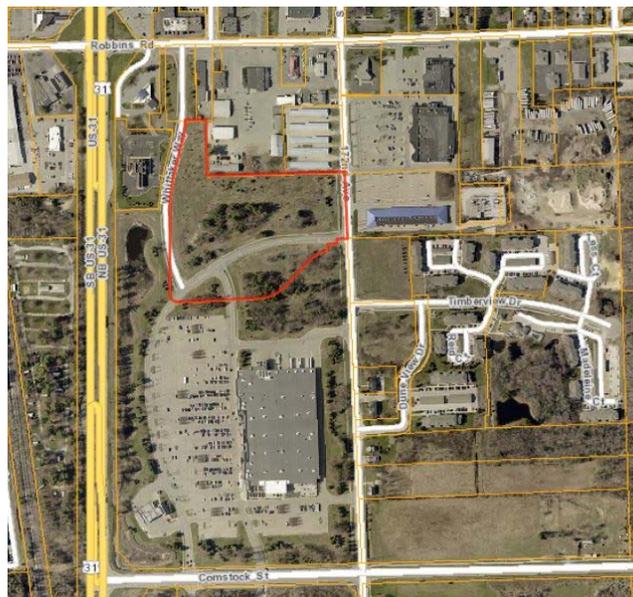
Prior to the Meijer PUD development in 1998 the site contained several single-family residential homes and vacant property.

1994 Aerial Photograph



The group of five Meijer Outlots that collectively represent the proposed project area have been vacant commercial parcels since the Meijer store was constructed in the late 1990's.

2014 Aerial Photograph



Proposed PUD Qualifications

The proposed PUD meets the qualifying conditions of Zoning Ordinance Section 15.1702 as follows:

A. Minimum size

The proposed PUD is 11.74 acres (excluding ROW) and therefore exceeds the minimum 5 acres to be considered for PUD development.

B. Must demonstrate at least one (1) of the following conditions:

- 1) Two or more distinct uses – Met: On the overall Meijer PUD campus there are commercial and medical office uses.
- 2) Site exhibits significant natural features - Not met
- 3) Site has distinct physical characteristics - Not met
- 4) Includes innovative development concepts – Met: The network of service drives on the Meijer PUD campus allows for internal circulation and traffic flow without excessive or added curb cuts onto existing public streets. In addition, the Health Pointe use will provide integrated health care for the community with multiple services under one roof rather than requiring service providers or patients to visit multiple locations for their health care needs.

Schedule and Phasing

Health Pointe anticipates constructing the project in two phases. Phase 1 would commence pending approvals and permits in Fall 2015 and would be completed in Fall 2017. Phase 1 anticipated construction is as follows:

Start Site Preparation/Construction – December 2015

Driveway Relocation – April 2016

Final Grading and Paving – Summer 2017

Final Landscaping and Restoration – Summer 2017

Grand Opening – Fall 2017

Phase 2, as currently contemplated, would be a parking lot expansion and a vertical building construction on the north end of the building. Phase 2 timing would be dependent on market and economic conditions.

Description of Requested Zoning Departures

The proposed PUD amendment includes the following zoning ordinance departure requests:

Parking (Sections 15.2403 and 15A.10.10) – The parking ratio in the zoning ordinance is 1 space for every 200 sf of *useable* floor area of the building. Spectrum Health and Holland Hospital own and operate several medical office buildings in West Michigan. Through their operation of these facilities they have found that a parking ratio of 1 space for every 200 sf of *gross* floor area provides the needed capacity for their care providers and patients. Therefore, Health Pointe requests approval for a parking ratio of 1 space for every 200 sf of gross floor area.

Interior Landscape Island Dimensions (Section 15A.10.5) – This section of the ordinance requires landscape islands to be 2-feet shorter than parking space depth. Health Pointe requests approval to provide landscape islands that are equal to the parking space depth so that the back of cars do not extend beyond the island.

Building Height (Section 15.2102) – The maximum building height per the zoning ordinance is 35-feet. Health Pointe requests approval for a building height of 54-feet 10-inches. The main building is 44-feet in height with a mechanical penthouse that extends an additional 10-feet 10-inches.

Existing Tree Survey and Required Removals for Construction

Four existing landmark trees were identified by Township staff as trees for the applicant to evaluate if they could be saved. Those trees are superimposed on the proposed site grading plan below:



All four of these trees are within the proposed construction area and either located in areas that require significant grade changes or within the footprint of pavement or utilities and therefore cannot be saved.

Traffic

A comprehensive traffic impact study of the impacted roadways adjacent to the project has been prepared by URS/AECOM. Based on the study findings, no improvements to existing public or private roads is needed for the Health Pointe project.

Access to the proposed site is from the two existing Meijer private roads off Robbins Road and 172nd. No new public road curb cuts or driveways are proposed for the project. A total of four driveways off the existing Meijer access roads are proposed for the Health Pointe use.

Soils/Geotechnical

Material Testing Consultants has completed a geotechnical investigation of the site which included ten soil borings to a depth of 20-feet. The results of the investigation show the site is sandy soil to the explored depth with water table at approximately 5-feet below existing site grade. The sandy site soils are suitable for building, utility and parking lot construction.

Wetlands

King & MacGregor Environmental has completed a wetland assessment of the property and there are no regulated wetlands on the property.

Utility Service

There is existing public watermain and sanitary sewer on the site that was installed during the original Meijer PUD construction. Sanitary sewer is along the north property line and watermain is looped through the site. A majority of the watermain on the site will need to be removed and new watermain constructed for the Health Pointe project.

Stormwater Management

The proposed Health Pointe project will connect to the existing Meijer PUD stormwater collection system and will discharge to an existing detention basin on the far west side of the Meijer PUD site (west off Whittaker Way). Based on review of the original Meijer PUD stormwater management calculations the existing Meijer stormwater collection and detention storage basin were originally designed to handle the five outlots that make up the Health Pointe project. So no additional on-site stormwater detention for the Health Pointe project is needed.

Grading

The proposed project site will be graded to establish a building finished floor elevation of 608.5. The property is approximately 4-feet low as compared to the elevation of 172nd and Whittaker Way. Sand fill will be hauled into the site to establish the site elevation.

Lighting

A site lighting and photometric plan has been prepared and is included in the PUD package. All lighting levels and pole heights comply with Township ordinance requirements.

Landscaping

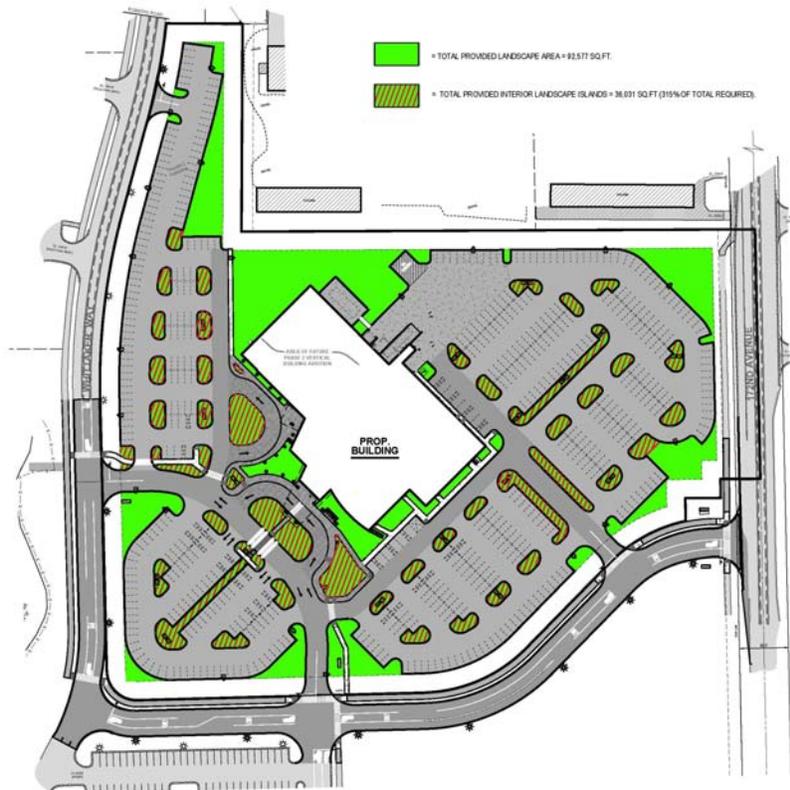
Site landscaping is proposed in excess of the minimum Township ordinance requirement as follows:

Required total landscape area = 18,347 sf (15 sf per SF of pavement)

Provided total landscape area = 92,577 sf

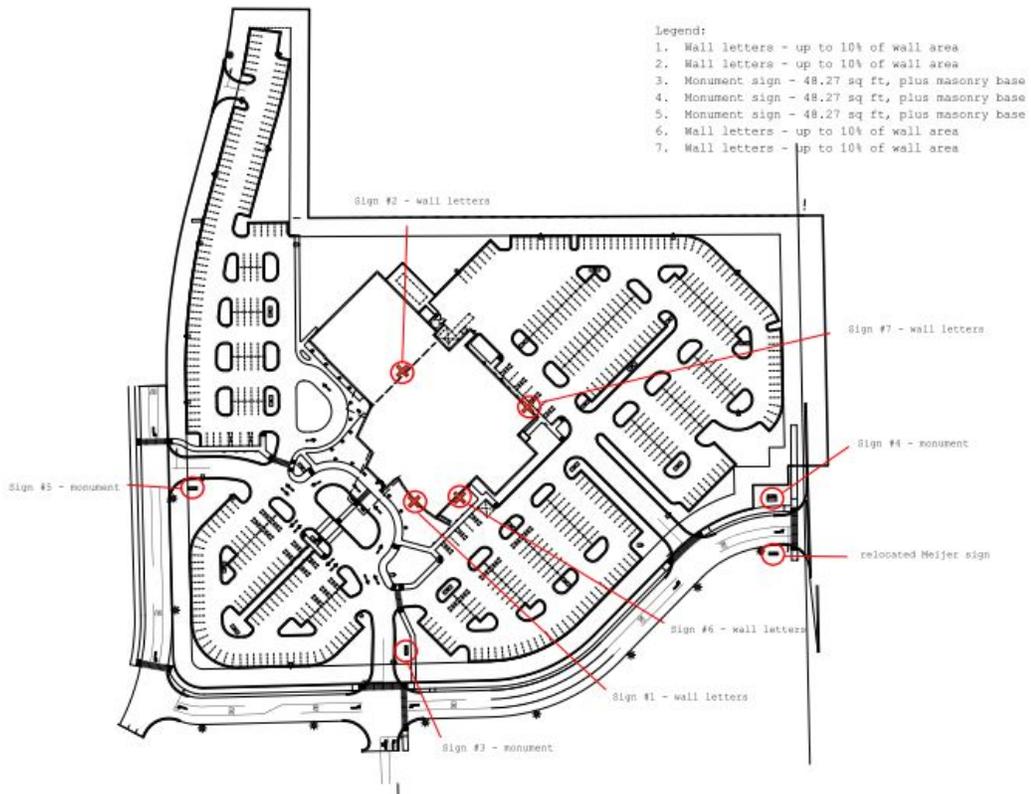
Required total interior landscape islands = 13,760 sf (75% of total required landscape area)

Provided total interior landscape islands = 36,031 sf (315% of total required landscape area)



Signage

Three monument signs for Health Pointe are proposed. Two of the monument signs will be located at the proposed entrance drives internal to the Meijer PUD. The third will be located at 172nd Avenue in the location of the existing Meijer sign. The Meijer sign will be relocated to the south side of the entrance drive.



Building wall signage in conformance with the Township ordinance for size is also proposed.

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 2, 2015

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Kantrovich, Robertson, Kieft, Taylor, Gignac, Reenders, Cousins & Wilson

Members absent: LaMourie

Also present: Fedewa and Attorney Bultje

Without objection, Kantrovich instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the October 5, 2015 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

VII. PUBLIC HEARING

A. PUD Amendment Application – Health Pointe

Kantrovich opened the Public Hearing at 7:33 p.m.

Fedewa provided an overview through a memorandum dated October 29th.

Several representatives from Spectrum Health, Holland Hospital, and Nederveld were present:

- Dr. David Ottenbaker, MD – local physician for Spectrum Health
 - Looking forward to relocating to a new building that offers “one stop shopping” for patients.
 - The collaboration has led to many new partnerships that will benefit local health care.

- Mark Pawlak – Vice President of Ancillary Services and Quality at Holland Hospital
 - Lives in Ottawa County, and formerly lived in Grand Haven Charter Township.
 - Spectrum Health and Holland Hospital have a history of successful partnerships.
 - Goal of this project is to bring back patients who may seek medical services outside of the Grand Haven area and provide an innovative and integrated approach to health care.
 - The building is designed to evolve with the needs of the patients.

- Jack Barr – project engineer from Nederveld
 - Ottawa County Road Commission (OCRC) approved location of driveway.
 - The existing service road is crowned and allows stormwater to percolate the sandy soils. Infrastructure does not exist on 172nd Avenue to accept stormwater runoff if curb and gutter was installed on the relocated service road.
 - Retention basin for the original PUD was designed to accommodate all six outlots. Per the Ottawa County Water Resources Commissioner (OCWRC) this project is “grandfathered-in” and is not subject to current regulations.

- Sean Easter – Spectrum Health design engineer
 - Stone and glass are materials used for Holland Hospital branding.
 - Iron bricking is the material used for Spectrum Health branding.
 - Large canopy designed to accommodate up to three vehicles, which is important because it provides shelter during harsh winters as patients are entering/existing vehicles.

After the applicants presentation the Chairperson invited public comment:

- Mark Reenders – 16616 Warner, opposes this project for the following reasons:
 - The current Zoning Ordinance does not permit the requested height, and the building will be the tallest in the vicinity.
 - Prior applicants in the US-31 Overlay Zone were required to have all permits issued and plans approved by other agencies before Planning Commission would consider the application.
 - US-31 Overlay Zone design manual requires curbing for any new development, and any existing development that will be modified.
 - Parking study provided by applicant appears insufficient to justify a departure.

- Holly Lookabaugh-Deur – 16760 Lincoln Street, owner of Generation Care, opposes this project for the following reasons:
 - Patient-centered care does exist in the Township.
 - Departures from the Overlay Zone were not permitted for the Generation Care project.
 - Township required additional changes after the site plans were approved.
 - If the Planning Commission does begin allowing departures from the Overlay Zone then some form of tax abatement should be provided to the developers who were not previously given departures.

Kantrovich closed the Public Hearing at 8:07 p.m.

VIII. OLD BUSINESS

A. PUD Amendment Application – Health Pointe

The application was discussed by Commissioners and focused on:

- Attorney Bultje noted that although the Grand Haven High School is the tallest building in the Township the State of Michigan is responsible for all the permitting and approvals for school buildings. Further, Bultje provided an explanation on the differences between the Planned Unit Development Chapter and the Overlay Zone Chapter of the Zoning Ordinance.
- The Planning Commission intends to review many aspects of the Zoning Ordinance as it relates to the Resilient Master Plan that will likely be approved in early 2016, because the Township is experiencing new development trends that need to be addressed, and protect the natural assets that comprise the character of the community.
- Subsequently, each departure request was discussed separately:
 - Building Height. The Resilient Master Plan Draft encourages vertical expansions rather than horizontal in order to reduce sprawl and limit the cost of extending infrastructure. This is further supported by the Township having emergency vehicles and equipment necessary to protect structures at a greater height. The Township has approved height departures in prior PUDs. Lastly, the Township’s PUD Ordinance requires mechanical equipment to be screened, which accounts for the additional 10’10” mechanical penthouse on the top of the building.
 - Parking. Considering that outside of the Overlay Zone this development could install up to 1,200 parking spaces it is reasonable to consider

allowing the 106 additional parking spaces requested by the applicant. Strict compliance with the Ordinance would permit 484 spaces (*1 space per 200 square feet of useable floor area*). The applicant is requesting to install 590 spaces, which is 1 space per 164 square feet of useable floor area. The need for additional spaces is also supported by a parking study provided by the applicant.

- Interior landscape islands. Discussed costs or benefits associated with the collision protection received by a full length interior landscape island versus the added turning radius for entering/exiting the space if the island was two feet shorter than the parking space. Unclear if other developments in the Overlay Zone have been required to meet this provision. The Planning Commission requested staff review previous developments and report the findings before a decision is rendered.
- Curb and gutter. Despite any “grandfather” status given by the OCWRC, the applicant must comply with this provision unless the OCWRC submits a written statement that adding curb and gutter along the relocated access drive will have negative impacts on the surrounding area and how the stormwater disposition will be enhanced by not having the curb and gutter. Until such statement is received the applicant must meet this provision.
- Signage. In order to balance the original intent of the sign regulations found in the 3-9-1998 Township Board meeting minutes for the Meijer PUD and the current Zoning Ordinance the Planning Commission finds the proposed size and location of the signage is permissible, but the height shall be limited to six feet to comply with the current Ordinance.
- The Township intends to work towards achieving a goal of the Robbins Road Sub-Area Plan by realigning Whittaker Way and DeSpelder Street. The Planning Commission requests an easement be granted by Health Pointe to allow for this realignment in the future. Attorney Bultje was directed to draft the easement for review by Health Pointe, staff, the Planning Commission, and Township Board.

Motion by Robertson, supported by Gignac, to direct staff to draft a formal motion and report, which will recommend approval of the Health Pointe PUD Amendment application, with those Zoning Ordinance compliance departures which were discussed and are reflected above. This will be reviewed and considered for adoption at the next meeting. Lastly, the Planning Commission directs staff to publish the notice of public hearing for the Township Board.

Which motion carried.

IX. REPORTS

A. Attorney Report

- Bultje noted his daughter is present, recently passed the bar exam, and is now an attorney with Scholten Fant.

B. Staff Report – None

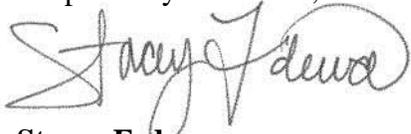
C. Other

X. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 9:17 p.m.

Respectfully submitted,

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

Stacey Fedewa

Acting Recording Secretary

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
DECEMBER 7, 2015

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Kantrovich, LaMourie, Robertson, Kieft, Taylor, Gignac, Reenders, Cousins, and Wilson

Members absent: None

Also present: Fedewa and Attorney Bultje

Without objection, Kantrovich instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the November 2, 2015 meeting were approved.

V. CORRESPONDENCE

A. Christian Reformed Conference Grounds – Special Land Use Amendment

- Drueke – 12449 Jansma Drive
- Dudek – 12223 Bluewater Road
- Haveman – 12471 Jansma Drive
- Rop – 17633 Hillcrest Drive

B. Health Pointe – Planned Unit Development Amendment

- Rolfe – 13422 Greenleaf Lane
- Collins – by way of email, per Qualified Voter File, not a Township resident
- Kirchner – 16122 Vandenberg Drive
- Van Dyke – 17345 Mountain Plat Lane
- Weaver – 13840 Stearns Court

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

Mark Reenders – 16616 Warner Street, opposes the Health Pointe PUD Amendment project for the following reasons:

- Questions compliance with the Zoning Ordinance. Requested the Planning Commission provide clarification on several items.

- Attorney Bultje and Fedewa addressed each item.
- Project has not been transparent.

Dan Hansen – 11001 Lakeshore Drive, opposes the Health Pointe PUD Amendment project for the following reasons:

- Project has not been transparent.
- Medical uses within the building have not been provided.
- Requested the Planning Commission delay the vote until neighboring municipalities have been able to study the impact of this project.

Jaclyn Hansen – 11001 Lakeshore Drive, opposes the Health Pointe PUD Amendment project for the following reasons:

- Medical uses within the building have not been provided. Recent journal article indicated there will be operating rooms.

Holly Lookabaugh-Deur – 16760 Lincoln Street, opposes the Health Pointe PUD Amendment project for the following reasons:

- Planning Commissions, past and present, are not applying the US-31 Area Overlay Zone consistently.

Ross Pope – 15526 Linn Court, Spring Lake, opposes the Health Pointe PUD Amendment project for the following reasons:

- Real estate demographic analysis found there are currently enough medical services provided for this community.
- Requested the Planning Commission consider the economic impact.

VII. PUBLIC HEARING

A. Special Land Use Amendment – Christian Reformed Conference Grounds

Kantrovich opened the Public Hearing at 7:49 p.m.

Fedewa provided an overview through a memorandum dated December 3rd.

Representative Michael Perton, Executive Director of the Christian Reformed Conference Grounds was present and available to answer questions:

- Michael Perton – Executive Director of the Christian Reformed Conference Grounds
 - Gave an overview of the proposed amendments to the master site plan.

- No lighting is proposed for the “GaGa Ball” court. Daytime use only. Structure would be removed/replaced seasonally.
- Contact has not been made with the electric company to determine if the proposed “GaGa Ball” court is permitted to locate within the 15 foot setback. Willing to move the court to a more centralized location.
- Gate along Beach Road is intended for emergency vehicle access and traffic control, so vehicles have a second exit location after the end of an event.

After the applicant’s presentation the Chairperson invited public comment:

- Thomas Dudek – 12223 Bluewater Road, opposes this project for the following reasons:
 - Development already at capacity, additional uses will continue to exacerbate noise and parking issues.
 - Patrons of the development have been parking on Beach Road and using the emergency gate to gain access.
 - Requested a screening fence be installed along Beach Road.
- Jim Haveman – 12471 Jansma Drive, opposes this project for the following reasons:
 - Since its inception the Conference Grounds have transitioned from a small campground to a commercial operation. Majority of revenue collected through facility rentals.
 - Campfire smoke continues to be problematic for health and the quiet enjoyment of a person’s property.
 - Requested the Planning Commission delay the application and require the applicant to meet with neighbors and find a resolution.

Kantrovich closed the Public Hearing at 8:03 p.m.

VIII. OLD BUSINESS

A. Special Land Use Amendment – Christian Reformed Conference Grounds

The application was discussed by Commissioners and focused on:

- Questioned if the “GaGa Ball” court would encumber any of the utility easements.
- Conference Ground patrons parking on Beach Road to gain access to the site is problematic. Discussed possible resolutions.
- Capacity and noise issues continue to be raised by neighbors.

- Health impacts from the campfire smoke are concerning.
- Questioned if the application should be denied because the State of Michigan has a goal of eliminating nonconforming uses and structures.
- Requested staff determine if propane sales on site are permissible.
- Commissioners requested Attorney Bultje address the legal aspects of this application:
 - Review of legal history.
 - 1982 Court denied the Township’s density limitation.
 - R-1 Zoning District allows public and private campgrounds as a Special Land Use, but the applicant has never obtained a SLU for its entire operation.
 - Section 19.07.46 of the Zoning Ordinance, Special Land Use for the Enlargement or Increase or Extension of a Non-Conforming Use is applicable in this case.

Motion by Reenders, supported by Gignac, to **approve** the Christian Reformed Conference Grounds Special Land Use Amendment Application to relocate Staff Cottage No. 20D and rotate Building 8, the Retreat Center. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. The motion is subject to, and incorporates, the following report. **Which motion carried** with LaMourie opposing because the issue surrounding the south gate was not addressed.

