

AGENDA

Grand Haven Charter Township Planning Commission
Monday, August 3, 2015 – 7:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the July 6, 2015 Meeting Minutes
- V. Correspondence
 - A. Kurburski Letter – OCRC Property For Sale
- VI. Public Comments/Questions on Agenda Items Only (Limited to 3 minutes)
- VII. Public Hearing
 - A. Rezoning application – Grand Haven Financial Center – RR to SP
- VIII. Old Business
 - A. Rezoning application – Grand Haven Financial Center – RR to SP
- IX. New Business
 - A. Piper Lakes PUD Extension Request
 - B. Proposed Future Land Use Map Amendments – Southwest Quadrant
- X. Reports
 - A. Attorney’s Report
 - B. Staff Report
 - Industrial Parking Requirements
 - C. Other
- XI. Extended Public Comments/Questions on Non-Agenda Items Only (Limited to 4 minutes)
- XII. Adjournment

Note: Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a “Speakers Form” located on the counter. Completed forms must be submitted to the Zoning Administrator prior to the meeting.

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 6, 2015

I. CALL TO ORDER

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

II. ROLL CALL

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

Members absent: Kantrovich

Also present: Fedewa and Attorney Bultje

Without objection, LaMourie instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the June 24, 2015 special meeting were approved.

V. CORRESPONDENCE

A. Tim Pokorski – Wagenmaker Rezoning Application

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING – Rezoning application – Wagenmaker from AG to R-2

Fedewa provided an overview through a memorandum dated July 2nd.

LaMourie opened the Public Hearing at 7:34 p.m.

The applicant, Robert Wagenmaker, was not present to summarize the application or answer questions.

Michael Campbell – 15240 Steeplechase Court

- Questioned what type of development could be permitted on this parcel if the rezoning application is approved.
- Favorable to the existing woodland that provides a buffer between his lot and the subject property.

- Questions regarding the applicants' ability to acquire a private easement to gain access to sanitary sewer.

Sondra Workman – 15248 Steeplechase Court

- Favorable to the existing woodland that provides a buffer between her lot and the subject property.
- Questions regarding the applicants' ability to acquire a private easement to gain access to sanitary sewer.

LaMourie closed the Public Hearing at 7:43 p.m.

VIII. OLD BUSINESS – Rezoning application – Wagenmaker from AG to R-2

The Rezoning application was discussed by Commissioners and focused on:

- Questions regarding when a property owner vs. developer is required to connect to sanitary sewer.

Motion by Robertson, supported by Gignac, to recommend to the Township Board approval of the Robert Wakenmaker rezoning application of parcel 70-07-14-200-017 from Agricultural (AG) to R-2 Single Family Residential based on the application meeting applicable rezoning requirements and standards of the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map. **Which motion carried.**

IX. PUBLIC HEARING – PUD application – Speedway & North Star Commercial

Wilson recused himself due to a conflict of interest – represents North Star Commercial as the Phase II developer of the PUD application.

Fedewa provided an overview through a memorandum dated July 2nd.

LaMourie opened the Public Hearing at 7:55 p.m.

The developers, among others, that were present include: Michael Bergman (Speedway), Christopher Schrank (exp US Services Inc., Engineer for Speedway), Steve Wilson (North Star Commercial), and Matt Phares (Nederveld, Engineer for North Star Commercial).

Christopher Schrank provided a summary of the project development, and described the departures requested by the applicants.

LaMourie closed the Public Hearing at 8:06 p.m.