Motion by Robertson, supported by Kieft, to **deny** the Christian Reformed Conference Grounds Special Land Use Amendment Application to install a “GaGa Ball” court for the following reasons:

1. The proposed use is inconsistent with the intent and purpose of the Zoning Ordinance.
2. The proposed use is of such location, size, density, and character that it is incompatible with adjacent uses of land and the orderly development of the district.
3. The proposed use is such that traffic to, from, and on the premises (*including parking*) and the assembly of persons in relation to such use may be hazardous, or inconvenient to the neighborhood, general character, and intensity of the existing and potential development of the neighborhood.

Which motion carried unanimously.

Motion by LaMourie, supported by Robertson, to request the Township Board consider enforcing Parking Ordinance No. 299 to address parking on Beach Road.
Which motion carried unanimously.

REPORT

Pursuant to the provisions of the Grand Haven Charter Township (the “Township”) Zoning Ordinance (the “Zoning Ordinance”), the following report of the Grand Haven Charter Township Planning Commission (the “Planning Commission”) concerning an application by the Christian Reformed Conference Grounds (the “Applicant”) for approval of a Special Land Use Amendment application (the “Project”).

The Project will consist of relocating Staff Cottage No. 20D to avoid the overhead power lines and abide by the 15 foot setback requirement imposed by the electric company; and rotating Building 8, the Retreat Center. The Project as recommended for approval is shown on a final site plan, last revised 11/23/2015 (the “Final Site Plan”), presently on file with the Township.

1. The Planning Commission finds the Project meets the special land use requirements of Section 19.05 of the Zoning Ordinance. This approval is based on the affirmative findings that each of the following standards has been fulfilled:
 - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
 - B. 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.
 - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
 - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation 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.

- H. The proposed use is consistent with the health, safety, and welfare of the Township.
2. The Planning Commission finds the Project meets the special land use requirements of Section 19.07.46 of the Zoning Ordinance. This approval is based on the affirmative findings that each of the following standards has been fulfilled:
- A. The Project is reasonable based upon a consideration of the area of the original non-conforming use.
 - B. The Project shall not substantially interfere with the use of other properties in the surrounding neighborhood for the uses for which they have been zoned, or with the use of such other properties in compliance with the provisions of this Ordinance.
 - C. The Project shall not significantly compromise the ability of the Township to effectuate the goals and purposes of its Master Plan.
3. The Planning Commission finds the Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Planning Commission approves the Project based on the affirmative findings that each of the following standards has been fulfilled:
- A. 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.
 - B. 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.
 - C. 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.
 - D. 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.
 - E. Removal or alterations 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. The Planning Commission has required that

landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

- F. 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.
- G. 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.
- H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
- J. 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.
- K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
- L. 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.
- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

B. PUD Amendment – Health Pointe

LaMourie recused himself due to a conflict of interest. His employer is under contract to render architectural and engineering services for Spectrum Health.

Fedewa provided an overview through a memorandum dated December 3rd.

Several representatives from Spectrum Health and Nederveld were present and available.

The application was discussed by Commissioners and focused on:

- Commissioners requested Attorney Bultje address the legal aspects of this application:
 - Applicant requesting departures, not a variance. PUD Ordinance and US-31 Area Overlay Zone provide for some discretion if specific findings are made.
 - Zoning Ordinance limits the scope of factors the Township can consider for this application. So long as the general use of the building is permissible then each service does not have to be specified.
 - The Zoning Ordinance does not provide for the consideration of private competition or free enterprise as a reason to approve or deny an application. The Township's scope is limited by the Zoning Ordinance.
 - Review process of the Planned Unit Development Amendment is not fast. Provides for an optional pre-application presentation, which was utilized in September 2015. It requires a public hearing with the Planning Commission and Township Board, which are both noticed in conformance with the Michigan Zoning Enabling Act. Township Board will hold a public hearing on the application regardless of the Planning Commissions' recommendation.
 - The Planning Commission public hearing is more than is required by the Michigan Zoning Enabling Act.
 - The State of Michigan is responsible for issuing Certificates of Need. The application process addresses items such as duplication of services. It is not advisable for the Township regulate the medical uses within the building.
- Questioned if a medical professional office building is a permitted use within the Commercial PUD. Staff referenced the 2009 Master Plan's Future Land Use Plan, which indicates the SP-Service Professional and C-1 Commercial zoning districts correspond to the Commercial PUD zoning district.
- Resilient Master Plan process has been in progress for over one year, which has included many discussions of increasing building heights.
- Commissioners requested staff provide several pieces of information and updates:
 - Provided a list of properties within the Township that are over 35 feet in height.
 - Described each departure the applicant is requesting.
 - Noted the applicant will provide the Township with two easements to allow for an internal connection with a neighboring parcel and for the future realignment of Whittaker Way and DeSpelder Street.

- Applicant will add the additional access points between the parking lots and driveways to address the backloading issue.

Motion by Robertson, supported by Cousins to recommend to the Township Board **approval with conditions** of the Health Pointe Planned Unit Development Amendment upon the removal of Section 3.D.iii of the attached Report. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. The motion is subject to, and incorporates, the following report. **Which motion carried** with Kieft opposing because the application does not meet requirements of the Zoning Ordinance.

REPORT

Pursuant to the provisions of the Grand Haven Charter Township (the “Township”) Zoning Ordinance (the “Zoning Ordinance”), the following is the report of the Grand Haven Charter Township Planning Commission (the “Planning Commission”) concerning an application by Health Pointe Corp (the “Developer”) for approval of a Health Pointe Planned Unit Development Amendment (the “Project” or the “PUD”).

The Project will consist of a 120,041 square foot three story medical office building. This 12 acre project will be located on the remaining five outlots from the original 1998 Meijer PUD. The Project as recommended for approval is shown on a final site plan, last revised 10/27/2015 (the “Final Site Plan”), presently on file with the Township.

The purpose of this report is to state the recommendation of the Planning Commission concerning the Project, the basis for the Planning Commission’s recommendation, and the Planning Commission’s recommendation that the Health Pointe PUD Amendment be approved as outlined in this motion. The Developer shall comply with all of the documentation submitted to the Township for this Project. In recommending the approval of the proposed PUD application, the Planning Commission makes the following findings pursuant to Section 17.04.3 of the Zoning Ordinance.

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Planning Commission finds as follows:
 - A. 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.

- B. 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.
- C. 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.
- D. Removal or alterations 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. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
- E. 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.
- F. 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.
- G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- H. All streets and driveways are developed in accordance with the Ottawa County Road Commission (“OCRC”) specifications, as appropriate.
- I. 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 stormwater, prevent erosion and the formation of dust.
- J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
- K. 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.
- L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- M. The Final Site Plan conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.

- N. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
2. The Planning Commission finds the Project meets the intent for a PUD, as described in Section 17.01.3 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics as well as additional restrictions with the Developer, which the Township would not have been able to negotiate if the PUD Chapter of the Zoning Ordinance was not used.
 3. Section 17.01.5 of the Zoning Ordinance allows for departures from Zoning Ordinance requirements, and it is intended to result in land use development that is substantially consistent with the goals and objectives of the Township Master Plan, the Zoning Ordinance, and consistent with sound planning principles. The applicant requested five departures. The Planning Commission makes the following findings.
 - A. A building height of 54' 10" is permitted because of the following findings.
 - i. The Resilient Master Plan Draft encourages vertical expansion to reduce sprawl and limit the cost of extending infrastructure.
 - ii. The Grand Haven Charter Township Fire/Rescue Department has an emergency vehicle with the ability to exceed the proposed building height.
 - iii. Section 17.05.2.A.2 requires mechanical equipment to be visually screened from adjacent properties, public roadways, or other public areas.
 - iv. The Township has approved height departures for previous PUDs.
 - B. A total of 590 parking spaces, which is 106 spaces more than allowed by the US-31 and M-45 Area Overlay Zone (the "Overlay Zone"), is permitted because of the following findings.
 - i. Sections 15A.05.13, 15A.10.10, 17.05.1.F, and 24.03.1 require a maximum number of parking spaces unless the applicant provides a parking study that demonstrates the need for additional parking. The Developer has an established history with similar developments which establishes the need for additional parking, and has submitted a parking study to further establish the need.
 - ii. Outside of the Overlay Zone this project would have been permitted 1,200 parking spaces.
 - iii. The excess parking will not be highly visible from US-31.
 - C. Three ground signs, each 48 square feet in size and six feet in total height, are permitted because of the following findings.
 - i. The original Planned Unit Development approval memorialized in the March 9, 1998 Township Board meeting minutes permits one monument (ground) sign for each outlot, not to exceed 52 square feet and five feet in

- height, subject to review by the Planning Commission for location. This PUD Amendment comprises five of the six outlots.
- ii. The three permitted ground signs reduce the amount of signage permitted under the 1998 PUD by 116 square feet.
 - iii. A total height of six feet is permitted under Section 24.13 of the current Zoning Ordinance.
- D. A departure from 15A.10.7 of the Zoning Ordinance, which requires concrete curb and gutter throughout the parking lot and paved areas, is denied.
- i. The Planning Commission has consistently required curb and gutter throughout the parking lot and paved areas of developments in the Overlay Zone.
 - ii. As required by Section 15A.10.7, the Developer did not provide compelling evidence to find that overall stormwater disposition will be enhanced if the curbing requirement is reduced.
- E. Interior landscape islands shall be permitted to extend the length of the parking space, contrary to Section 15A.10.5 of the Zoning Ordinance, because of the following findings.
- i. Aesthetics to the surrounding area will be enhanced because the interior landscape island will screen the entire length of the parking space.
 - ii. The parking spaces surround sides of the building, and each abut a private road or access road. Due to the high visibility of this parking lot this departure is approved in order to provide additional screening from adjacent roadways.
 - iii. This provision has not been uniformly enforced by the Township for other development projects in the Overlay Zone.
4. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance.
- A. The Project will encourage the use of land in accordance with its natural character and adaptability;
 - B. The Project will promote innovation in land use planning and development;
 - C. The Project will promote the enhancement of commercial employment and traffic circulation for the residents of the Township;
 - D. The Project will promote greater compatibility of design and better use between neighboring properties; and

- E. The Project will promote more economical and efficient use of the land while providing harmonious integration of necessary commercial and community facilities.
5. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:
- A. The Project meets the minimum size of five acres of contiguous land.
 - B. The PUD design substantially promotes the Intent and Objectives of Section 17.01 of the Zoning Ordinance; it further permits an improved layout of land uses and roadways that could not otherwise be achieved under normal zoning.
 - C. The Project, as part of the original 1998 PUD, contains two or more separate and distinct uses.
6. The Planning Commission also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance.
- A. The stormwater management system for the Project and the drainage facilities will properly accommodate stormwater on the site, will prevent runoff to adjacent properties, and are consistent with the Township's groundwater protection strategies.
 - B. The Project will not interfere with or unduly burden the water supply facilities, the sewage collection and disposal systems, or other public services such as school facilities, park and recreation facilities, etc.
 - C. Utility services within the Project shall be underground. This includes but is not limited to electricity, gas lines, telephone, cable television, public water and sanitary sewer.
 - D. The internal road system in the Project is designed to limit destruction of existing natural vegetation and to decrease the possibility of erosion.
 - E. Vehicular circulation, traffic and parking areas have been planned and located to minimize effects on occupants and users of the Project and to minimize hazards to adjacent properties and roadways.
 - F. Parking requirements for each use have been determined to be in accordance with Chapter 24 (Parking, Loading Space, and Signs), and the deviation from Section 15A.10.10 is covered elsewhere in this motion.
 - G. Street lighting will be installed in the same manner as required under the Township's Subdivision Control Ordinance.
 - H. Buildings in the Project have been sited to protect natural resources. Natural features such as natural grade, trees, vegetation, water bodies and others have been incorporated into the Final Site Plan.
 - I. Architectural design features visually screen the mechanical and services areas

from adjacent properties, public roadways, and other public areas.

- J. The exterior walls greater than 50 feet in horizontal length or that can be viewed from a public street contain a combination of architectural features, variety of building materials, and landscaping near the walls.
 - K. Onsite landscaping abuts the walls so the vegetation combined with architectural features significantly reduce the visual impact of the building mass when viewed from the street.
 - L. The predominant building materials have been found to be those characteristic of the Township such as brick, native stone, and glass products. Pre-fabricated metal panels used to screen the mechanical penthouse do not dominate the building exterior of the structure.
 - M. Landscaping, natural features, open space and other site amenities have been located in the Project to be convenient for occupants of, and visitors to, the PUD.
 - N. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.
 - O. The Project will not unduly interfere with the provision of adequate light or air, nor will it overcrowd land or cause an unreasonably severe concentration of population.
 - P. Exterior lighting within the Project complies with Chapter 20A for an LZ 3 zone.
 - Q. Outside storage of materials shall be screened from view.
 - R. Signage is compliant with Section 24.13 of the Zoning Ordinance, and the Planning Commission recommended the Township Board approve a modification to the sign provisions found in the March 9, 1998 meeting minutes of the original PUD.
 - S. The Project will not have a substantially detrimental effect upon or substantially impair the value of neighborhood property, as long as all of the standards and conditions of this approval of the Project are satisfied.
 - T. The Project is in compliance with all applicable Federal, State, County, and local laws and regulations. Any other permits for development that may be required by other agencies shall be available to the Township Board before construction is commenced.
 - U. No additional driveways onto public roadways have been permitted.
 - V. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.
7. The Planning Commission also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 15A.01 of the Zoning Ordinance.

- A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.
 - B. The Project provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.
 - C. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.
 - D. The Project ensures safe access by emergency vehicles.
 - E. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.
 - F. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways, and requires alternate means of access through service drives.
 - G. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.
 - H. The Project requires coordinated access among adjacent lands where possible.
 - I. The Project provides landowners with reasonable access through a service drive.
 - J. The Project requires demonstration that prior to approval of any land divisions, the resultant parcels are accessible through compliance with the access standards.
 - K. The Project preserves woodlands, view sheds, and other natural features along the corridor.
 - L. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.
 - M. The Project implements the goals expressed in the US-31/M-45 Corridor Study.
 - N. The Project establishes uniform standards to ensure fair and equal application.
 - O. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.
 - P. The Project promotes a more coordinated development review process with the OCRC.
8. The Planning Commission also finds the Project complies with the conditions of approval described in the March 9, 1998 Township Board meeting minutes for the

original PUD, which conditions are still applicable to the Project, and it shall comply with the below additional conditions as well.

- A. Outlot development was subjected to site plan review.
- B. Parking lots are setback a minimum of 25 feet.
- C. Outlot has architectural materials and landscaping compatible with that of the principal Meijer facility and site.
- D. Location of monument (ground) signs have been approved.
- E. Monument (ground) signs do not exceed 52 square feet.
- F. Monument (ground) sign has a maximum height of six feet as permitted by Section 24.13 of the current Zoning Ordinance.
- G. Revisions or changes to the conditions are made by the Township Board after a public hearing. These conditions are binding upon the Developer and all successor owners or parties in interest in the Project.
- H. Drainage for the Project is approved by the OCWRC.
- I. Any violation of the conditions constitute a violation of the Zoning Ordinance, and in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the project.
- J. The right is reserved by the Township to impose additional conditions if reasonably necessary to achieve the purposes of the Zoning Ordinance.
- K. The PUD approval is personal to the Developer and shall not be transferred by the Developer to a third party without the prior written consent of the Township.
- L. Except as expressly modified, revised or altered by these conditions the Project shall be acquired, developed and completed in conformance with the Zoning Ordinance, as amended, and all other applicable Township ordinances.
- M. Approval and compliance with all requirements set forth by the OCRC, and if applicable the OCWRC. No building permits shall be issued until all permits have been obtained.
- N. The Developer shall enter into a PUD Contract with the Township. The Contract shall be reviewed and approved by the Township Board prior to the issuance of building permits.
- O. The Developer shall agree to an access easement to the Township for the purpose of realigning the north end of Whittaker Way directly with DeSpelder Street pursuant to the Robbins Road Sub-Area Plan. The Developer shall preliminarily identify the easement area on the Final Site Plan, and the easement shall be

drafted by the Township Attorney and approved by the Township Board prior to the issuance of building permits.

- P. This approval is also conditioned upon the Developer meeting all applicable Federal, State, County and Township laws, rules and ordinances.
- Q. The Developer shall comply with all of the requirements of the Final Site Plan, specifically including all of the notes contained thereon, and all of the representations made in the written submissions by the Developer to the Township for consideration of the Project.
- R. The parking areas in the Project shall be “backloaded,” which means that the Final Site Plan shall be revised to allow vehicles to enter or leave the parking areas as far from the building in the Project as possible.
- S. In the event of a conflict between the Final Site Plan and these conditions, these conditions shall control.

IX. REPORTS

A. Attorney Report – None

B. Staff Report

- Community Engagement Subcommittee – Dec 10th @ 7pm in the Main Conference Room
- Resilient Grand Haven Master Plan – Public Comment Period Ends Dec 22nd

C. Other

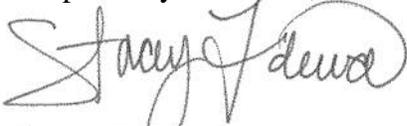
- Commission directed staff and Attorney Bultje begin implementing the draft Resilient Master Plan by drafting text amendments to address greater building heights, and parking requirements, in the Zoning Ordinance.

X. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 9:17 p.m.

Respectfully submitted,



Stacey Fedewa

Acting Recording Secretary

GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY MARCH 9, 1998

WORK SESSION - 6:30 P.M.

- A. Mike Fuller presented the GHT 1998 Water Reliability Study.
- B. Ken Zarzecki presented a Spread Sheet regarding the financial impacts of the various options contained within the 1998 Water Reliability Study.
- C. Staff was instructed to:
 - 1) Inform Nows that GHT will continue to stay with the Nows system pursuant to the current contract;
 - 2) Discontinue further discussions with the Grand Rapids water system since the financial reviews show significant cost savings on the wholesale water rate by staying with Nows;
 - 3) Begin engineering on a second transmission main, which would include completing an engineering agreement with Prein and Newhof;
 - 4) Begin the bonding process through the county;
 - 5) Negotiate an agreement with the city for the final route of the main;
 - 6) Seek to have the construction of the second transmission main completed during 1999; and,
 - 7) Prepare a revised policy for Board review which would create a new water hook-up fee that would include an "impact fee" for new development to offset a portion of the debt which will be associated with the second transmission main.

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Board was called to order by Supervisor Nortier at 8:00 p.m.

II. INVOCATION

The invocation was presented by Manager Cargo.

III. PLEDGE TO THE FLAG

IV. ROLL CALL

Board members present: Nortier, Olds, Jenkins, Karell, Vermeer, Kieft.

Board members absent: VanOosterhout.

Also present were Manager Cargo, DPW Director VerBerkmoes and Attorney White.

V. APPROVAL OF MEETING AGENDA

Motion by Treasurer Vermeer supported by Trustee Kieft to approve the meeting agenda.

Which motion carried.

VI. APPROVAL OF MINUTES

Motion by Trustee Jenkins supported by Trustee Karell to approve the minutes of the February 23, 1998 meeting. **Which motion carried.**

VII. REPORTS FROM BOARD OFFICERS

Motion by Treasurer Vermeer supported by Trustee Jenkins to approve the payment of the bills. **Which motion carried.**

The attorney report was received and placed on file.

VIII. CORRESPONDENCE

Correspondence was received and placed on file.

IX. BRIEF PUBLIC COMMENTS/QUESTIONS

No public comments were offered on the agenda items.

X. OLD BUSINESS

- a. **Motion** by Treasurer Vermeer supported by Trustee Kieft to remove from the table an amendment to the Township Zoning Ordinance which changes the zoning classification of parcel no. 70-07-34-400-022 from Agricultural to Rural. **Which motion carried.**

Motion by Treasurer Vermeer supported by Trustee Karell to adopt an amendment to the Township Zoning Ordinance which changes the zoning classification of parcel no. 70-07-34-400-022 from Agricultural to Rural Residential. **Which motion carried.** This constitutes the second reading.

- b. **Motion** by Trustee Jenkins supported by Treasurer Vermeer to remove from the proposed Meijer Rezoning and PUD application. **Which motion carried.**

Motion by Treasurer Vermeer supported by Trustee Karell to rezone the following parcels from Rural Residential to Commercial C-2:

Part of 70-03-33-100-037

Part of 70-03-33-100-039

And, the following parcels to be rezoned from Rural Residential to Commercial C-1:

70-03-33-100-018

70-03-33-100-036

70-03-33-100-038

Part of 70-03-33-100-037

Part of 70-03-33-100-039

And, the following parcels to be rezoned from Commercial C-2 to Commercial C-1:

70-03-33-100-007

70-03-33-100-017

Part of 70-03-33-100-054 based on the following reasons:

1. The request is consistent with the Commercial designation of the subject property as outlined in the adopted Master Plan.
2. The requested district would be compatible with the existing commercial uses north and east of the site and the industrial uses south of the property.
3. The subject property is well suited for commercial use given its proximity to US-31 and adjacent commercial uses.
4. The subject property will be served by public water and sewer.
5. The project will be in compliance with all applicable federal, state, county, and local laws and regulations. **Which motion carried.** This constitutes the second reading.

Motion by Treasurer Vermeer supported Trustee Jenkins to rezone the following property parcels:

70-03-33-100-007	70-03-33-100-038
70-03-33-100-017	70-03-33-100-039
70-03-33-100-018	70-03-33-100-048
70-03-33-100-019	70-03-33-100-054
70-03-33-100-022	70-03-33-100-058
70-03-33-100-033	70-03-33-100-059
70-03-33-100-036	70-03-33-100-060
70-03-33-100-037	70-03-33-100-061

from C-1 and C-2 to Planned Unit Development. Except as modified or revised by the following conditions, the developer shall comply with all of the documentation submitted to the Township per this application, including but not limited to the site plan dated January 27, 1998, the narrative letters dated November 17, 1997, January 27, 1998, and February 11, 1998, and the Traffic Analysis dated December 31, 1997 (collectively referred to as the "Documentation"), subject to the following conditions:

1. Planning Commission approved departure of 185 parking spaces from the required 1330. This departure is based on the applicant's statements that one parking space per 200 square feet of usable floor area, plus one for each employee will satisfy the parking needs of the Meijer retail facility.
2. Planning Commission approved departure of 83 parking lot trees from the required 232 trees with a 2.5" caliper with the condition that trees have a minimum four inch (4") diameter measured at a point six inches (6") above the ground. The departure is based on the applicant's rationale that the larger trees will be more viable, provide more shade, that along with the additional exterior landscaping will better meet the requirements of the zoning ordinance without unduly interfering with store security.

3. Implementation of the traffic improvement recommendations outlined in the Meijer Development Revised Traffic Impact Analysis (12/31/97; pp. 28), prepared by Ed Swanson & Associates to include at a minimum:

- Re-striping of the westbound approach at the Beacon Boulevard/Robbins Road intersection as well as a signal timing adjustment, if allowed by the city;
- A signal timing adjustment at the Beacon Boulevard crossover south

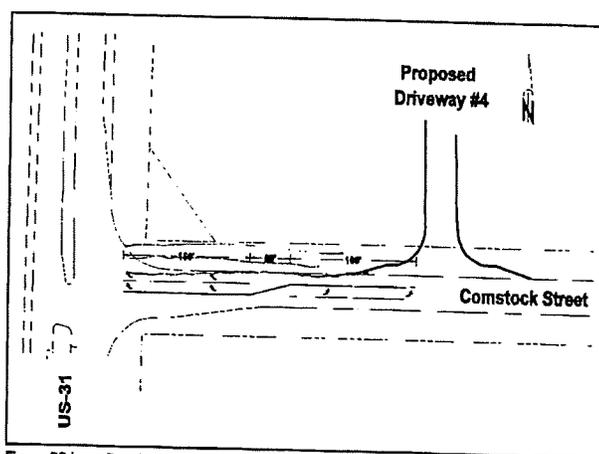


Figure 22 Lane Requirements at the US-31/Comstock Street Intersection

o f
Robbins
Road, if
allowed
by the
city;

- A northbound left turn lane at the Robbins Road/Ferry Street/172nd Avenue intersection;
- The construction of an additional signal phase at the Robbins/Ferry Street/172nd Avenue intersection; if allowed by the city;
- A westbound dual turn lane and traffic signal at the Beacon Boulevard/Comstock Street intersection. In the event that a new traffic signal is not installed at this intersection, or the Robbins Road curb cut is effectively denied by the city of Grand Haven, additional right-of-way would be dedicated by the applicant to expand the westbound lane of Comstock to provide dual northbound turn lanes

to U.S. 31 (see figure).

- Drive improvements including: a right turn deceleration taper on Robbins Road at Drive 1 (right ingress and egress only) a left turn passing flare and right turn deceleration taper on 172nd Avenue at Drive 2, a left turn passing flare on 172nd Avenue at Drive 3, and a right turn deceleration taper on Comstock Road at Drive 4.
5. The applicant will participate in a Special Assessment District or construction cost sharing agreement for reconstruction of 172nd Avenue to a three lane roadway between Robbins Road and Comstock Street, as required by the County Road Commission, including necessary intersection improvements. These agreements or SAD will be required to be completed before any permits are issued. The applicant will dedicate an additional 17 feet of right-of-way on the west side of 172nd Avenue.
 6. A bike path will be provided by the applicants on the north side of Comstock to the westernmost drive and on the west side of 172nd Avenue for the entire length of the applicant's property, conforming with the Township's construction requirements. In addition, this bike path will be extended along the east side of the easterly most entry drive from Comstock Road to the store; and, the pathway will be extended along the south side of Robbins Road entry drive.
 7. Outlot development is subject to future site plan review. Outlot development will include parking lot setbacks of a minimum of 25 feet. Outlots will be required to have architectural materials and landscaping compatible with that of the principal Meijer facility and site.
 8. Proposed drive 1 to Robbins Road will be reconstructed to align with Despelder Street in the event that sufficient property east of the drive is acquired by the applicant.
 9. Approval of monument (ground) signs, no greater than 58 square feet, and 5 feet high for the Meijer service station (U.S. 31) and at drives #1 (Robbins Road), #3 (northernmost 172nd Avenue), and #4 (westernmost Comstock Road).
 10. Approval of monument (ground) signs for each outlot, not to exceed 52 square feet, and 5 feet high subject to review by the Planning Commission for location.
 11. One pylon sign, not to exceed 72 sq. ft. internally illuminated cabinet, and 25 ft. high, with a tenant box of 60 sq. ft. internally illuminated cabinet.

12. Wall signs as proposed by the applicant; not to exceed 639 square feet.
13. The project shall comply with all federal, state and/or Ottawa County laws, rules, regulations or requirements.
14. No revision or change of these conditions shall be made except by Grand Haven Charter Township Board action after a public hearing, with notice of such hearing to be given as then required by law for Township Board hearings with respect to proposed planned unit development projects.
15. These conditions shall be binding on the developer and all successor owners or parties in interest in the project.
16. Drainage for the project shall be approved in writing by the Ottawa County Drain Commissioner. No zoning or building permit shall be issued for the construction of a building or structure within the project until this approval has been obtained and a copy thereof delivered to the Township.
17. The project shall be completed on or before May of 1999. However, the Planning Commission shall not unreasonably deny an extension to this deadline if the developer so requests and demonstrates that construction of the project is proceeding at a reasonable pace.
18. Any violation of these conditions shall constitute a violation of the Grand Haven Charter Township Zoning Ordinance and, in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the project.
19. The right is reserved by the Township to impose additional conditions if reasonably necessary to achieve the purposes of the Grand Haven Charter Township Zoning Ordinance.
20. The planned unit development approval shall be personal to the developer and shall not be transferred by the developer to a third party without the prior written consent of the Township, except that the developer may transfer any portion of the project after it is completed without Township consent.
21. Except as expressly modified, revised or altered by these conditions, the project shall be acquired, developed and completed in conformance with the Grand Haven Charter Township Zoning Ordinance, as amended, and all other applicable Township ordinances.
22. In the event of any conflict between these conditions and the Documentation, these conditions shall control.

This recommendation is based on the following:

1. The overall design and all uses proposed in connection with the project are and shall be consistent with and promote the intent of the PUD chapter of the Zoning Ordinance. The project is consistent with Commercial Zoning and with the Master Plan designation of the property in question. The property is well suited for commercial use given its proximity to US-31 and adjacent commercial uses.
2. The project will result in recognizable and substantial benefits to the ultimate users of the project and to the community in general where such benefits would be unfeasible or unlikely to be achieved in the absence of a PUD. Specifically, the project will not only be compatible with surrounding land uses, but it will also provide a method of coordinated development which would not be possible under conventional zoning districts.
3. The project has been designed with due regard to its relationship with development on surrounding properties and uses thereon, including building heights, setbacks, density, parking, traffic circulation, landscaping, views, greenbelts, and other layout features as spelled out in Section 1606.3 of the Zoning Ordinance.
4. The project has been designed to minimize any adverse impact of traffic generated by the project. Due consideration has been given by the Planning Commission during its review of and discussions concerning this project to the specific traffic issues listed in Section 1606.4 of the Zoning Ordinance.
5. The project will be serviced by municipal water, underground electricity, underground gas lines, underground telephone, and sanitary sewer for all structures.
6. The project will not result in an unreasonable negative impact upon surrounding properties, particularly given the conditions placed upon the approval of the project.
7. The project will be in compliance with all applicable federal, state, county, and local laws and regulations.
8. Any phasing of the project shall comply with the requirements of Section 1606.8 of the Zoning Ordinance.

This constitutes the second reading.

XI. NEW BUSINESS

- a. **Motion** by Trustee Karell supported by Trustee Jenkins to table and refer to the

Ordinance Review Committee the Bayou Condominium rezoning and PUD request from R.D. Rozema. **Which motion carried.** This constitutes the first reading.

- b. **Motion** by Trustee Jenkins supported by Treasurer Vermeer to adopt **Resolution 98-03-01**, which approves a contract agreement with the MDNR to acquire land for the proposed 144th Avenue Boat Launch. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Kieft, Vermeer, Jenkins, Karell, Olds, Nortier.

Nays: None.

Absent: VanOosterhout.

- c. Staff reviewed preliminary plans and cost estimates for the proposed 144th Avenue Boat Launch with the Township Board. Cargo expressed concerns regarding the timing on the purchase of the land because of state delays.

XII. EXTENDED PUBLIC COMMENTS/QUESTIONS

No public comments were received.

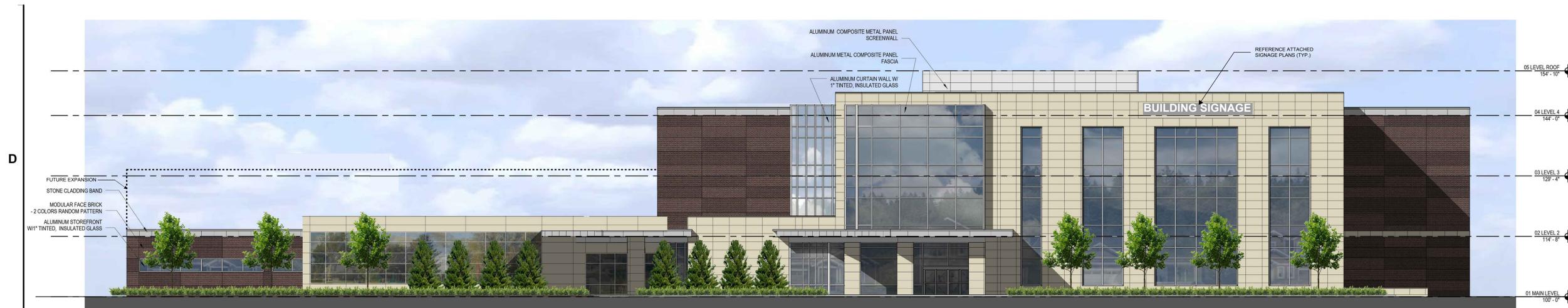
XIII. ADJOURNMENT

Motion by Trustee Kieft supported by Trustee Jenkins to adjourn the meeting at 8:56 p.m.
Which motion carried.

Respectfully Submitted,



Kathryne E. Olds, Clerk
Grand Haven Charter Township



SOUTH ELEVATION

Scale: 3/32" = 1'-0"



EAST ELEVATION

Scale: 3/32" = 1'-0"



WEST ELEVATION

Scale: 3/32" = 1'-0"



NORTH ELEVATION

Scale: 3/32" = 1'-0"

Sheet Revisions		
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GRAND HAVEN,
MICHIGAN**
HEALTH POINTE MOB

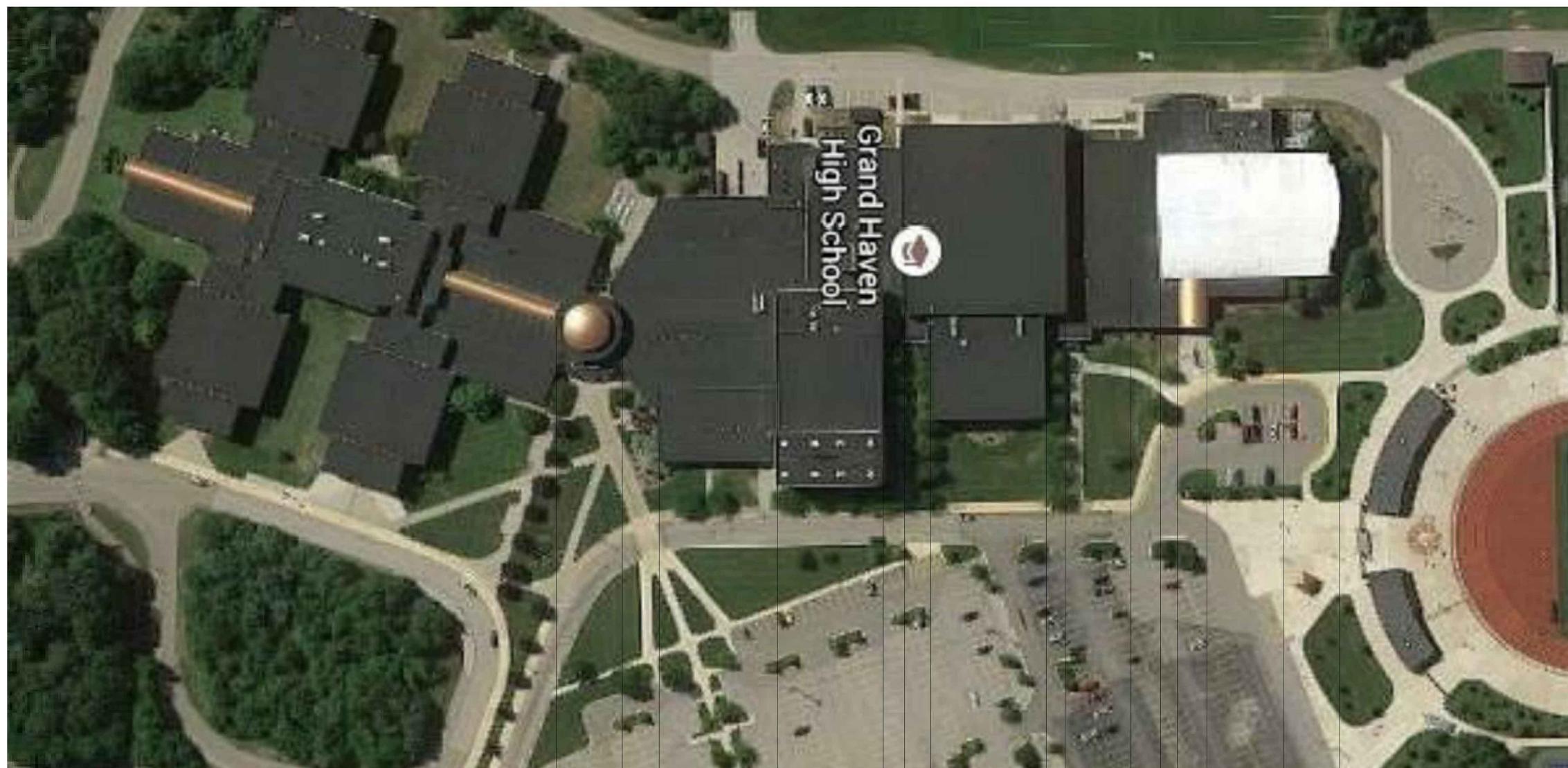
Project Issue Dates

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Author	Checked By	Manager
Author	KEK	Designer
10/23/2015 8:39:41 AM	60444906	TBD

**EXTERIOR
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Sheet Revisions		
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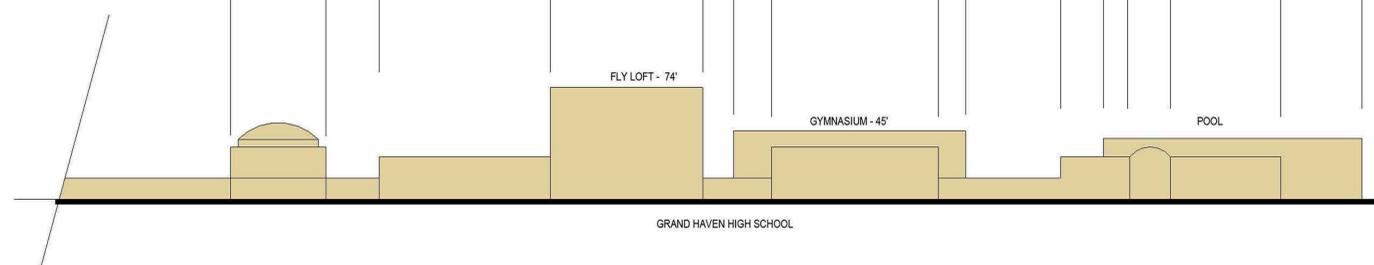
HEALTH POINTE
GRAND HAVEN,
MICHIGAN
HEALTH POINTE MOB

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Author	Checked By	Manager
Author	KEK	Designer
URS project no. 60444906	client project no. TBD	file no.

**EXTERIOR
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Dragon Express

Chase Bank

Robbins Rd

Robbins Rd

Marathon

Newington Dr

Lake Trust Credit Union

Pizza Hut

Z Tire & Auto Service

172nd Ave

S Beacon Blvd

Chrysler
Ram of...

Macatawa Bank



172nd Ave

31

Natur
Salon

172nd Ave

31

Starbucks

Western Union

Meijer

172

FINAL REPORT

SPECTRUM HEALTH – GRAND HAVEN TRAFFIC IMPACT STUDY Grand Haven, Michigan

Prepared For:

NEDERVELD, INC.



Prepared By:



DETROIT – SOUTHFIELD – GRAND RAPIDS – TRAVERSE CITY

August 27, 2015

Table of Contents

	<u>Page</u>
Executive Summary	1
Section 1 Introduction	3
1.1 Background Organization	3
1.2 Report Organization	3
Section 2 Existing (2015) Conditions	5
2.1 Study Area	5
2.1.1 Existing Roadways	5
2.1.2 Existing Intersections.....	6
2.2 Existing (2015) Peak-Hour Traffic Volumes	7
2.3 Existing (2015) Levels of Service.....	7
Section 3 Base Year (2017) Conditions	10
3.1 Background Traffic Volumes.....	10
3.2 Base Year (2017) Level of Service.....	10
Section 4 Opening Year (2017) Conditions	12
4.1 Proposed Spectrum Health Facility	12
4.2 Site Access.....	12
4.3 Trip Generation	13
4.4 Traffic Distribution and Traffic Assignment.....	13
4.5 Opening Year (2017) Level of Service.....	14
4.6 Conclusions	15

APPENDICES

- A Turning Movement Count Reports
- B Existing (2015) Capacity Analysis Reports
- C Base Year (2017) Capacity Analysis Reports
- D Opening Year (2017) Capacity Analysis Reports

List of Tables

	<u>Page</u>
Table 1 Existing Intersections	7
Table 2 Level of Service Criteria at Intersections	8
Table 3 Existing (2015) Intersections Level of Service.....	9
Table 4 Base Year (2017) Intersection Level of Service.....	11
Table 5 Trip Generation – Proposed Spectrum Health Facility, Opening Year (2017)	13
Table 6 Opening Year (2017) Intersection Level of Service.....	14

List of Figures

	<u>After Page</u>
Figure 1 Study Area and Site Location	15
Figure 2 Site Plan	
Figure 3 Existing Traffic Operations	
Figure 4 Existing (2015) Peak-Hour Volumes and Level of Service	
Figure 5 Base Year (2017) Peak-Hour Volumes and Level of Service	
Figure 6 Opening Year (2017) Peak-Hour Site Trip Distribution and Traffic Assignment	
Figure 7 Opening Year (2017) Peak-Hour Volumes and Level of Service	

Executive Summary

A 120,000 square-foot medical office building has been proposed by Spectrum Health in Grand Haven Township, Michigan. The Spectrum Health facility would include urgent care services and approximately 595 parking spaces. The project is located along the east side of US-31 on an “out-lot” north of Meijer. The land is currently vacant and abuts the Meijer store to the south. The proposed Spectrum Health facility will be phased, with full build-out expected by 2017.

Site access to the proposed Spectrum Health facility would be provided via one (1) site driveway on 172nd Avenue, one (1) on Whittaker Way, and an internal Meijer access road. Whittaker Way would provide access to/from the site to Robbins Road.

STUDY AREA AND STUDY METHODOLOGY

Twelve (12) intersections are included in the study:

- US-31 & Robbins Road
- Robbins Road & Whittaker Way
- Robbins Road & 172nd Avenue
- US-31 & Comstock Street
- Comstock Street & 172nd Avenue
- US-31 & Hayes Street
- Hayes Street & 172nd Avenue
- US-31 Crossover north of Robbins Road
- US-31 Crossover south of Robbins Road
- US-31 Crossover north of Comstock Street
- Comstock Street at Meijer south drive
- 172nd Avenue at Meijer north drive

URS conducted weekday traffic counts during the morning and afternoon peak periods at the study area intersections in late April 2015. Hourly turning-movement traffic volumes were completed at the twelve (12) intersections in the study area. Intersections were counted from 7:00 – 9:00 AM and 4:00 – 6:00 PM.

EXISTING (2015) CONDITIONS

All movements at all study area intersections operate at an acceptable LOS (LOS “D” or better), as shown in **Table 3**.

BASE YEAR (2017) CONDITIONS

The Michigan Department of Transportation (MDOT) and the Ottawa County Road Commission (OCRC) were contacted to procure a growth rate from existing (2015) to base year (2017). Based on information received from MDOT and OCRC, an annual background traffic growth rate of 2% per year (compounded) was applied to existing peak-hour volumes as part of the base year (2017) traffic volume determination.

In base year (2017), all movements are anticipated to operate at an acceptable LOS (see **Table 4**).

OPENING YEAR (2017) CONDITIONS

Trip Generation and Traffic Assignment - The proposed site is projected to generate 287 new trips (227 entering trips, 60 exiting trips) in the opening year (2017) weekday morning peak-hour, and 344 new trips (96 entering trips, 248 exiting trips) in the opening year (2017) weekday afternoon peak-hour (see **Table 5**).

Peak-hour traffic assignment for the proposed Spectrum Health facility was estimated from existing traffic patterns on US-31, Robbins Road, Comstock Street, Hayes Road, 172nd Avenue, and other study area roadways. Trip distribution percentages (see page 13) were applied to the trips in Table 5 to assign the proposed site trips to the adjacent roadway network.

In opening year (2017), all movements are anticipated to operate at an acceptable LOS (see **Table 6**).

CONCLUSIONS

1. All movements operate at an acceptable LOS under Existing (2015), Base Year (2017), and Opening Year (2017) conditions.
2. The adding of site traffic from the opening of the proposed Spectrum Health facility is expected to have little or no additional impact on traffic operations at any of the study area intersections in opening year 2017.
3. Based on the estimated trips to be generated by the site, the proposed site access from 172nd Avenue and Whittaker Way should adequately serve the site.
4. The existing study area intersections have the capacity to serve the additional traffic generated by the proposed Spectrum Health facility.

Section 1 Introduction

1.1 Background

A 120,000 square-foot medical office building has been proposed by Spectrum Health in Grand Haven Township, Michigan. The Spectrum Health facility would include urgent care services and approximately 595 parking spaces. The project is located along the east side of US-31 on an “out-lot” north of Meijer. The land is currently vacant and abuts the Meijer store to the south. The proposed Spectrum Health facility will be phased, with full build-out expected by 2017. The site location is shown in **Figure 1**.

Site access to the proposed medical office proposed Spectrum Health facility would be provided via two (2) site driveways on 172nd Avenue, one (1) on Whittaker Way, and an internal Meijer access road. Whittaker Way would provide access to/from the site to Robbins Road. The site plan is depicted in **Figure 2**.

Twelve (12) intersections are included in the study (**bold** intersections are signalized):

- **US-31 & Robbins Road**
- Robbins Road & Whittaker Way
- **Robbins Road & 172nd Avenue**
- **US-31 & Comstock Street**
- **Comstock Street & 172nd Avenue**
- **US-31 & Hayes Street**
- Hayes Street & 172nd Avenue
- US-31 Crossover north of Robbins Road
- **US-31 Crossover south of Robbins Road**
- **US-31 Crossover north of Comstock Street**
- **Comstock Street at Meijer south drive**
- 172nd Avenue at Meijer north drive

URS will complete the traffic impact study in order to provide recommendations concerning the proposed site access, including whether improvements might be necessary at the study area intersections to mitigate capacity and operational deficiencies at the intersections. The study will take into account any planned roadway improvements in the area.

1.2 Report Organization

Following the introductory section, the report is presented in the following sections:

- **Section 2: Existing (2015) Conditions**
Section 2 contains an analysis of existing peak-hour traffic conditions at study area intersections.
- **Section 3: Base Year (2017) Conditions**
Section 3 contains an analysis of base year (2017) peak-hour traffic conditions – conditions for the projected opening year (2017) of the proposed Spectrum Health facility but without traffic generated by the proposed Spectrum Health facility. Base year conditions are used as

a “baseline” from which impacts associated with the proposed Spectrum Health facility can be quantified.

- **Section 4: Opening Year (2017) Conditions**

Section 4 contains an analysis of peak-hour traffic conditions at study area intersections under opening year (2017) conditions, incorporating a background growth factor and the traffic projected to be generated by the proposed Spectrum Health facility.

Section 2 Existing (2015) Conditions

Section 2 provides a description of the existing transportation system and its operational characteristics within the study area. The study area includes twelve (12) existing intersections, and is located in Grand Haven, Ottawa County, Michigan.

2.1 Study Area

Figure 1 depicts a vicinity map, including the study area and intersection locations. The following twelve (12) intersections were analyzed as part of the study area:

- **US-31 & Robbins Road**
- Robbins Road & Whittaker Way
- **Robbins Road & 172nd Avenue**
- **US-31 & Comstock Street**
- **Comstock Street & 172nd Avenue**
- **US-31 & Hayes Street**
- Hayes Street & 172nd Avenue
- US-31 Crossover north of Robbins Road
- **US-31 Crossover south of Robbins Road**
- **US-31 Crossover north of Comstock Street**
- **Comstock Street at Meijer south drive**
- 172nd Avenue at Meijer north drive

2.1.1 Existing Roadways

Following is a description of each roadway.

US-31 (South Beacon Boulevard) is a north-south 4-lane state trunkline boulevard. US-31 traverses the entire Lower Peninsula, from the Indiana State Line, and terminating at I-75 just a few miles south of the Mackinac Bridge. In the study area, US-31 employs indirect left-turns, with crossovers north and south of major cross roads. According to the Michigan Department of Transportation (MDOT), the 2014 Average Daily Traffic (ADT) volume was approximately 35,900 vehicles per day on US-31 south of Robbins Road and 43,500 vehicles per day on US-31 north of Robbins Road. The speed limit is 55 mph throughout the study area.

Robbins Road is an east-west four-lane undivided local road in the study area. The proposed Spectrum Health facility would be located approximately 700 feet south of the Robbins Road/172nd Avenue intersection. The ADT on Robbins Road ranges from 7,300 vehicles per day west of US-31 to 10,700 vehicles per day east of 172nd Avenue. The speed limit on Robbins Road is 35 mph in the study area.

Comstock Street is an east-west five-lane local road between US-31 and 172nd Avenue. East of 172nd Avenue Comstock Street narrows to three lanes. Comstock Street is located 1,700 feet south of the south end of the proposed Spectrum Health facility. The ADT on Comstock Street ranges from 12,400 vehicles per day east of US-31 to 8,300 vehicles per day east of 172nd Avenue. The speed limit is not posted on Comstock Street in the study area.

Hayes Street is a three-lane east-west local road in the study area. The ADT of Hayes Street ranges from 2,400 vehicles per day west of US-31 to 4,700 vehicles per day east of 172nd Avenue. The speed limit is 45 mph in the study area.

172nd Avenue is a three-lane north-south road in the study area. The proposed Spectrum Health facility would abut the west side of 172nd Avenue, with two access points, one 700 feet south of the 172nd Avenue/Robbins Road intersection and the other 1,000 feet south of the 172nd Avenue/Robbins Road intersection. The ADT of 172nd Avenue ranges from 4,400 vehicles per day south of Comstock Street to 7,900 vehicles per day south of Robbins Road. The speed limit is 50 mph in the study area. North of Robbins Road 172nd becomes Ferry Street.

Ferry Street is a two-lane north-south road on the north edge of the study area. The proposed Spectrum Health facility is 700 feet south of the 172nd Avenue/Ferry Street/Robbins Road intersection. The ADT of Ferry Street is 8,100 vehicles per day north of Robbins Road. The speed limit of Ferry Street is 25 mph. South of Robbins Road Ferry Street becomes 172nd Avenue.

Whittiker Way is a three-lane 1,300-foot long north-south connector street that links Robbins Road on the north and the Meijer north access drive on the south. Whittiker Way will form the western boundary of the proposed Spectrum Health facility and will provide several points of access to the west side of the site. The ADT of Whittiker Way is approximately 1,500 vehicles per day and the speed limit is 25 mph.

The intersection configurations, traffic control, speed limits, and ADT's in the study area are shown in **Figure 3**.

2.1.2 Existing Intersections

For the twelve (12) intersections in the study area, six (6) intersections are along US-31 (three intersections and three directional crossovers), four (4) intersections are along 172nd Avenue, one intersection on Robbins Road and one intersection on Comstock Street. Eight (8) of the intersections are signalized and four (4) intersections are STOP-sign controlled. The eight signalized intersections all operate with a 70-second cycle length in the morning and afternoon peak hours. The intersections in the study area are listed in **Table 1** from north to south.

Table 1. Existing Intersections

Intersection	Type of Traffic Control	Cycle Length	
		Weekday Morning	Weekday Afternoon
Signalized Intersections			
US-31/Robbins Road	Signal (2-phase)	70 seconds	70 seconds
Northbound US-31 at Crossover South of Robbins Road	Signal (2-phase)		
Southbound US-31 at Crossover North of Comstock Street	Signal (2-phase)		
US-31 at Comstock Street	Signal (2-phase)		
US-31 at Hayes Street	Signal (2-phase)		
172 nd Avenue at Robbins Road	Signal (2-phase)		
172 nd Avenue at Comstock Street	Signal (2-phase)		
Comstock Street at Meijer south drive/Wal-Mart drive	Signal (3-phase)*		
Unsignalized Intersections			
Southbound US-31 at Crossover North of Robbins Road	2-way STOP	---	---
Robbins Road at Whittiker Way			
North Meijer Drive at 172 nd Avenue			
Hayes Street at 172 nd Avenue	4-way STOP		

* Includes eastbound-westbound permissive/protected left-turns.

2.2 Existing (2015) Peak-Hour Traffic Volumes

URS conducted weekday traffic counts during the morning and afternoon peak periods at the study area intersections in May 2015. Hourly turning-movement traffic volumes were completed at the twelve (12) intersections in the study area. Intersections were counted from 7:00 – 9:00 AM and 4:00 – 6:00 PM on Tuesday, April 28, 2015, Wednesday, April 29, 2015, and Thursday, April 30, 2015. The morning peak-hour varied by intersection with most intersections having a peak-hour from 7:00 – 8:00 AM or 7:15 – 8:15 AM, while the afternoon peak-hour also varied by intersection with most intersections having a peak-hour from 4:30 – 5:30 PM or 4:45 – 5:45 PM. The existing (2015) morning and afternoon peak-hour traffic volumes are shown in **Figure 4**. The existing (2015) turning movement count reports are included in **Appendix A**.

2.3 Existing (2015) Levels of Service

In order to quantify intersection traffic operations, existing “Level-of-Service” (LOS) values were determined using industry-standard (*Synchro 8.0* and *Highway Capacity Software*) packages, which incorporate the methodology of the *Highway Capacity Manual*, published by the Transportation Research Board.

The term “Level of Service” denotes how well (or poorly) a traffic movement operates under given traffic demands, lane arrangements, and traffic controls. Each level is determined by the average amount of control delay per vehicle. Control delay is the total delay associated with stopping for a signal or stop sign, and includes four components; deceleration delay, stopped delay, queue move up time, and final acceleration delay.

The individual levels of service can be described by the following:

- *Level of Service A* – Very low vehicle delay
- *Level of Service B* – Low vehicle delays
- *Level of Service C* – Higher vehicle delays, significant number of stopped vehicles, not all vehicles in a queue are serviced by green signal phase
- *Level of Service D* – Congestion noticeable, longer vehicle delays, many vehicles stop at signals, many individual cycle failures
- *Level of Service E* – High vehicle delays, vehicle flow at lane capacity, frequent individual cycle failures
- *Level of Service F* – Vehicle flow exceeds lane capacity, significant congestion and vehicle delays, poor corridor progression, many individual cycle failures

As shown in **Table 2**, LOS “A” indicates small average control delays (less than ten seconds per vehicle) whereas LOS “F” indicates intersection failure, which results in extensive vehicular queues and long delays (over 50 seconds per vehicle at an unsignalized intersection, and over 80 seconds per vehicle at a signalized intersection). LOS “D” is typically considered acceptable peak-hour performance in an urban setting, and lower LOS values are tolerable for short time periods or during peak hours when heavier traffic volumes are expected.

Table 2. Level of Service Criteria at Intersections

Level-of-Service	Average Control Delay (seconds/vehicle)	
	Signalized Intersections	Unsignalized Intersections
A	<10	<10
B	10-20	10-15
C	20-35	15-25
D	35-55	25-35
E	55-80	35-50
F	80>	>50

Source: *Highway Capacity Manual*, TRB, 2010.

Four (4) of the twelve (12) study area intersections operate under two-way STOP-control, and a LOS value was determined only for those movements that have to yield the right-of-way. The overall intersection LOS at the signalized intersections and the side-street approach LOS at the STOP-controlled intersections are shown in **Table 3**.

Table 3. Existing (2015) Intersection Level of Service

Intersection or Intersection Approach		Morning Peak-hour		Afternoon Peak-hour	
		LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Signalized Intersections - Overall					
Northbound US-31 & Robbins Road		A	8.1	B	10.6
Southbound US-31 & Robbins Road		B	14.5		14.1
Robbins Road & 172 nd Avenue/Ferry Street			13.3		15.7
Northbound US-31 & Comstock Street			11.0		12.1
Comstock Street & 172 nd Avenue			12.7		13.9
Northbound US-31 & Hayes Street		A	9.3		11.5
Southbound US-31 & Hayes Street		B	14.3	A	7.0
Comstock Street at Meijer south drive/Wal-Mart drive		A	9.6	B	13.7
Northbound US-31 Crossover south of Robbins Road		B	11.5		15.8
Southbound US-31 Crossover north of Comstock Street		A	7.1	A	3.2
Crossover STOP-Controlled Intersection Approach					
US-31 Crossover north of Robbins Road		B	12.0	B	14.9
Two-Way STOP-Controlled Intersection Approaches					
Robbins Road & Whittaker Way	Northbound	A	9.3	B	12.2
172 nd Avenue at Meijer north drive	Eastbound		9.7		12.1
Four-Way STOP-Controlled Intersection Approaches					
Hayes Street & 172 nd Avenue	Northbound	A	8.9	A	8.6
	Southbound		8.7		9.1
	Eastbound		9.5		8.5
	Westbound		9.5	B	10.5

Source: URS Corporation, August 2015

The existing (2015) conditions analysis showed that all study area intersections operate at Level of Service (LOS) “B” or better under existing (2015) weekday morning and afternoon peak-hour conditions.

Section 3 Base Year (2017) Conditions

Section 3 contains an analysis of traffic conditions under base year (2017) conditions - the projected opening (full build-out) year (2017) of the proposed Spectrum Health facility, but without the traffic generated by the proposed Spectrum Health facility.

The Michigan Department of Transportation (MDOT) and the Ottawa County Road Commission (OCRC) were contacted to procure a growth rate from existing (2015) to base year (2017). Based on information received from MDOT and OCRC, an annual background traffic growth rate of 2% per year (compounded) was applied to existing peak-hour volumes as part of the base year (2017) traffic volume determination.

Planned roadway improvements are typically included in the base year analysis. Based on discussions with MDOT and the OCRC, as of this writing no road improvements are committed in the vicinity of the proposed Spectrum Health facility by base year 2017.

3.1 Background Traffic Volumes

Peak-hour traffic volumes for base year (2017) conditions were developed by applying the annual growth factor to the existing (2015) peak-hour volumes. Applying the above growth rates to existing (2015) peak-hour volumes resulted in base year (2017) peak-hour volumes, depicted in **Figure 5**.

3.2 Base Year (2017) Levels-of-Service

The overall intersection LOS at the signalized intersections and the side-street approach LOS at the two-way STOP-controlled intersections are shown in **Table 4**.

Table 4. Base Year (2017) Intersection Level of Service

Intersection or Intersection Approach		Morning Peak-hour		Afternoon Peak-hour		
		LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	
Signalized Intersections - Overall						
Northbound US-31 & Robbins Road		A	8.4	B	11.3	
Southbound US-31 & Robbins Road		B	18.0		15.4	
Robbins Road & 172 nd Avenue/Ferry Street			13.5		16.0	
Northbound US-31 & Comstock Street			11.2		12.5	
Comstock Street & 172 nd Avenue			12.7		14.0	
Northbound US-31 & Hayes Street			A		9.5	12.2
Southbound US-31 & Hayes Street			B		18.8	10.4
Comstock Street at Meijer south drive/Wal-Mart drive		A	9.7		B	14.0
Northbound US-31 Crossover south of Robbins Road		B	12.3		17.2	
Southbound US-31 Crossover north of Comstock Street		A	7.6		A	3.3
Crossover STOP-Controlled Intersection Approach						
US-31 Crossover north of Robbins Road		B	12.6	B	16.6	
Two-Way STOP-Controlled Intersection Approaches						
Robbins Road & Whittaker Way	Northbound	A	9.4	B	12.5	
172 nd Avenue at Meijer north drive	Eastbound		9.8		12.4	
Four-Way STOP-Controlled Intersection Approaches						
Hayes Street & 172 nd Avenue	Northbound	A	9.1	A	8.6	
	Southbound		8.8	B	10.8	
	Eastbound		9.7	A	8.7	
	Westbound		9.7		9.4	

Source: URS Corporation, August 2015

The base year (2017) conditions analysis showed that all study area intersections are anticipated to operate at Level of Service (LOS) “B” or better under base year (2017) weekday morning and afternoon peak-hour conditions, the same as in existing (2015) conditions.

Movement-by-movement LOS values are depicted in Figure 5 for base year (2017) weekday peak-hours for all study area intersections. Examination of Figure 5 reveals that no traffic movements are anticipated to operate at LOS “E” or “F” under base year (2017) peak-hour conditions. The base year (2017) intersection capacity reports are included in **Appendix C**.

Section 4 Opening Year (2017) Conditions

Section 4 contains the analysis of opening year (2017) conditions for the proposed Spectrum Health facility site. The generation of trips and the assignment of traffic to the roadway network are discussed herein. A capacity analysis of opening year (2017) conditions and an evaluation of the traffic impacts of the proposed Spectrum Health facility compared to base year (2017) conditions are also provided.

4.1 Proposed Spectrum Health Facility

A 120,000 square-foot medical office building has been proposed by Spectrum Health in Grand Haven Township, Michigan. The Spectrum Health facility would include urgent care services and approximately 595 parking spaces. The project is located along the east side of US-31 on an “out-lot” north of Meijer. The land is currently vacant and abuts the Meijer store to the south. The proposed Spectrum Health facility will be phased, with full build-out expected by 2017. The site location is shown in Figure 1.

Site access to the proposed medical office proposed Spectrum Health facility would be provided via one (1) site driveway on 172nd Avenue, one (1) on Whittaker Way, and an internal Meijer access road. Whittaker Way would provide access to/from the site to Robbins Road. The site plan is depicted in Figure 2.

4.2 Site Access

The proposed Spectrum Health facility will have two (2) access points, both via existing access points that serve Meijer (see Figure 2):

Existing access points to Proposed Spectrum Health Facility

- *Meijer North Driveway at 172nd Avenue* – The Meijer north driveway on 172nd Avenue will be move approximately 75 feet to the north in conjunction with the proposed development, yet maintaining northerly access to Meijer. The relocated driveway will provide a primary access point to Spectrum Health staff and patient/visitor parking in the south and east sections of the proposed Spectrum Health facility site. The driveway will be located approximately 900 feet south of Robbins Road and approximately 1,750 feet north of Comstock Street.
- *Whittiker Way at Robbins Road* - Whittiker Way will primarily provide access to staff and patients/visitors arriving from the north via US-31 and from the west via Robbins Road, and staff/patients/visitors departing to the east on Robbins Road (Whittiker Way is a right-in/right-out intersection at Robbins Road). The driveway will provide a primary access point to Spectrum Health staff and patient/visitor parking in the west section of the proposed Spectrum Health facility site.

4.3 Trip Generation

Trip generation for the weekday afternoon peak-hour for the proposed Spectrum Health facility is based on the methods of the *ITE Trip Generation Manual, 9th Edition*, published by the Institute of Transportation Engineers (ITE). The *ITE Trip Generation Manual* contains information on more than 4,800 trip generation studies nationwide for different land use purposes.

Traffic generated by the proposed Spectrum Health facility site was used to measure the impact of the proposed Spectrum Health facility on the study area intersections. **Table 5** summarizes the trip generation estimate for the proposed Spectrum Health facility site.

**Table 5. Trip Generation - Proposed Spectrum Health Facility
Opening Year (2017)**

Land Use	ITE Land Use Code ⁽¹⁾	Size	Weekday Morning Peak-hour Trips			Weekday Afternoon Peak-hour Trips		
			Enter	Exit	Total	Enter	Exit	Total
Medical Office Building	720	120,000 gross square feet	227	60	287	96	248	344

⁽¹⁾ Source: ITE Trip Generation Manual, 9th Edition

As shown in Table 5, the proposed site is projected to generate 287 new trips (227 entering trips, 60 exiting trips) in the opening year (2017) weekday morning peak-hour, and 344 new trips (96 entering trips, 248 exiting trips) in the opening year (2017) weekday afternoon peak-hour.

4.4 Trip Distribution and Traffic Assignment

Peak-hour traffic assignment for the proposed Spectrum Health facility was estimated from existing traffic patterns on US-31, Robbins Road, Comstock Street, Hayes Road, 172nd Avenue, and other study area roadways. The following trip distribution percentages were applied to the trips in Table 5 to assign the proposed site trips to the adjacent roadway network.

Traffic Distribution

- 28% to/from the north via US-31
- 20% to/from the south via US-31
- 16% to/from the east via Robbins Road
- 14% to/from the north via Ferry Street
- 12% to/from the west via Robbins Road
- 4% to/from the east via Comstock Street
- 2% to/from the south via 172nd Avenue
- 2% to/from the east via Hayes Street
- 2% to/from the west via Hayes Street

Opening year (2017) peak-hour traffic assignments are shown in **Figure 6** for the anticipated new trips associated with the proposed Spectrum Health facility.

4.5 Opening Year (2017) Level of Service

With the addition of the proposed entrance on 172nd Avenue, the opening year (2017) analysis includes a total of eight (8) signalized and four (4) unsignalized intersections. The opening year analysis assumed no changes to existing intersection lane configurations.

As in the existing and base year conditions analyses, for intersections that are under two-way STOP-control, LOS values were determined only for those movements that must yield the right-of-way. The overall intersection LOS at the signalized intersection and the side-street approach LOS at the two-way STOP-controlled intersections are shown in **Table 6**.

Table 6. Opening Year (2017) Intersection Level of Service

Intersection or Intersection Approach		Morning Peak-hour		Afternoon Peak-hour		
		LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	
Signalized Intersections - Overall						
Northbound US-31 & Robbins Road		A	9.0	B	13.5	
Southbound US-31 & Robbins Road		C	25.6		16.3	
Robbins Road & 172 nd Avenue/Ferry Street		B	13.7		17.6	
Northbound US-31 & Comstock Street			11.5		12.9	
Comstock Street & 172 nd Avenue			12.3		14.1	
Northbound US-31 & Hayes Street		A	9.2		12.2	
Southbound US-31 & Hayes Street		C	20.4		10.8	
Comstock Street at Meijer south drive/Wal-Mart drive		A	9.9		14.0	
Northbound US-31 Crossover south of Robbins Road		B	12.8		C	24.3
Southbound US-31 Crossover north of Comstock Street		A	7.6		A	4.4
Crossover STOP-Controlled Intersection Approach						
US-31 Crossover north of Robbins Road		B	13.2	B	16.8	
Two-Way STOP-Controlled Intersection Approaches						
Robbins Road & Whittaker Way	Northbound	A	9.7	B	12.8	
172 nd Avenue at Meijer north drive	Eastbound	B	11.0	C	17.6	
Four-Way STOP-Controlled Intersection Approaches						
Hayes Street & 172 nd Avenue	Northbound	A	9.3	A	8.8	
	Southbound		9.0		9.7	
	Eastbound		10.0		8.9	
	Westbound	B	10.1	B	11.1	

Source: URS Corporation, August 2015

The opening year (2017) conditions analysis showed that all study area intersections are anticipated to operate at Level of Service (LOS) "C" or better under opening year (2017) weekday morning and afternoon peak-hour conditions.

Movement-by-movement LOS values are depicted in **Figure 7** for opening year (2017) weekday peak-hours for all study area intersections. Examination of Figure 7 reveals that no traffic movements are anticipated to operate at LOS "E" or "F" under opening year (2017) peak-hour conditions. The opening year (2017) intersection capacity reports are included in **Appendix D**.

4.6 Conclusions

1. All movements operate at an acceptable LOS under Existing (2015), Base Year (2017), and Opening Year (2017) conditions.
2. The adding of site traffic from the opening of the proposed Spectrum Health facility is expected to have little or no additional impact on traffic operations at any of the study area intersections in opening year 2017.
3. Based on the estimated trips to be generated by the site, the proposed site access from 172nd Avenue and Whittaker Way should adequately serve the site.
4. The existing study area intersections have the capacity to serve the additional traffic generated by the proposed Spectrum Health facility.



● EXISTING STUDY AREA INTERSECTIONS

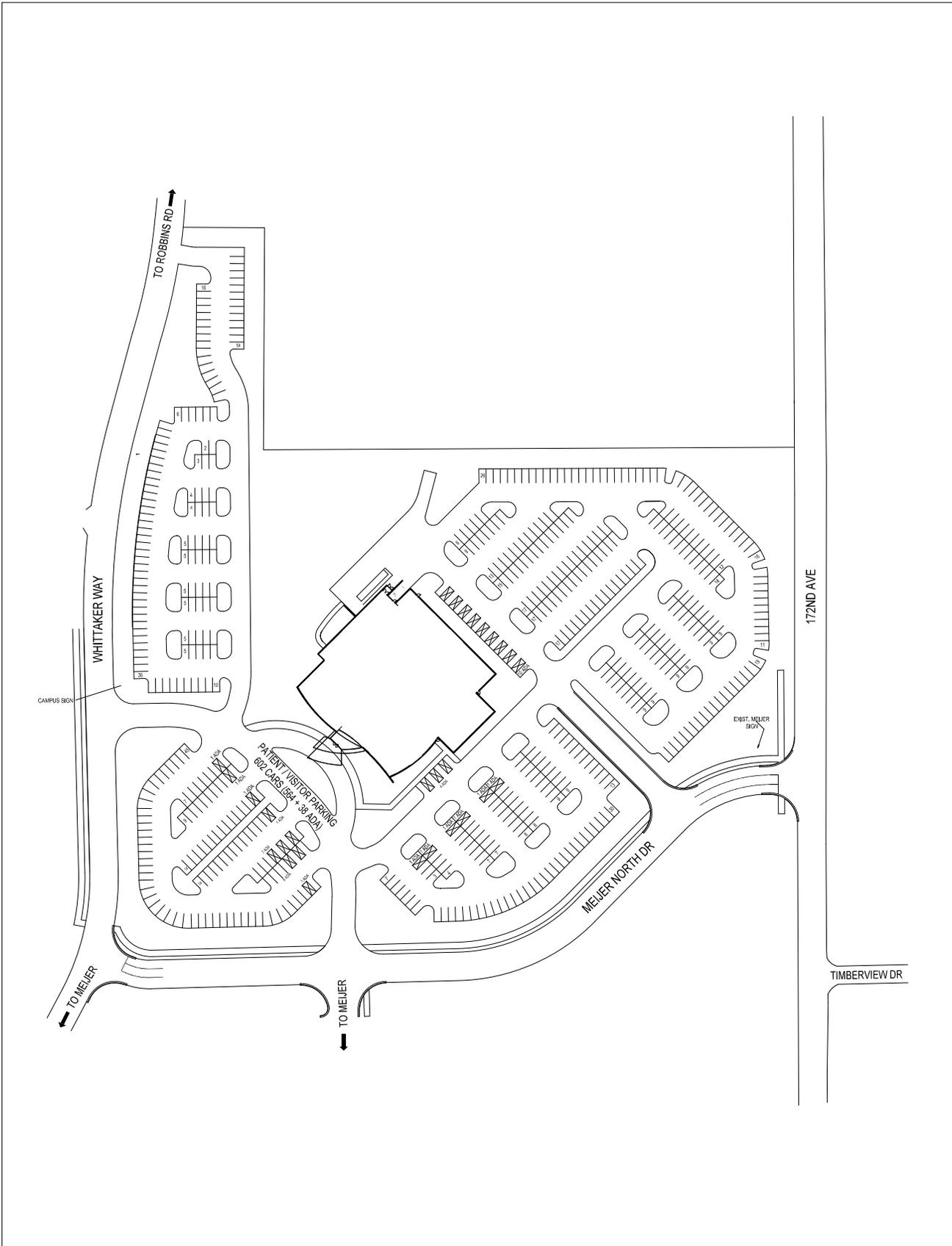
SOURCE: GOOGLE MAPS

SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY

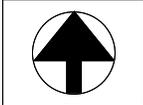


SITE LOCATION

FIGURE
1

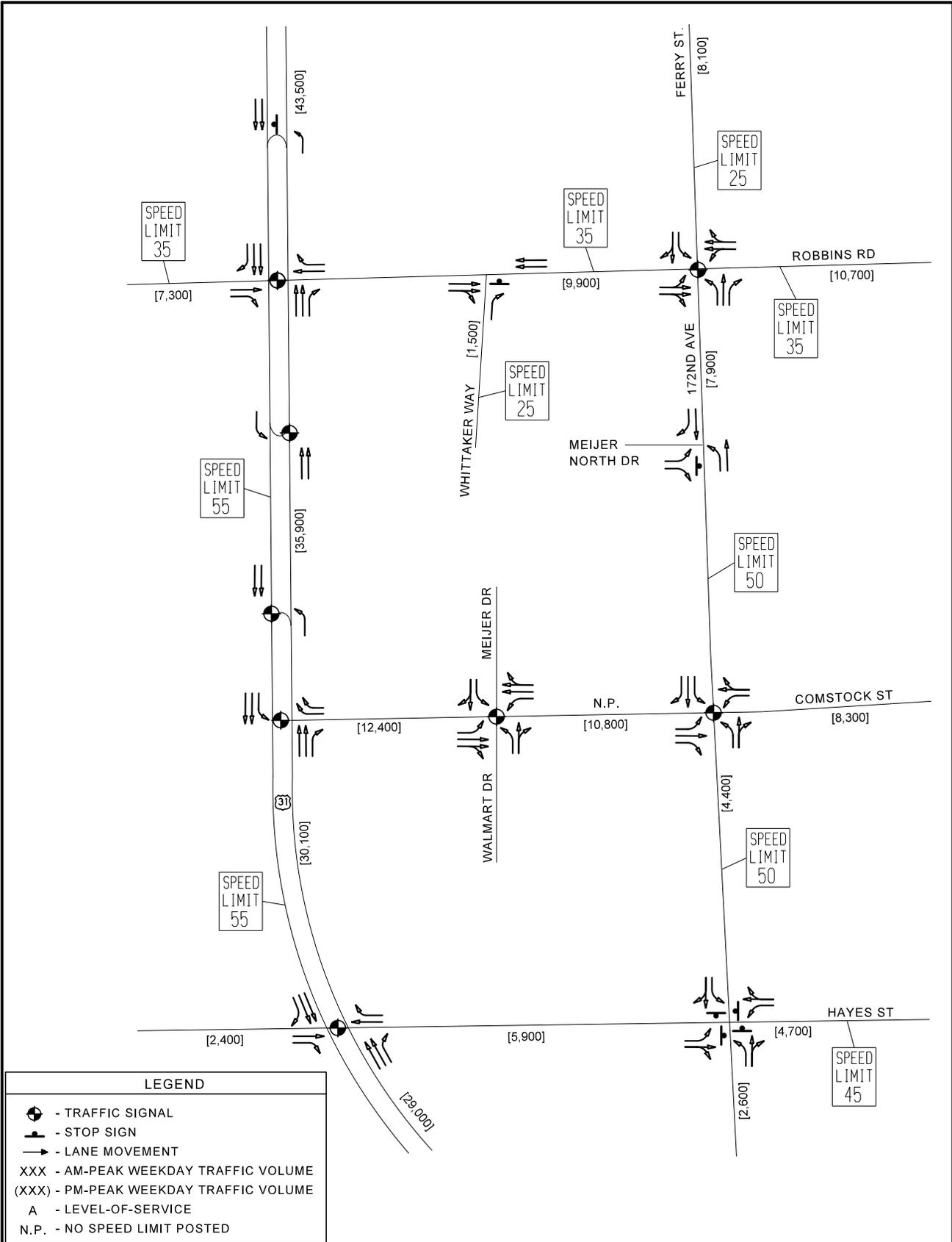


SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY



SITE PLAN

FIGURE
2

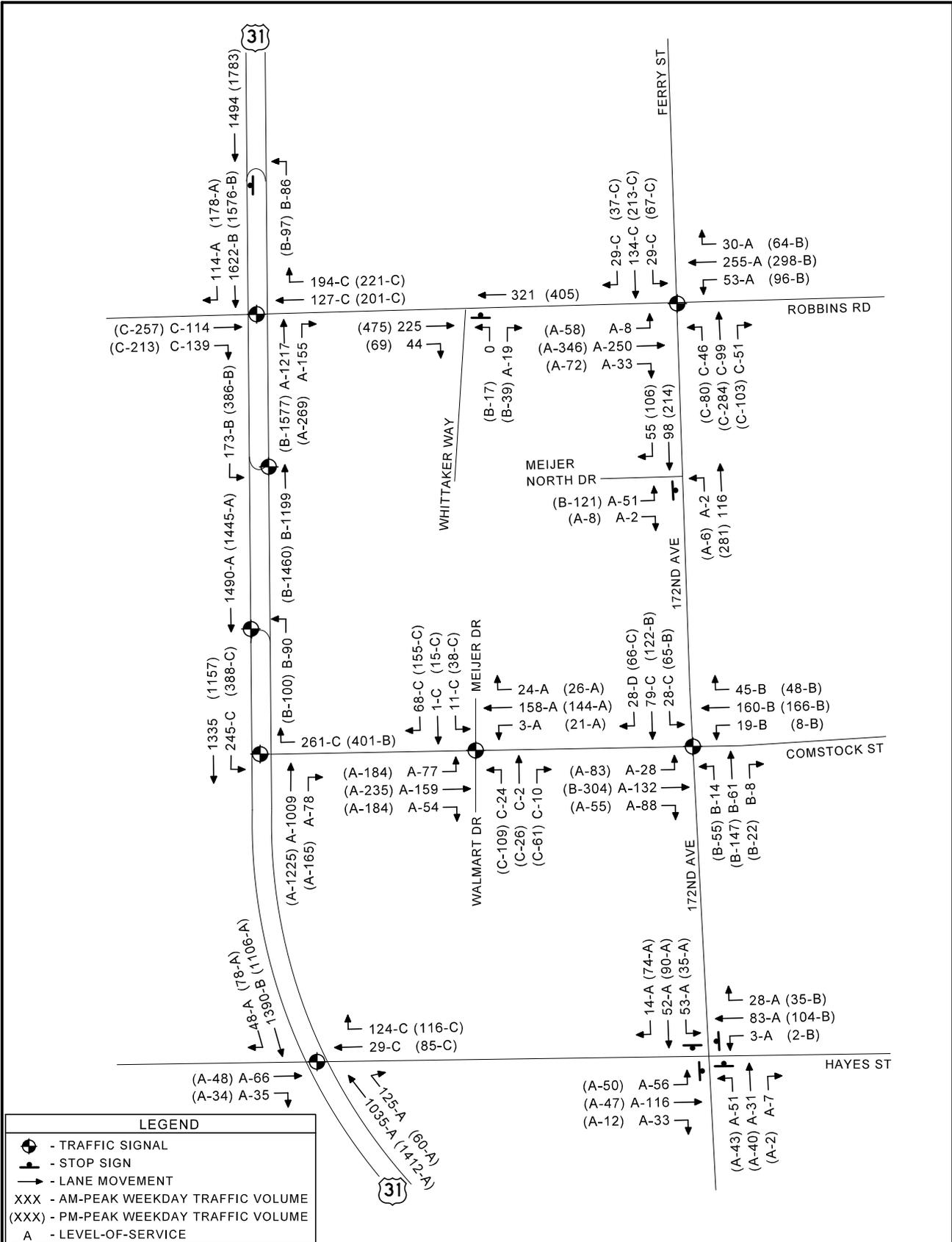


SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY



EXISTING (2015) TRAFFIC OPERATIONS

FIGURE
3

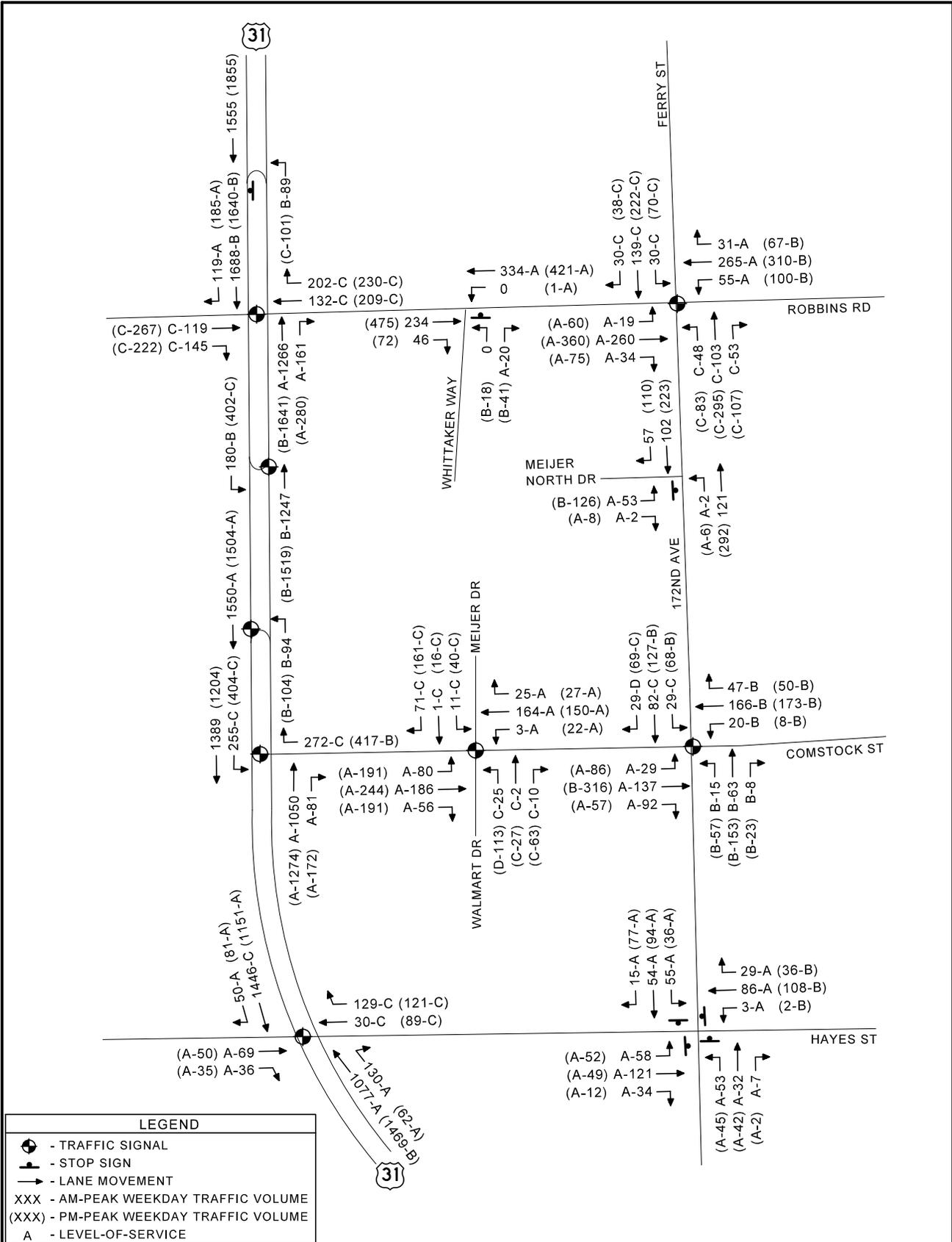


SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY



EXISTING (2015) PEAK-HOUR VOLUMES AND LEVEL OF SERVICE

FIGURE 4



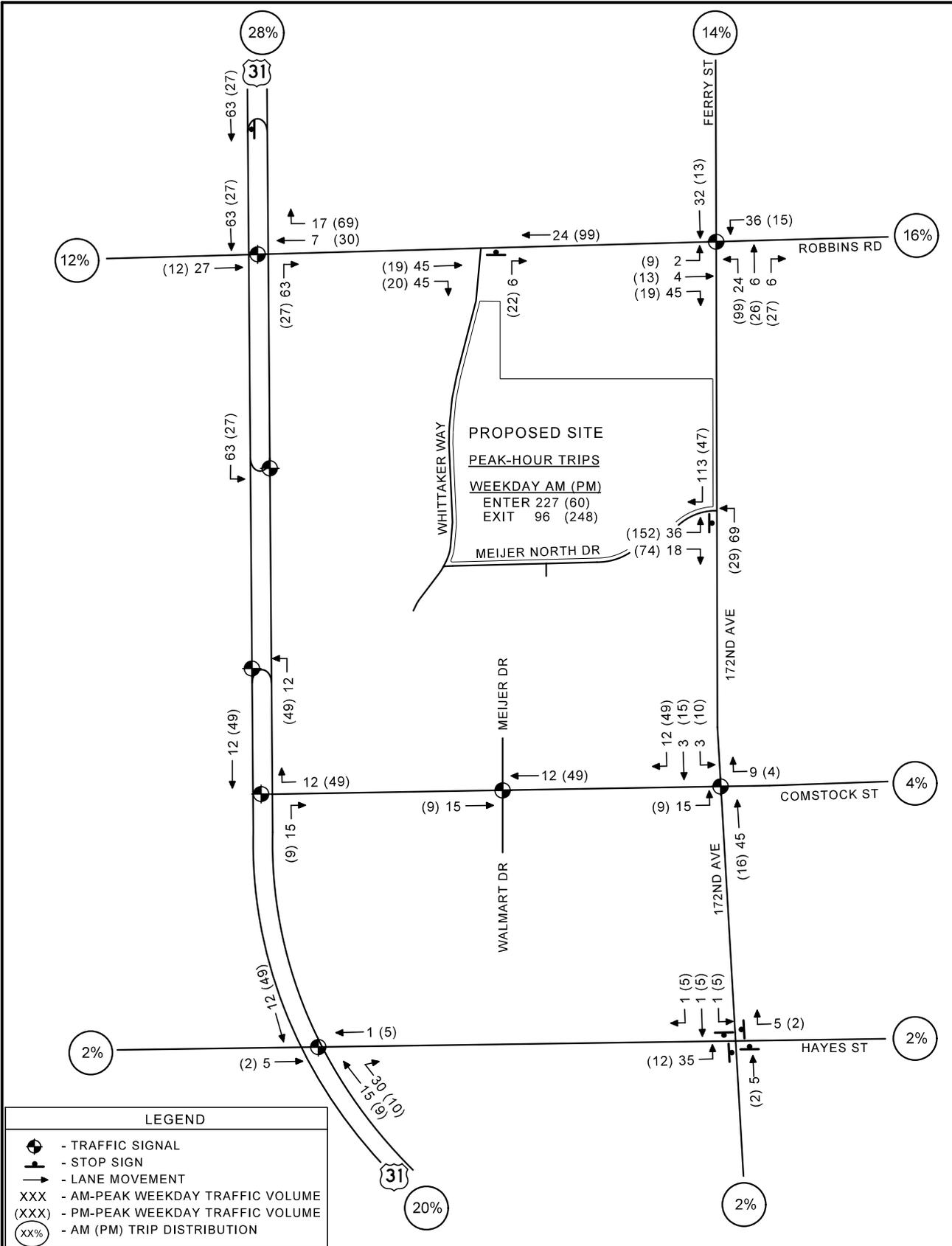
SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY



BASE YEAR (2017) PEAK-HOUR VOLUMES AND LEVEL OF SERVICE

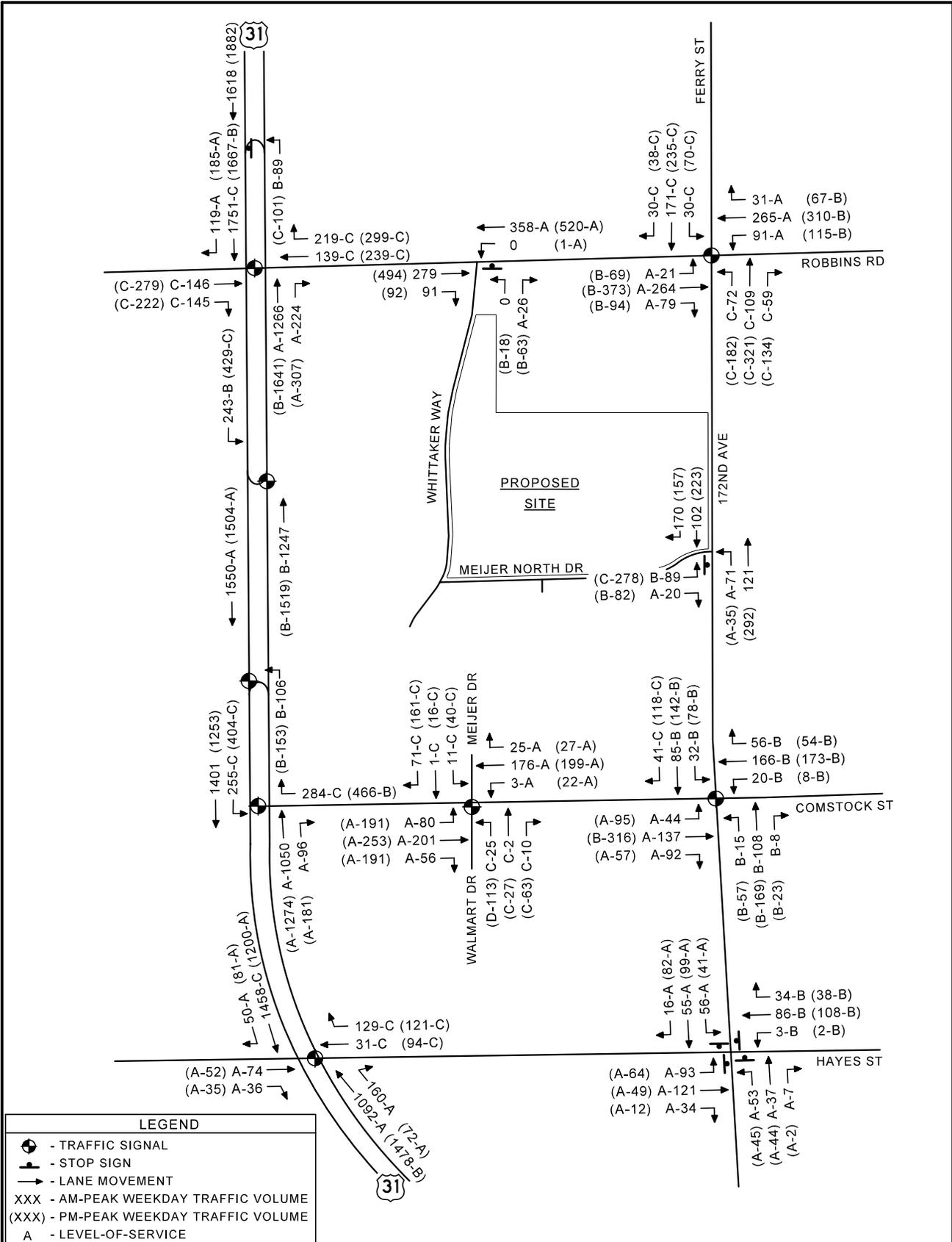
FIGURE 5

M:\PROJECTS\12945195\CADD\TRAFFIC\5_BASE YEAR (2017) PEAK-HOUR VOLUMES AND LEVEL OF SERVICE.DGN



SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY

			<p>OPENING YEAR (2017) PEAK-HOUR SITE TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT</p>	<p>FIGURE 6</p>
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SPECTRUM HEALTH - GRAND HAVEN TRAFFIC IMPACT STUDY

			<p>OPENING YEAR (2017) PEAK-HOUR VOLUMES AND LEVEL OF SERVICE</p>	<p>FIGURE 7</p>
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HEALTH POINTE

GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN



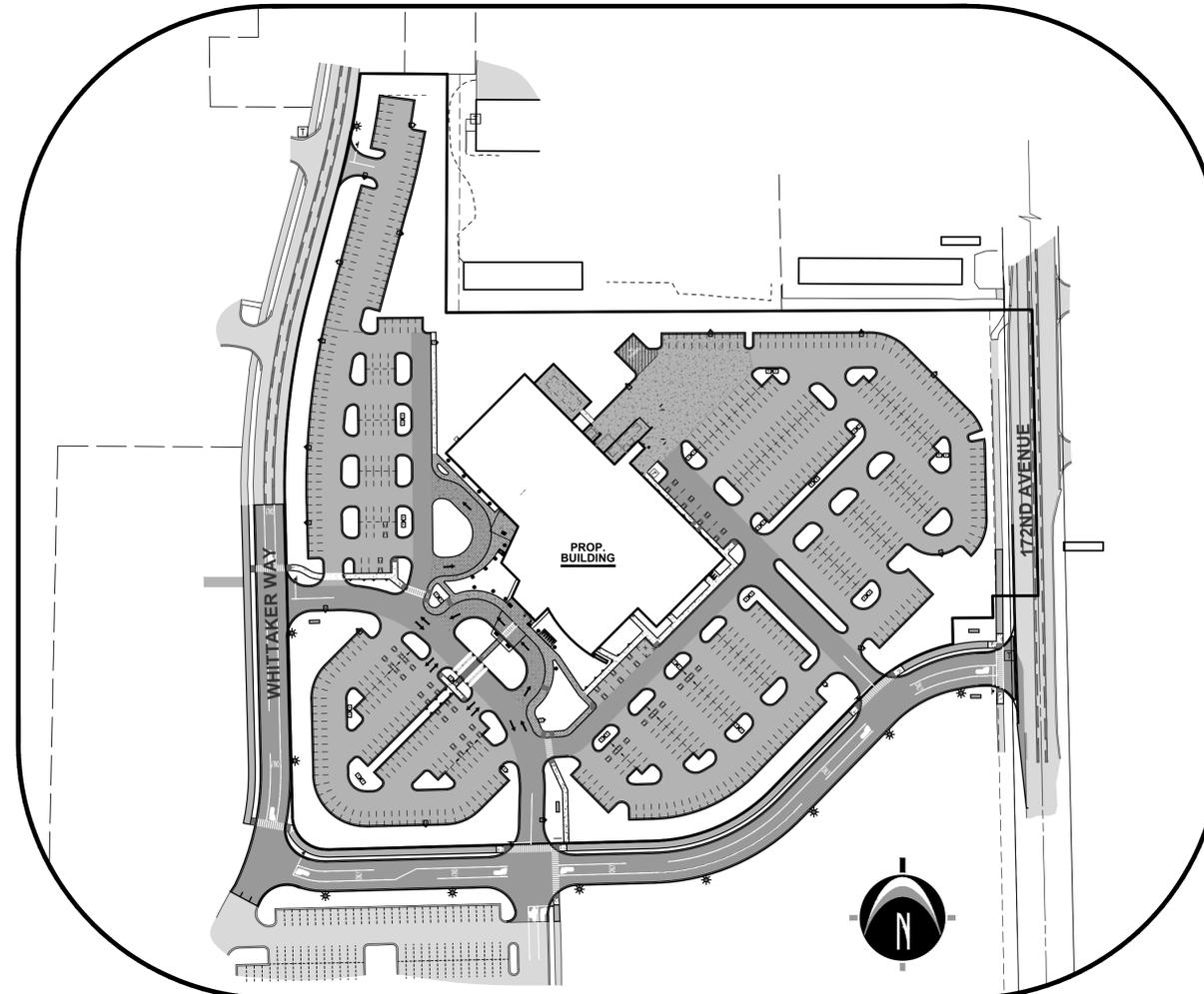
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PREPARED FOR:
 Health Pointe
 Attn: Jeff Meyers
 648 Monroe Ave NW
 Suite 410
 Grand Rapids, MI 49345

REVISIONS:

Title: Major Review Submittal	V. Date: 08.28.15
Drawn: BM	Checked: RJB
Title: Township Site Plan Submittal	V. Date: 09.04.15
Drawn: BEM	Checked: RJB
Title: Township Submittal	V. Date: 10.01.15
Drawn: BEM	Checked: RJB
Title: Township Submittal	V. Date: 10.27.15
Drawn: BEM	Checked: RJB
Title: Township Re-Submittal	V. Date: 12.09.15
Drawn: BEM	Checked: RJB

SITE PLAN



UTILITY COMPANY CONTACTS

Gas	Michigan Gas Utilities	Ryan Seals	(616) 844-7514	mseals@michigangasutilities.com
Electric	GH Board of Light & Power	Jim Blekicki	(616) 847-3493	jblekicki@ghblp.org
Telephone	AT&T	Rick Ardensen	(616) 392-9968	ra1563@att.com
Cable	Charter Cable	Rob Jaworowski	(616) 836-9207	rob.jaworowski@charter.com

SHEET INDEX

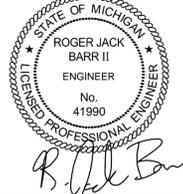
Index / Cover Sheet	C-200	Page 1
Existing Site Conditions	C-201	Page 2
Surrounding Zoning And Use Map	C-202A	Page 3
Overlay Plan	C-202B	Page 4
Demolition Plan - Surface Removal	C-203A	Page 5
Demolition Plan - Subsurface Removal	C-203B	Page 6
Tree Survey Plan	C-204	Page 7
Site Layout Plan	C-205	Page 8
Site Grading Plan	C-300	Page 9
S.E.S.C. Plan	C-301	Page 10
Utility Plan	C-400	Page 11
Details and Specifications	C-500	Page 12

HEALTH POINTE

Cover Sheet

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



PROJECT NO:
 14201485

SHEET NO:
C-100

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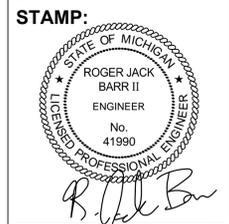
PREPARED FOR:
Health Pointe
Attn: Jeff Meyers
648 Monroe Ave NW
Suite 410
Grand Rapids, MI 49345

REVISIONS:

Title: Mejer Review Submittal	V. Date: 05.28.15
Drawn: BM	Checked: RJB
Title: Township Site Plan Submittal	V. Date: 08.28.15
Drawn: BEM	Checked: RJB
Title: Township Submittal	V. Date: 10.01.15
Drawn: BEM	Checked: RJB
Title: Township Submittal	V. Date: 10.01.15
Drawn: BEM	Checked: RJB
Title: Township Re-Submittal	V. Date: 12.09.15
Drawn: BEM	Checked: RJB

OH	Overhead Utility
SS	Sanitary
ST	Storm
T	Telephone
OT	Overhead Telephone
UT	Underground Telephone
W	Watermain
X-X	Fence
Asphalt	Asphalt
Concrete	Concrete
Building	Building
30' Oak Tree (Deciduous)	30' Oak Tree (Deciduous)
12' Pine Tree (Conifer)	12' Pine Tree (Conifer)

HEALTH POINTE
Existing Conditions Plan
PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN



PROJECT NO:
14201485

SHEET NO:
C-201

SCHEDULE B - SECTION II NOTES

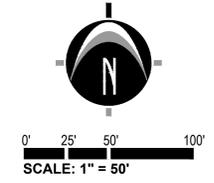
- 9 See Surveyor's Notes # 12, 13 & 14
- 10 Easement Agreement between Fred Hoendevanger and the City of Grand Haven Board of Light and Power recorded in Liber 954, Page 315. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON; HOWEVER, THE EASEMENT ROUTE IS NOT SPECIFIC ENOUGH TO PLOT.)
- 16 Nonexclusive Electric Utility Easement to Wolverine Power Supply Cooperative recorded in Liber 2644, Page 911. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
- 18 Easement to the Ottawa County Road Commission recorded in Liber 2914, Page 659. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
- 20 Nonexclusive Driveway Access Easement Agreement by and between Mejer, Inc., Good Will Co., Inc., Mejer Realty Company and Macatawa Bank recorded in Liber 4415, Page 51. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
- 22 Nonexclusive Utility Easement Agreement by and between Mejer, Inc., Mejer Realty Company, Good Will Co., Inc. and Macatawa Bank recorded in Liber 4415, Page 532. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)

STRUCTURE TABLE

CB #60 (STORM) RIM ELEVATION = 604.75 18" CPP(E) = 600.64 18" CPP(N) = 600.08 18" CPP(S) = 600.15 24" CPP(W) = 600.05	CB #1041 (STORM) RIM ELEVATION = 604.03 36" CMP(NW) = 598.01 ?? CMP(E) = NO ACCESS TOP OF WATER @ 598.73
MH #62 (STORM) RIM ELEVATION = 605.75 FROZEN LID - NO ACCESS	CB #1113 (STORM) RIM ELEVATION = 604.51 30" CMP(S) = 598.58 30" CONC(NW) = 598.66
MH #299 (SANITARY) RIM ELEVATION = 608.21 12" PVC(S) = 596.63 12" PVC(N) = 596.68 8" PVC(E) = DROP INVERT @ BOTTOM FLOW 587.26	MH #1132 (STORM) RIM ELEVATION = 605.46 30" STEEL(WNW) = 598.03 30" STEEL(E) = 597.71 15" CPP(N) = 597.56± WATER @ 599.81 MEASURED 8-27-15
MH #443 (SANITARY) RIM ELEVATION = 607.11 10" PVC(W) = 588.11 12" PVC(N) = 589.19 12" PVC(S) = 587.81 ?? PVC(N) = 592.34	MH #1214 (UNKNOWN) RIM ELEVATION = 608.77
CB #628 (STORM) RIM ELEVATION = 610.70 12" CPP(N) = 605.98 12" CPP(S) = 606.45	MH #1303 (STORM) RIM ELEVATION = 604.88 FROZEN LID - NO ACCESS MH #1371 (SANITARY) RIM ELEVATION = 604.70 8" PVC(S) = 594.52 8" PVC(N) = 594.60
MH #634 (STORM) RIM ELEVATION = 610.45 FROZEN LID - NO ACCESS	MH #1408 (SANITARY) RIM ELEVATION = 604.57 8" PVC(W) = 593.81 8" PVC(E) = 593.72
CB #796 (STORM) RIM ELEVATION = 610.80 12" CPP(N) = 607.16 CB #929 (STORM) RIM ELEVATION = 604.89 12" CPP(S) = 602.77	MH #1494 (SANITARY) RIM ELEVATION = 604.03 8" PVC(S) = 595.92 8" PVC(W) = 595.91
CB #936 (STORM) RIM ELEVATION = 604.64 12" CPP(N) = 600.84 ?? CMP(E) = 598.38 ?? CMP(S) = NO ACCESS TOP OF WATER = 598.74 SUMP = 596.4±	MH #1678 (SANITARY) RIM ELEVATION = 603.54 8" PVC(E) = 592.37 8" PVC(W) = 592.42

LEGEND

Circle with cross	Catch Basin - Round
Square with cross	Catch Basin - Square
Circle with vertical line	Cable Riser
Circle with horizontal line	Electric Meter
Circle with diagonal line	Guy Anchor
Circle with dot	Guy Pole
Circle with cross-hatch	Hydrant
Circle with vertical line and dot	Iron - Set
Circle with horizontal line and dot	Iron - Found
Circle with cross-hatch and dot	Light Pole
Circle with cross-hatch and dot	Mass Dig Flag - Phone
Circle with cross-hatch and dot	Manhole
Circle with cross-hatch and dot	Phone Riser
Circle with cross-hatch and dot	Stop Box
Circle with cross-hatch and dot	Sign
Circle with cross-hatch and dot	Stop Sign
Circle with cross-hatch and dot	Sanitary Sewer Manhole
Circle with cross-hatch and dot	Stormwater Manhole
Circle with cross-hatch and dot	Transformer
Circle with cross-hatch and dot	Utility Pole
Circle with cross-hatch and dot	Underground Gas Marker
Circle with cross-hatch and dot	Water Valve
Circle with cross-hatch and dot	Water Well
Circle with cross-hatch and dot	Yard Drain
Circle with cross-hatch and dot	Miscellaneous/Unknown
OH	Overhead Utility
SS	Sanitary
ST	Storm
T	Telephone
OT	Overhead Telephone
UT	Underground Telephone
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X-X	Fence
Asphalt	Asphalt
Concrete	Concrete
Building	Building
30' Oak Tree (Deciduous)	30' Oak Tree (Deciduous)
12' Pine Tree (Conifer)	12' Pine Tree (Conifer)



BENCHMARKS

BENCHMARK #2 ELEV. = 608.91 (NAVD88)
Northwest flange bolt under "W" on hydrant 2.2± above grade at the Northeast corner of the Mejer property.

BENCHMARK #3 ELEV. = 609.80 (NAVD88)
Northeast flange bolt under "E" 1.3± above grade on hydrant at the Northwest quadrant of 172nd Avenue and the North Mejer entrance.

LEGAL DESCRIPTION

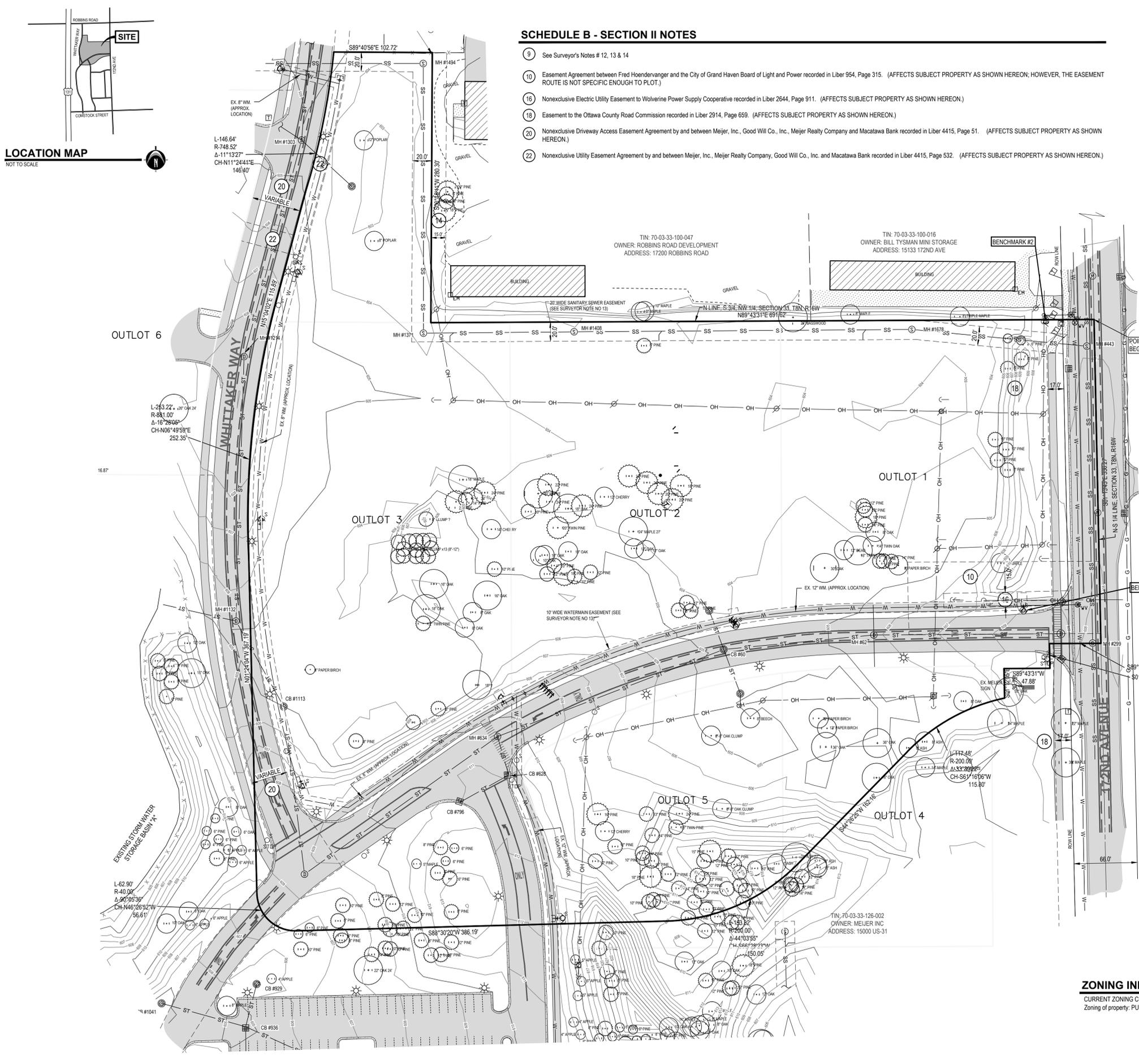
Part of the Northwest 1/4 of Section 33, Town 8 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan, described as: Commencing at the North 1/4 corner of said section; thence S01°13'43"E 653.23 feet along the North-South 1/4 line of said section to the Point of Beginning; thence continuing S01°13'43"E 336.27 feet along said 1/4 line; thence S89°43'31"W 53.74 feet parallel with the North line of the South 3/4 of the Northwest 1/4 of said section; thence S01°12'05"E 25.63 feet; thence S89°43'31"W 47.88 feet; thence S01°12'05"E 30.79 feet; thence Southwesterly 117.48 feet along a 200.00 foot radius curve to the left, said curve having a central angle of 33°39'22", and a chord that bears S61°16'06"W 115.80 feet; thence S44°26'25"W 162.16 feet; thence Southwesterly 153.82 feet along a 200.00 foot radius curve to the right, said curve having a central angle of 44°03'55", and a chord that bears S66°28'23"W 150.05 feet; thence S88°30'20"W 386.19 feet; thence Northwesterly 62.90 feet along a 40.00 foot radius curve to the right, said curve having a central angle of 90°05'36", and a chord bearing N46°26'22"W 56.61 feet; thence N01°24'04"W 367.19 feet; thence Northeastly 253.22 feet along a 881.00 foot radius curve to the right, said curve having a central angle of 16°28'05", and a chord that bears N06°49'59"E 252.35 feet; thence N15°04'02"E 115.89 feet; thence Northeastly 146.64 feet along a 748.52 foot radius curve to the left, said curve having a central angle of 1°11'32", and a chord that bears N11°24'41"E 146.40 feet; thence S89°40'56"E 102.72 feet; thence S00°18'11"W 280.30 feet; thence N89°43'11"E 691.62 feet along the North line of the South 3/4 of the Northwest 1/4 of said section to the Point of Beginning. Containing 12.00 acres (11.74 Acres excluding R.O.W.). Subject to highway right-of-way for 172nd Avenue over the Easterly most 33 feet thereof. Also subject to easements, restrictions, and rights-of-way of record.

ZONING INFORMATION

CURRENT ZONING CLASSIFICATION
Zoning of property: PUD - PLANNED UNIT DEVELOPMENT

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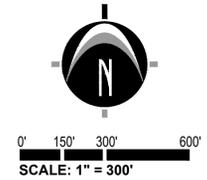
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CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

Health Pointe
Attn: Jeff Meyers
648 Monroe Ave NW
Suite 410
Grand Rapids, MI 49345

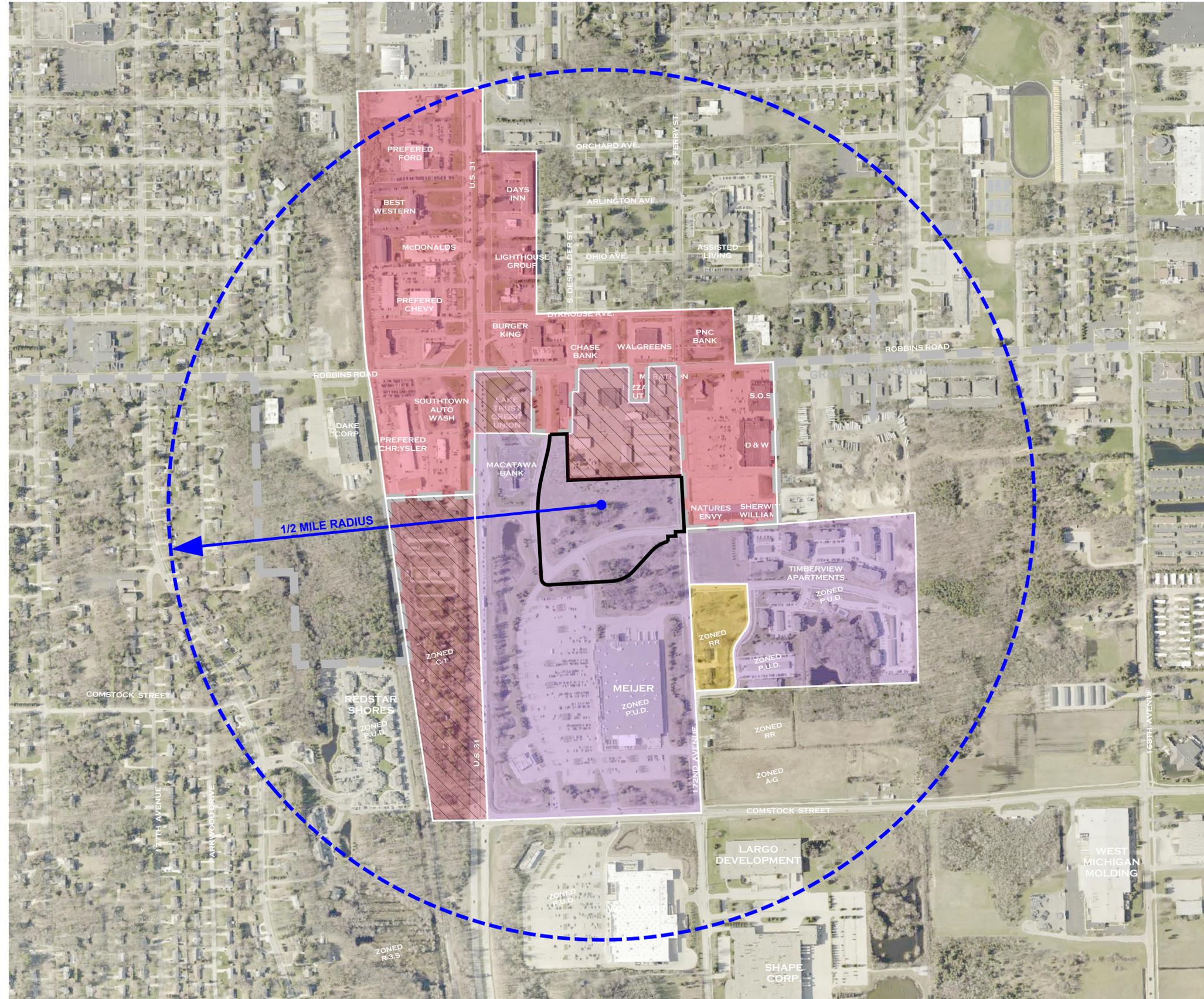
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Title: Township Site Plan Submittal	V. Date: 06.28.15
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Title: Township Submittal	V. Date: 09.04.15
Drawn: BEM	Checked: RJB
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Title: Township Submittal	V. Date: 10.27.15
Drawn: BEM	Checked: RJB
Title: Township Re-Submittal	V. Date: 12.09.15
Drawn: BEM	Checked: RJB



LEGEND

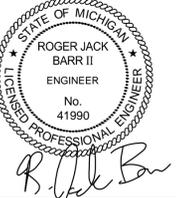
- COMMERCIAL ZONE (CITY OF GRAND HAVEN)
- COMMERCIAL ZONE (GRAND HAVEN TOWNSHIP)
- PUD (GRAND HAVEN TOWNSHIP)
- RURAL RESIDENTIAL ZONE (GRAND HAVEN TOWNSHIP)
- CITY / TOWNSHIP BOUNDARY



HEALTH POINTE
Surrounding Zoning And Use Map

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

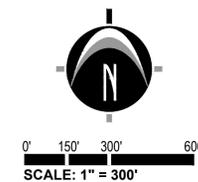
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ROBBINS ROAD



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 Phone: 616.575.5190
 ANN ARBOR
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 HOLLAND
 INDIANAPOLIS
 ST. LOUIS

PREPARED FOR:
 Health Pointe
 Attn: Jeff Meyers
 648 Monroe Ave NW
 Suite 410
 Grand Rapids, MI 49345

REVISIONS:

Title: Major Review Submittal	V. Date: 08.28.15
Drawn: BM	Checked: RJB
Title: Township Site Plan Submittal	V. Date: 09.04.15
Drawn: BEM	Checked: RJB
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Drawn: BEM	Checked: RJB
Title: Township Submittal	V. Date: 10.27.15
Drawn: BEM	Checked: RJB
Title: Township Re-Submittal	V. Date: 12.09.15
Drawn: BEM	Checked: RJB

HEALTH POINTE
 Overlay Plan
 PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
 STATE OF MICHIGAN
 ROGER JACK BARR II
 ENGINEER
 No. 41990
 LICENSED PROFESSIONAL ENGINEER
R. J. Barr

PROJECT NO:
 14201485

SHEET NO:
C-202B

PREPARED FOR:
 Health Pointe
 Attn: Jeff Meyers
 648 Monroe Ave NW
 Suite 410
 Grand Rapids, MI 49345

REVISIONS:

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Drawn: BEM	Checked: RJB

HEALTH POINTE
Demolition Plan - Surface Removal
 PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
 ROGER JACK BARR II
 ENGINEER
 No. 41990
 LICENSED PROFESSIONAL ENGINEER

R. Barr

PROJECT NO:
 14201485

SHEET NO:
C-203A

REMOVAL / DEMOLITION NOTES

- 1 REMOVE EXISTING CONCRETE CURB & GUTTER
- 2 REMOVE & SALVAGE EXISTING LIGHT POLE (12 TOTAL)
- 3 REMOVE EXISTING ASPHALT SIDEWALK
- 4 REMOVE EXISTING ASPHALT DRIVEWAY
- 5 REMOVE & SALVAGE EXISTING STREET SIGN
- 6 REMOVE EXISTING POWER POLE & GUY WIRES
- 7 REMOVE EXISTING OVERHEAD UTILITY LINE
- 12 REMOVE & RELOCATE EXISTING MEIJER SIGN

LOCATION MAP

NOT TO SCALE



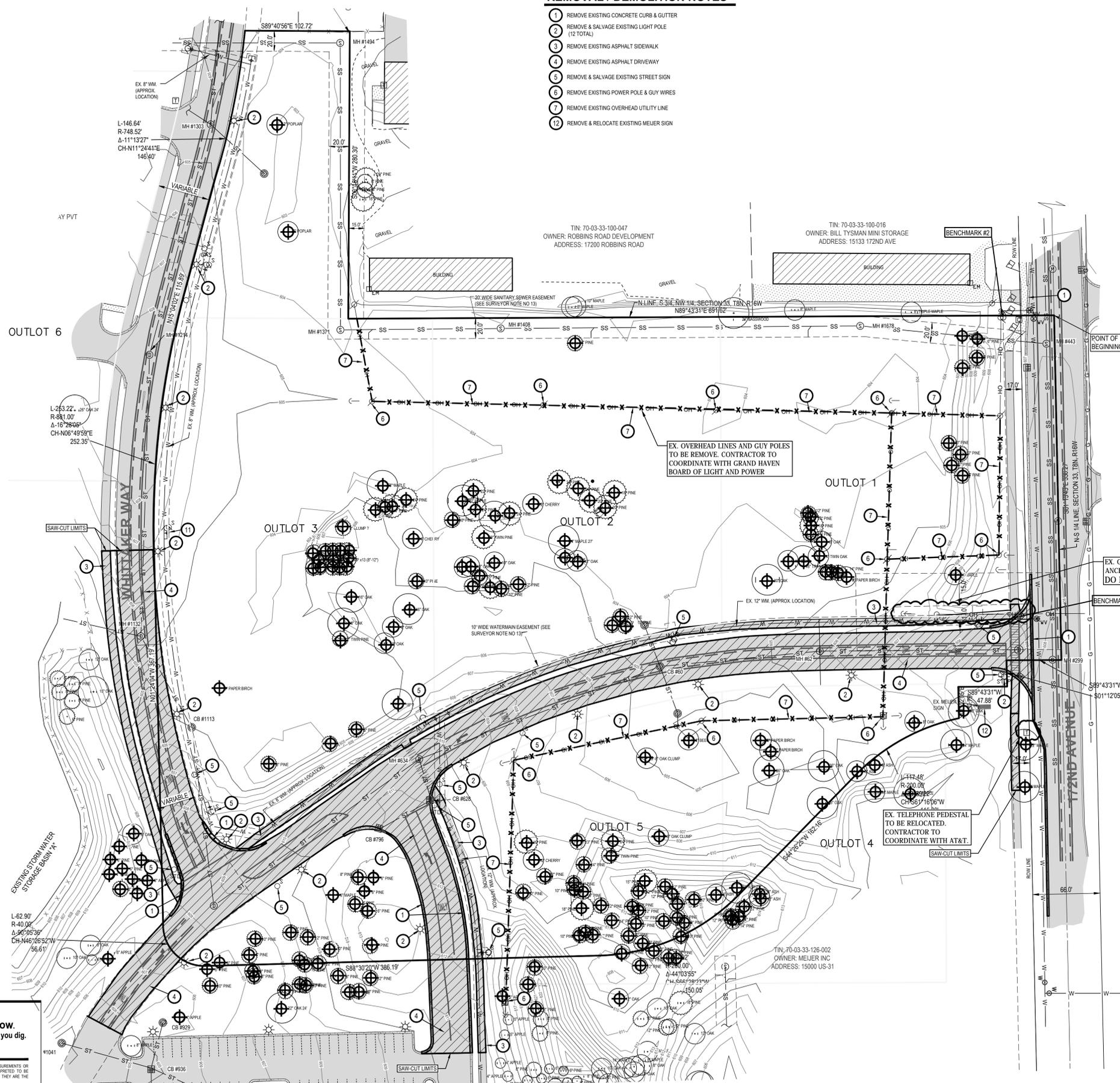
SCALE: 1" = 50'

LEGEND

- EXISTING GRADE CONTOUR
- EXISTING BITUMINOUS REMOVAL
- EXISTING CONCRETE REMOVAL
- EXISTING UTILITY LINE REMOVAL
- EXISTING TREE REMOVAL
- 30' OAK TREE (DECIDUOUS)
- 12' PINE TREE (CONIFER)

REMOVAL / DEMOLITION NOTES

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE TOWNSHIP AND BY THE OWNER, REPRESENTATIVES OF THE TOWNSHIP, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE TOWNSHIP OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



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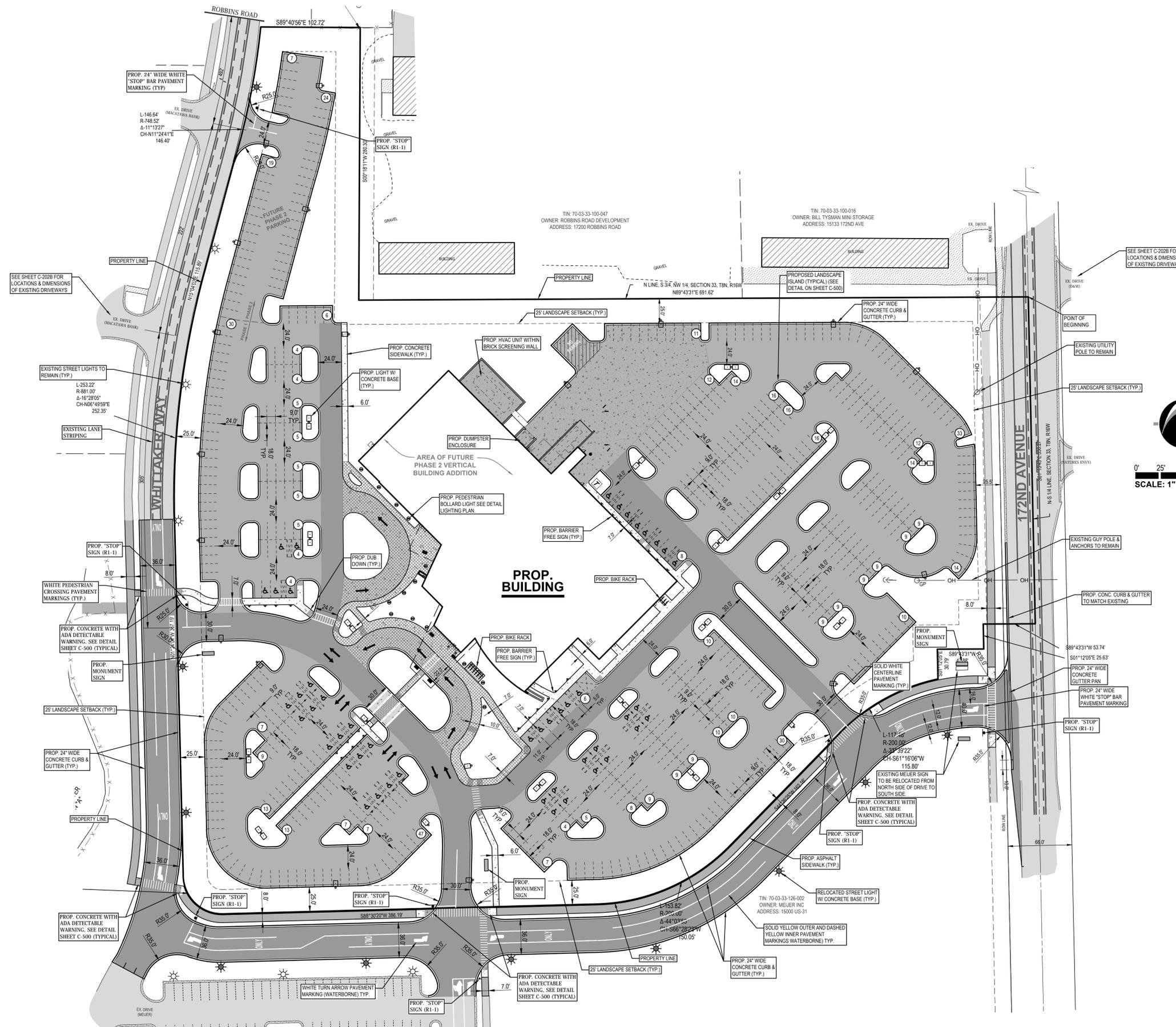


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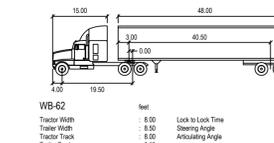
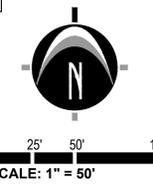
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Title: Township Re-Submittal	V. Date: 12.09.15	
Drawn: BEM	Checked: RJB	S. Date: 12.09.15



LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. CONC. PAVEMENT WITH SNOW MELT
- RELOCATED EX. STREET LIGHT W/ CONC. BASE
- EX. STREET LIGHT
- PROP. SITE LIGHTING
- PROP. PEDESTRIAN BOLLARD LIGHT



PROPOSED DESIGN VEHICLE
N.T.S.

- GENERAL NOTES**
- ZONING OF PROPERTY: PUD
- SETBACKS
A) FRONT YARD = 50 FT.
B) SIDE YARD = 9 FT.
C) REAR YARD = 20 FT.
D) LANDSCAPE (NO PARKING) = 25 FT.
- 2) SUMMARY OF LAND USE:
A) TOTAL ACREAGE = 11.74 ACRES (511,470 SQ. FT.) (EXCLUDING R.O.W.)
B) PROPOSED BUILDING FOOTPRINT AREA = 52,254 SQ. FT.
C) PROPOSED BUILDING GROSS FLOOR AREA = 106,550 SQ. FT.
D) PROPOSED BUILDING USEABLE FLOOR AREA = 84,785 SQ. FT.
E) PROPOSED FUTURE PHASE 2 VERTICAL BUILDING GROSS FLOOR AREA = 14,450 SQ. FT.
F) PROPOSED FUTURE PHASE 2 VERTICAL BUILDING USEABLE FLOOR AREA = 12,000 SQ. FT.
G) TOTAL PAVED PARKING AREA = 275,207 SQ. FT.
H) INTERVIOUS SURFACES = 341,488 SQ. FT. (87%)
I) LOT COVERAGE = 67%
- 3) PARKING REQUIREMENTS:
A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9x18' (24' AISLE)
B) TYPICAL PARKING SPACE PROVIDED = 9x18' (24' AISLE)
C) NUMBER OF SPACES REQUIRED (1 PER 200 SQ. FT. OF UFA BASED ON TOWNSHIP REQUIREMENTS)
PHASE 1 = 424
PHASE 2 = 60
TOTAL SPACES = 484
E) NUMBER OF SPACES PROVIDED
PHASE 1 = 527
PHASE 2 = 50
TOTAL SPACES = 577
- 4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- 5) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-03-33-126-003.
- 6) LANDSCAPE REQUIREMENTS
A) TOTAL REQUIRED LANDSCAPE AREA = 18,347 SQ. FT. (15 SQ. FT. FOR EA. 1 SQ. FT. OF TOTAL PAVED AREA)
B) TOTAL REQUIRED INTERIOR LANDSCAPE ISLAND = 13,760 SQ. FT. (75% OF TOTAL REQUIRED LANDSCAPE AREA)
C) TOTAL PROVIDED LANDSCAPE AREA = 92,577 SQ. FT.
D) TOTAL PROVIDED INTERIOR LANDSCAPE ISLANDS = 36,031 SQ. FT. (89%)

HEALTH POINTE
Site Layout Plan

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

ROGER JACK BARR II
ENGINEER
No. 41990
Professional Engineer

PROJECT NO:
14201485

SHEET NO:
C-205

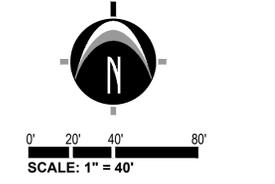
PREPARED FOR:
 Health Pointe
 Attn: Jeff Meyers
 648 Monroe Ave NW
 Suite 410
 Grand Rapids, MI 49345

REVISIONS:

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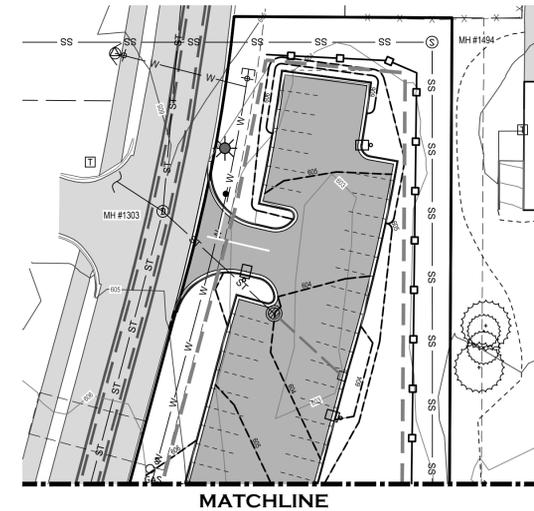
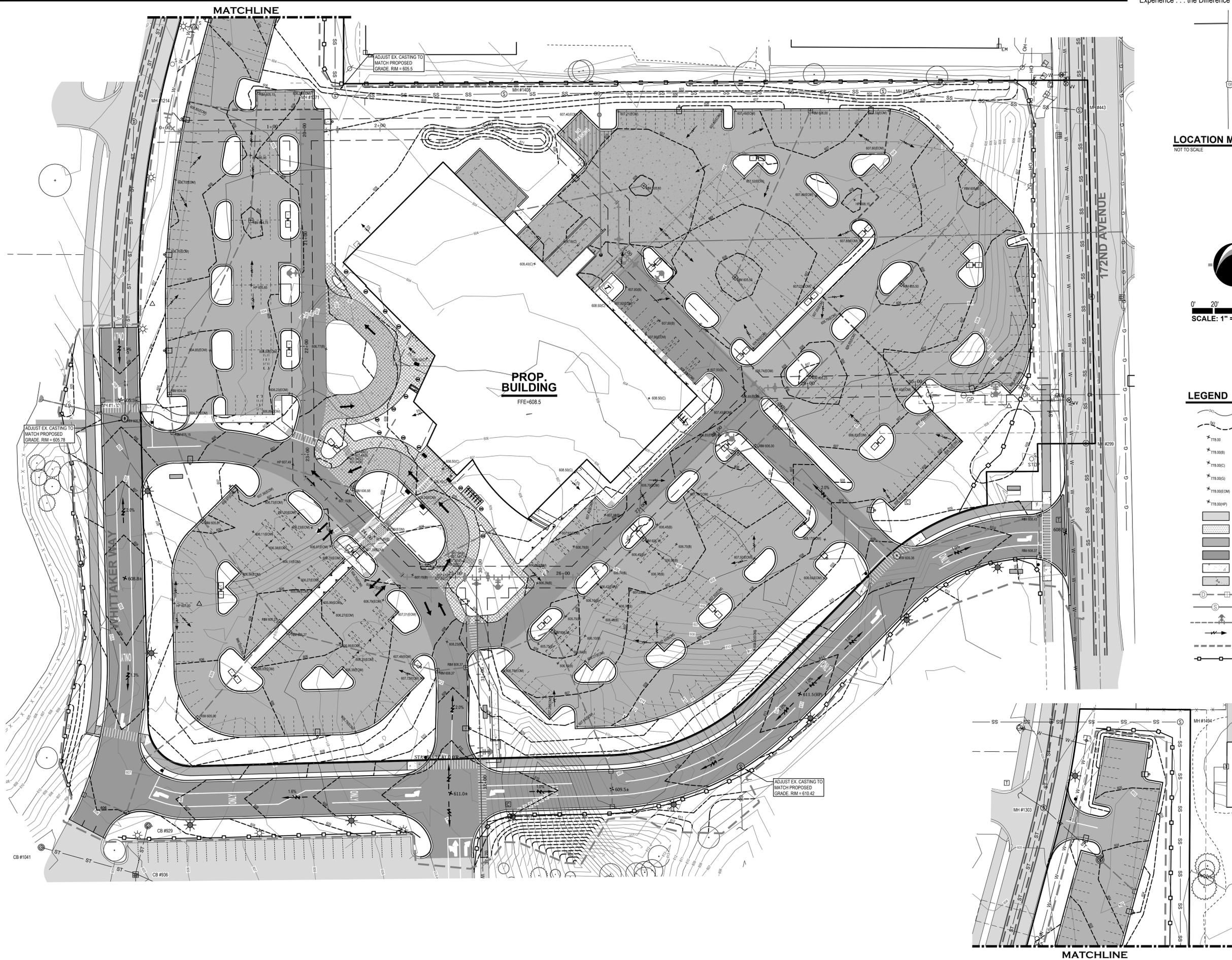


LOCATION MAP
 NOT TO SCALE



LEGEND

	EX. GRADE CONTOUR
	PROP. GRADE CONTOUR
	PROP. GRADE ELEV. (BLACKTOP)
	PROP. GRADE ELEV. (CONCRETE)
	PROP. GRADE ELEV. (GUTTER)
	PROP. GRADE ELEV. (EDGE OF METAL)
	PROP. GRADE ELEV. (HIGH POINT)
	EX. BITUMINOUS
	EX. CONCRETE
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED BITUMINOUS (HEAVY DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)
	PROPOSED CONCRETE (HEAVY DUTY)
	PROP. STORM SEWER
	PROP. SANITARY SEWER
	PROP. WATERMAIN
	FLOW DIRECTION
	PROP. LIMITS OF GRADING
	PROP. SILT FENCE



HEALTH POINTE
Site Grading Plan
 PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

ROGER JACK BARR II
 ENGINEER
 No. 41990
 LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
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SHEET NO:
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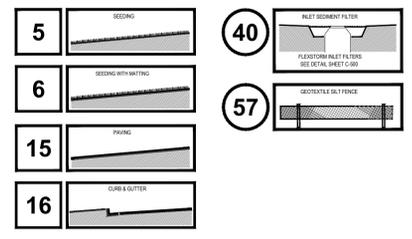
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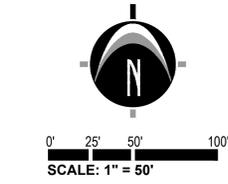
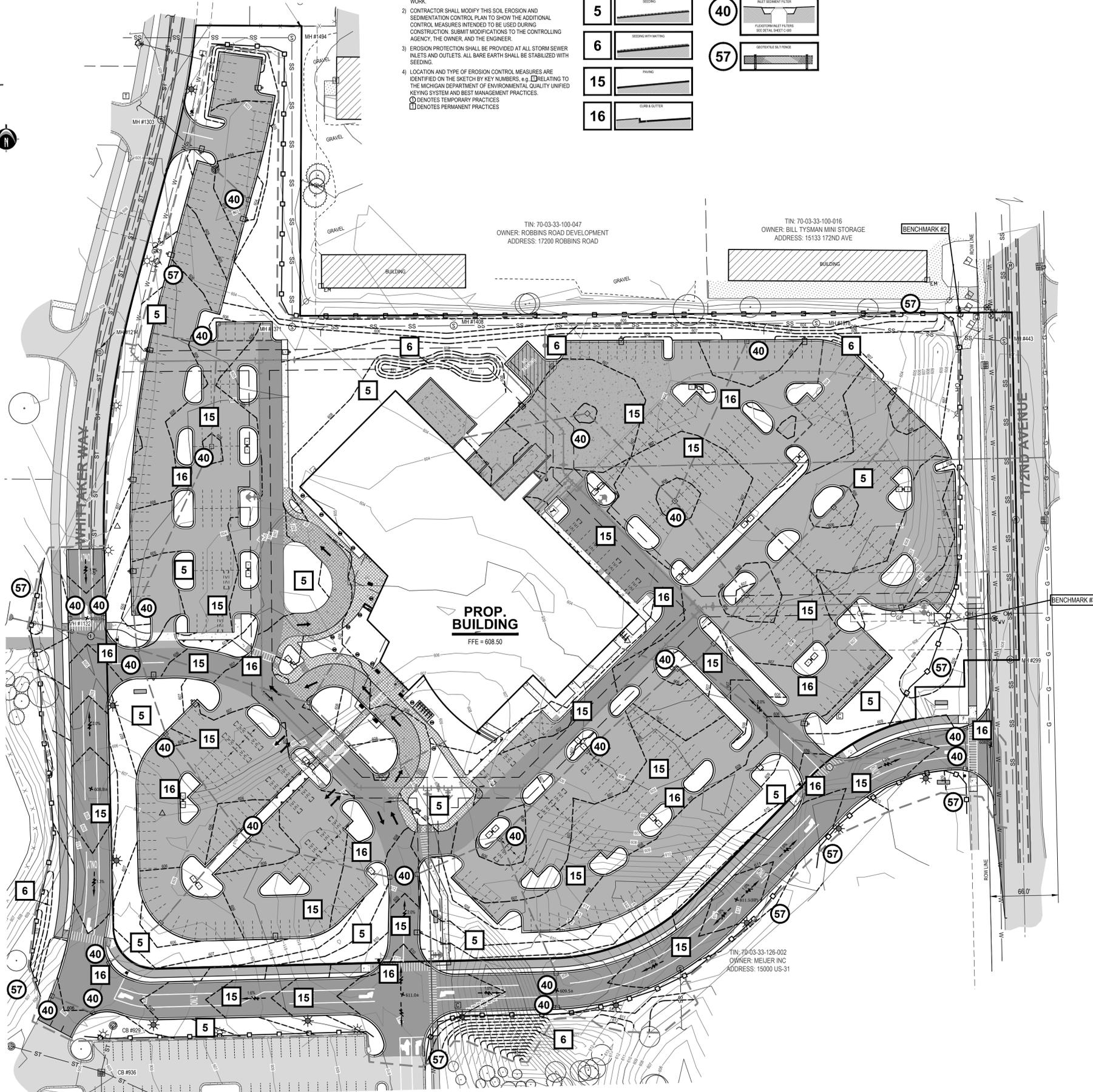
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SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- 1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- 2) CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- 3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- 4) LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS, e.g. 5, 6, 15, 16, 40, 57, RELATING TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY UNIFIED KEYING SYSTEM AND BEST MANAGEMENT PRACTICES:
 ○ DENOTES TEMPORARY PRACTICES
 □ DENOTES PERMANENT PRACTICES



LOCATION MAP
NOT TO SCALE



LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (CONCRETE)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (EDGE OF METAL)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- PROP. LIMITS OF GRADING
- PROP. SILT FENCE

811 Know what's below. CALL before you dig.

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HEALTH POINTE
Soil Erosion & Sedimentation Control Plan

PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

R. J. Barr

PROJECT NO:
14201485

SHEET NO:
C-301



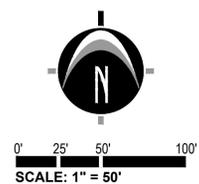
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LEGEND

- EXISTING BITUMINOUS
- PROPOSED BITUMINOUS (REGULAR DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED ELECTRIC SERVICE (BURIED)
- PROPOSED GAS SERVICE

NOTE:
ALL PROPOSED UTILITIES TO BE BURIED.



EXISTING STRUCTURE TABLE

MH #299 (SANITARY) RIM ELEVATION = 608.21 12" PVC(S) = 586.63 12" PVC(N) = 586.68 8" PVC(N) = DROP INVERT @ BOTTOM FLOW 587.26	CB#936 (STORM) RIM ELEVATION = 604.64 12" CPP(N) = 600.84 ?? CMP(W) = 598.38 ?? CMP(E) = 598.42	TOP OF WATER @ 598.73MH #1132 (UNKNOWN) RIM ELEVATION = 605.46 FROZEN LID	RIM ELEVATION = 604.70 8" PVC(E) = 594.52 8" PVC(N) = 594.60	MH #1678 (SANITARY) RIM ELEVATION = 603.54 8" PVC(E) = 592.37 8" PVC(W) = 592.42
MH #443 (SANITARY) RIM ELEVATION = 607.11 10" PVC(W) = 588.11 12" PVC(N) = 587.19 12" PVC(S) = 587.81 ?? PVC(N) = 592.34	CB#1041 (STORM) RIM ELEVATION = 604.03 36" CMP(NW) = 598.01 ?? CMP(E) = NO ACCESS	MH #1214 (UNKNOWN) RIM ELEVATION = 608.77	MH #1408 (SANITARY) RIM ELEVATION = 604.57 8" PVC(W) = 593.81 8" PVC(E) = 593.72	MH #1494 (SANITARY) RIM ELEVATION = 604.03 8" PVC(S) = 595.92 8" PVC(W) = 595.91
MH #1303 (STORM) RIM ELEVATION = 604.88 FROZEN LID - NO ACCESS	MH #1371 (SANITARY)			

STORM SEWER DRAINAGE STRUCTURES

PROP.	RIM	INVERTS	DIA.
100	604.00	24" NE INV. = 598.20 36" S. INV. = 598.20	8'
101	604.75	18" N. INV. = 598.93 24" SW. INV. = 598.73	4'
102	605.15	18" S. INV. = 599.23	4'
103	605.14	36" N. INV. = 598.00 15" E. INV. = 598.00 36" S. INV. = 598.00 42" W. INV. = 598.00	6'
104	604.13	12" SE INV. = 598.63 12" NE INV. = 598.63 15" W. INV. = 598.53	4'
105	604.19	12" NE INV. = 598.93 12" NW INV. = 598.93	4'
201	605.81	36" SE INV. = 598.22 36" N. INV. = 598.22	5'
202	605.27	15" SW INV. = 599.12 36" SE INV. = 598.52 36" NW INV. = 598.52	6'
203	605.00	12" SW INV. = 599.72 15" NE INV. = 599.47	4'
204	605.27	36" E. INV. = 598.55 36" NW INV. = 598.55	5'
205	608.37	36" E. INV. = 598.83 36" W. INV. = 598.83	5'
206	608.37	36" NE INV. = 598.88 36" W. INV. = 598.89	5'
207	605.50	30" NE INV. = 599.05 12" SE INV. = 601.05 36" SW INV. = 599.05	5'
208	606.15	30" NE INV. = 599.41 30" SW INV. = 599.41	5'
209	605.70	30" E. INV. = 598.77 12" W. INV. = 600.17 30" SW INV. = 599.77	5'

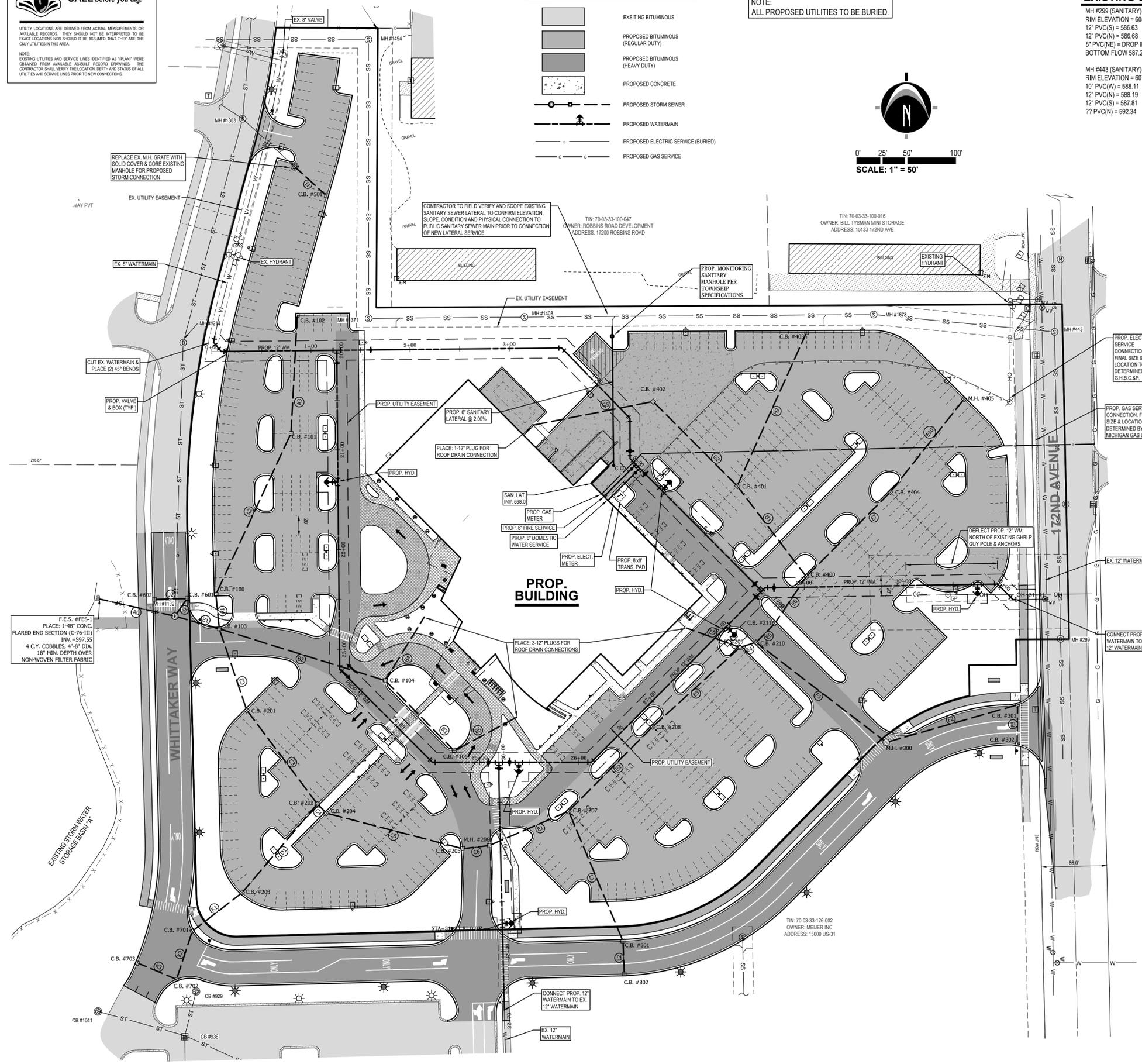
STORM SEWER DRAINAGE STRUCTURES

PROP.	RIM	INVERTS	DIA.
210	606.00	24" NE INV. = 599.90 18" SE INV. = 600.00 30" W. INV. = 599.80	5'
211	606.00	24" NE INV. = 599.98 24" SW INV. = 599.98	5'
300	609.38	12" E INV. = 600.72 18" NW INV. = 600.52	4'
301	608.42	12" S INV. = 601.13 12" W INV. = 601.13	4'
302	608.28	12" N INV. = 601.24	4'
400	605.23	24" NW INV. = 600.15 18" NE INV. = 600.36 24" SW INV. = 600.15	5'
401	605.50	18" NW INV. = 600.49 12" NE INV. = 600.49 24" SE INV. = 600.49	5'
402	605.80	12" W INV. = 600.85 18" SE INV. = 600.85	4'
403	606.00	12" SW INV. = 601.10	4'
404	605.50	12" NE INV. = 600.75 18" SW INV. = 600.75	4'
405	605.50	12" SW INV. = 601.15	4'
501	603.00	12" NW INV. = 600.15	4'
601	605.17	12" W INV. = 600.80 12" SW INV. = 600.80	4'
602	605.17	12" E INV. = 600.95	4'
701	606.23	12" S INV. = 600.00 12" NE INV. = 600.00	4'

PREPARED FOR:
Health Pointe
Attn: Jeff Meyers
648 Monroe Ave NW
Suite 410
Grand Rapids, MI 49345

REVISIONS:

Title: Major Review Submittal	V. Date: 08.28.15	
Drawn: BM	Checked: RJB	S. Date: 08.28.15
Title: Township Site Plan Submittal	V. Date: 09.04.15	
Drawn: BEB	Checked: RJB	S. Date: 09.04.15
Title: Township Submittal	V. Date: 10.01.15	
Drawn: BEB	Checked: RJB	S. Date: 10.01.15
Title: Township Submittal	V. Date: 10.27.15	
Drawn: BEB	Checked: RJB	S. Date: 10.27.15
Title: Township Re-Submittal	V. Date: 12.09.15	
Drawn: BEB	Checked: RJB	S. Date: 12.09.15



SEE SHEET C-203 FOR EXISTING WATERMAIN REMOVAL AREAS

STORM SEWER DRAINAGE PIPES

#	LENGTH	DIA.	SLOPE	MATERIAL
A0	78'	48"	0.21%	CONC
A1	35'	36"	0.57%	SLCPP
A2	178'	24"	0.30%	SLCPP
A3	119'	18"	0.25%	SLCPP
B1	47'	42"	0.43%	SLCPP
B2	175'	15"	0.30%	SLCPP
B3	99'	12"	0.30%	SLCPP
B4	75'	12"	0.31%	SLCPP
B5	71'	12"	0.31%	SLCPP
C2	86'	36"	0.26%	SLCPP
C3	118'	36"	0.25%	SLCPP
C4	13'	36"	0.23%	SLCPP
C5	142'	36"	0.20%	SLCPP
C6	27'	36"	0.22%	SLCPP
D1	117'	15"	0.30%	SLCPP
E1	87'	36"	0.20%	SLCPP
E2	120'	30"	0.30%	SLCPP
E3	119'	30"	0.30%	SLCPP
E4	17'	30"	0.18%	SLCPP
E5	27'	24"	0.30%	SLCPP

STORM SEWER DRAINAGE PIPES

#	LENGTH	DIA.	SLOPE	MATERIAL
E6	57'	24"	0.30%	SLCPP
E7	120'	18"	0.32%	SLCPP
E9	57'	12"	0.32%	SLCPP
E10	119'	12"	0.34%	SLCPP
F1	165'	18"	0.31%	SLCPP
F2	138'	12"	0.30%	SLCPP
F3	39'	12"	0.28%	SLCPP
G1	114'	24"	0.30%	SLCPP
G2	120'	18"	0.30%	SLCPP
G5	123'	12"	0.45%	SLCPP
H2	169'	12"	0.36%	SLCPP
I1	44'	12"	0.34%	SLCPP
J1	22'	12"	0.42%	SLCPP
J2	33'	12"	0.45%	SLCPP
K1	63'	12"	0.44%	SLCPP
K2	51'	12"	0.39%	SLCPP
K3	43'	12"	0.35%	SLCPP
L1	142'	12"	0.39%	SLCPP
L2	33'	12"	0.45%	SLCPP

HEALTH POINTE
Utility Plan
PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

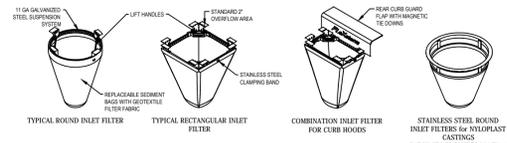
STAMP:
STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
14201485

SHEET NO:
C-400

UTILITY CONSTRUCTION NOTES

- ALL CATCH BASINS SHALL BE PROVIDED WITH A MINIMUM 3' SLUMP.
- ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLOPP) CONFORMING TO AASHTO M-252 AND M-294 UNLESS OTHERWISE NOTED.
- ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS AND BOOT TYPE PIPE CONNECTED, CONFORMING TO ASTM C-923 ARE REQUIRED FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
- ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO GRAND HAVEN TOWNSHIP STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY SEWER SYSTEM.



- NOTES:**
- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
 - UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PREPARE OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
 - FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.FLEXSTORM.COM

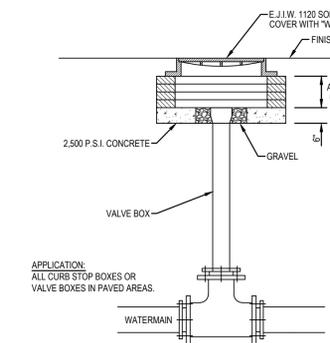
SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE	NORMAL BAG SIZE	SOLIDS STORAGE (CU YD)	FILTERED FLOW RATE AT 50% MAX (GPM)
SMALL	18"	12"	1.00 (1.00/1.00)
MEDIUM	24"	1.70	1.30
LARGE	30"	2.70	1.80
XL	42"	3.60	2.60

CONSTRUCTION NOTES

- ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MOOT CONSTRUCTION AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF THE TOWNSHIP, WHERE CONFLICTS OCCUR IN THE ABOVE, THE TOWNSHIP SHALL BE THE GOVERNING AUTHORITY.
- SOIL BORINGS HAVE BEEN PERFORMED BY THE OWNER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES. UNDESIRABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, REFER TO GEOTECHNICAL REPORT IF ANY, FOR FINAL DESIGN SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWERAGE SYSTEM RESULTING FROM NON-COMPLIANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
- ALL WORK INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE TOWNSHIP AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
- ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE TOWNSHIP OR OWNER WITHOUT ANY ADDITIONAL COST TO THE TOWNSHIP OR OWNER.
- ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOIL WHERE NEEDED AND SHALL BE RESEEDING AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
- ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE TOWNSHIP BEFORE BEGINNING WORK WITH ANY PUBLIC STREET RIGHT-OF-WAY.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.
- THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. ELECTRONIC SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
- THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL DEVICES IS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION AS ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOURS, INCLUDING "ROAD CLOSED" SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
- THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
- ALL WORK CONTEMPLATED SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE TOWNSHIP OWNER AND THEIR REPRESENTATIVES. THE TOWNSHIP OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NON-COMPLIANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
- PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE TOWNSHIP.
- PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING THE REMOVAL OR DISTURBANCES OUTSIDE LIMITS. THE TOWNSHIP AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
- ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE TOWNSHIP AND THE OWNER.
- NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
- ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE TOWNSHIP AND THE OWNER.
- DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST SUPPRESSANT TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE TOWNSHIP, COUNTY, MDEQ OR ANY OTHER GOVERNING AUTHORITY.
- ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE TOWNSHIP AND OWNER.
- IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
- ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT, DAMAGED PAVEMENT DOWELS OR OTHER SUCH LOW TRANSPARENCY DEVICES SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND THE ENGINEER.
- ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND/OR REPLACEMENT.
- COMPACTED PREMIUM BACKFILL (MOOT CLASS II SAND) WILL BE REQUIRED AT ALL FILL AREAS ON ANY STREETS WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY 50 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
- NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
- STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.

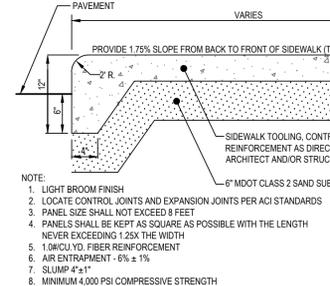
FLEXSTORM INLET FILTER DETAIL

N.T.S.



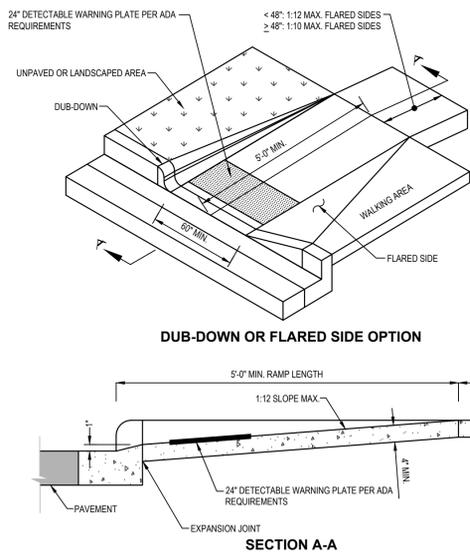
WATER VALVE BOX COVER DETAIL

N.T.S.



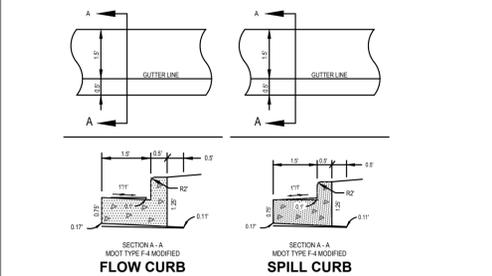
INTEGRAL CURB AND WALK

N.T.S.



GRADING NOTES:

- ESTABLISH FIRM BENCH MARK ON SITE PRIOR TO GRADING.
- PROPOSED SPOT GRADES ARE TO BE TO EDGE OF METALTOP UNLESS OTHERWISE NOTED. THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR PITCH IN AND PITCH OUT CURB (SEE DETAIL THIS SHEET).
- PROPOSED SIDEWALK ROUTE SHALL MEET THE STANDARD SET FORTH IN THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES, APPENDIX A TO PART 1191.
- SEE SHEETS C-300 FOR LOCATIONS.



24" CONCRETE CURB AND GUTTER DETAIL

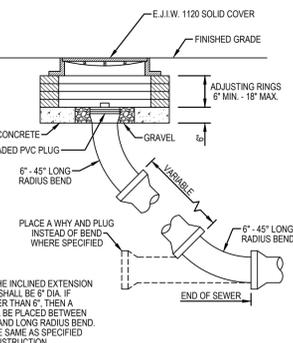
N.T.S.

DETECTABLE WARNING SIDEWALK RAMP

N.T.S.

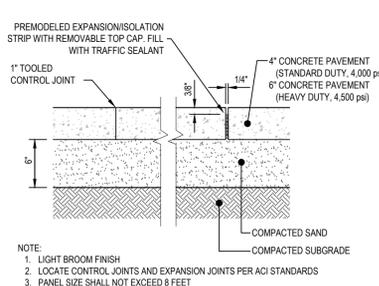
TYPICAL UTILITY TRENCH BED AND BACKFILL DETAILS

N.T.S.



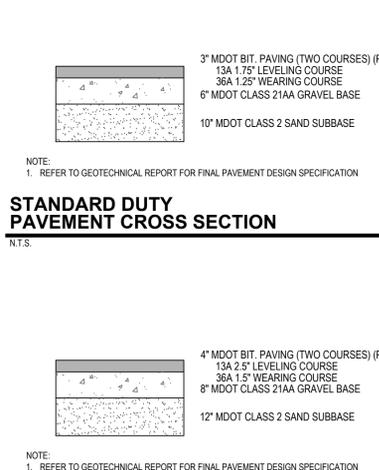
SEWER CLEANOUT DETAIL

N.T.S.



CONCRETE PAVEMENT DETAIL

N.T.S.



HEAVY DUTY PAVEMENT CROSS SECTION

N.T.S.

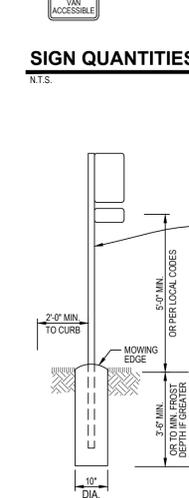
SILT FENCE DETAIL

N.T.S.



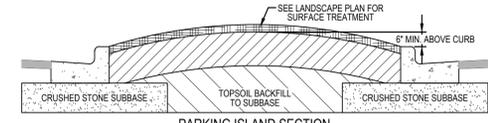
SIGN QUANTITIES

N.T.S.



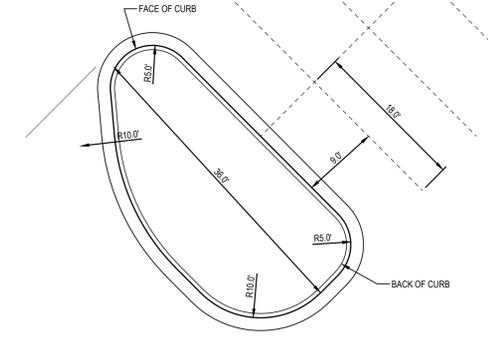
PARKING LOT SIGNAGE DETAIL

N.T.S.



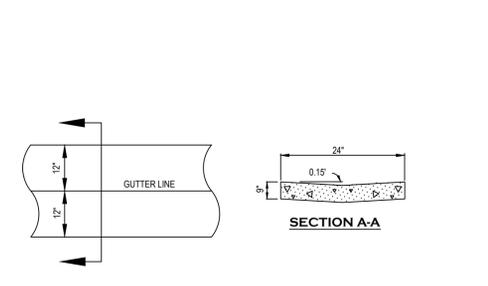
PARKING ISLAND DETAIL

N.T.S.



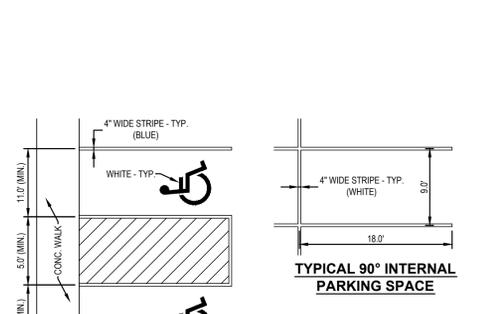
24" CONCRETE GUTTER PAN

N.T.S.



TYPICAL 90° INTERNAL PARKING SPACE

N.T.S.



TYPICAL 90° PERIMETER PARKING SPACE

N.T.S.



PAVEMENT MARKING DETAILS

N.T.S.

NEDERVELD
 www.nederveld.com
 800.222.1868
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
 Health Pointe
 Attn: Jeff Meyers
 648 Monroe Ave NW
 Suite 410
 Grand Rapids, MI 49345

REVISIONS:

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Title	Township Re-Submittal	Checked	RJB	V. Date	12.09.15
Drawn	BEM	Checked	RJB	S. Date	12.09.15

HEALTH POINTE
Details & Specifications
 PART OF THE NW 1/4 OF SECTION 33, T8N, R16W,
 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 14201485

SHEET NO:
C-500