X. OLD BUSINESS – PUD application – Speedway & North Star Commercial

The PUD application was discussed by Commissioners and focused on:

- Requested Departure No. 1 – Discussion: Increased number of parking spaces.
 - Reviewed parking requirements of US-31 Overlay Zone vs. Chapter 24 parking schedule vs. Speedway parking study.
 - Options for parking lot deferment (banking).
 - Seasonal nature of the Township influences the number of parking spaces needed (*i.e., more in summer, less in winter*).
 - If certain parking spaces were deferred there is a concern that potential overflow vehicles will park on the undeveloped Phase II section of the PUD. This is a sensitive landscape and it is possible the situation could lead to pollution.
- Requested Departure No. 1 – Findings:
 - The Commission finds the combination of the parking study provided by the applicant, plus the possibility of disrupting the sensitive landscape if certain spaces were deferred does meet the requirements set forth in Section 15A.10.10 of the Zoning Ordinance. Therefore the Planning Commission is able to justify the requested 28 parking spaces.
 - **The Planning Commission notes that only verbal approval was given. No motions were made or adopted to recommend the Township Board approve the project and departures. Furthermore, the Township Board is the body granted authority to formally approve, or deny, the PUD and/or requested departures.**
- Requested Departure No. 2 – Discussion: Increased height of fueling canopies.
 - The FHWA and MDOT require a 14 foot vertical clearance for overhead structures (*i.e., bridges*).
 - Section 20.03.2.H of the Zoning Ordinance states the *canopy roof* shall not exceed 14 feet, which may create a circumstance where 14 feet of vertical clearance cannot be met. The Speedway canopy roof has a 4 foot depth, which would only permit 10 feet of vertical clearance if the Ordinance were strictly adhered to.
 - The increased height of the canopy accommodates the corbels found on the brick support columns. The drive aisle/vertical clearance is 14 feet from the driving surface to the corbel projection. Lowering the canopy height would result in the elimination of the corbels.

- Requested Departure No. 2 – Findings:
 - The Commission finds the statement of purpose for the Overlay Zone (*Section 15A.01*) is to, “provide 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.” The spirit and emphasis of this Chapter is aesthetics, therefore, the Commission finds the corbels should be kept, which in turn justifies the request for the increased canopy height of 20’6”.
 - The Commission requested the applicants considering decreasing the canopy roof depth to lower the overall height of the canopies, so the dormers on the main building are more visible.
 - **The Planning Commission notes that only verbal approval was given. No motions were made or adopted to recommend the Township Board approve the project and departures. Furthermore, the Township Board is the body granted authority to formally approve, or deny, the PUD and/or requested departures.**

- Requested Departure No. 3 – Increased size and height of ground sign.
 - Applicant preferred to have a 72 square foot freestanding sign 20 feet in height at the corner of US-31 and Hayes Street. However, due to the wetland location that is not possible.
 - Applicants purpose is to ensure motorists on US-31 are able to clearly see the gasoline prices, which is accomplished by a larger sign.

- Requested Departure No. 3 – Findings:
 - The Commission finds the wetland location precluded the applicant from maximizing the signage that is permitted under Section 24.13 of the Zoning Ordinance. The requested size is commensurate with a freestanding sign, the proposed location is setback farther than required, and the request exceeds the requirements of the Clear Vision Ordinance. Based on these conditions, the Commission is able to justify the requested departure.
 - **The Planning Commission notes that only verbal approval was given. No motions were made or adopted to recommend the Township Board approve the project and departures. Furthermore, the Township Board is the body granted authority to formally approve, or deny, the PUD and/or requested departures.**

- Requested Departure No. 4 – Modification and additional manual message board:

- Applicant requests a 40 square foot manual message board on the front and rear walls of the main building. Strict compliance with Section 24.12.12 of the Zoning Ordinance only permits a message board to comprise 25% of a wall sign (*maximum of 12 square feet*), and only one message board is permitted per lot.
- Aside from the requested message boards, the applicant does not propose any wall signs (*which typically include logos and advertising copy*). Section 24.13 of the Zoning Ordinance permits one wall sign per street frontage that comprise up to 10% of the wall area. This site would permit three wall signs (*US-31, Hayes Street, and the proposed access road*).
- Applicants desire that the auto and commercial fueling customers are able to preview the “specials” offered within the convenience store by way of two manual message boards.
- Requested Departure No. 4 – Findings:
 - The Commission finds the request to modify the wall sign/manual message board composition and justify a second message board for the rear wall is reasonable and is able to justify the request, so long as no other wall signs are permitted.
 - Furthermore, the proposed configuration and design is significantly less than what is permitted by Chapter 24 of the Zoning Ordinance. This justification will ensure the aesthetics gained by the US-31 Overlay Zone are sustained because the three potential wall signs will not be allowed, and therefore, the building materials will remain visible.
 - **The Planning Commission notes that only verbal approval was given. No motions were made or adopted to recommend the Township Board approve the project and departures. Furthermore, the Township Board is the body granted authority to formally approve, or deny, the PUD and/or requested departures.**
- Information was presented to the Planning Commission that indicated the applicants had not supplied the Ottawa County Road Commission (OCRC) with either the final traffic impact study (TIS) or the current site plans. In summary, the items of concern identified by the Planning Commission, staff, the applicants, and OCRC are:
 - The design of the internal access drive at Hayes Street, particularly the width. The drawings must be revised to accommodate the circulation needs of large vehicles (*including the tankers that deliver fuel to the site*) that exit the Speedway site onto the access drive and proceed to exit the development onto Hayes Street.
 - The alignment of the PUD access drive and the movie theater must improve.
 - Three traffic impact scenarios have been identified:
 - Speedway + Phase II development (*draft TIS*)

- Speedway only (*final TIS*)
- Speedway + additional patronage for the food items prepared on site (*may require a revised impact study*)
 - Each traffic impact scenario warrants different improvements to Hayes Street, which range from restriping to add a center left turn lane; addition of a right turn lane; retiming of traffic signals; and driveway ingress/egress tapers.
- The traffic impact items identified are significant enough the Planning Commission determined it is not prepared to recommend approval to the Township Board.

Motion by Robertson, supported by Gignac, to table the PUD application pending further information from the Ottawa County Road Commission. **Which motion carried.**

XI. REPORTS

- A. Attorney Report – None
- B. Staff Report – None
- C. Other

- Robertson noted the build out analysis that will be prepared by the University of Michigan as part of the Resilient Master Plan update must be prudently reviewed to ensure the future development of the Township is carefully, and thoughtfully, planned.

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

XIII. ADJOURNMENT

Without objection, the meeting adjourned at 9:21 p.m.

Respectfully submitted,



Stacey Fedewa
Acting Recording Secretary

July 26, 2015

To: Grand Haven Township Planning Commission
From: Jeff Kurburski
Re: OCRC property Parcel #70-07-04-100-028

To whom it may concern:

I'm writing this as a concerned neighbor of the property currently owned by the Ottawa County Road Commission, which is a section of the parcel number listed above, and currently for sale on the open market.

I'm writing this note due to the information that the current listing agent is describing the property suitable for commercial and multi-family dwellings, and that the property will be changed in the master plan in July to "medium density residential".

When the Cottage Hills development was created in the late 1990s, and when I purchased my current home property, the OCRC property was proposed to be at some future time R1 residential and a continuation of the existing neighborhood, which is why Cottage Hills Drive was stubbed at the end and not created with a cul-de-sac.

While I recognize directions and items change over time, I do ask that you take the Cottage Hills neighborhood into consideration when looking at the Master plan and any future zoning requests for this property. My neighbors and I have made significant investments in our homes and property which we wish to preserve. Looking at your on-line zoning map, it would appear that R1 zoning would still align with the majority of the property north of Ferris and West of US31.

I appreciate your time and to listening to my concerns. While all I ask is to recognize my concerns when making future zoning decisions, should you have further questions or comments, I can be reached at the information listed below.

Sincerely,

Jeff Kurburski
13816 Cottage Drive
Grand Haven, MI 49417
616-847-4033
Email: jkurburski@gmail.com



GRAND HAVEN CHARTER TOWNSHIP

ZONING AMENDMENT REQUEST APPLICATION

Fee - \$150.00 plus a \$500.00 escrow*

Applicant information

Name: GRAND HAVEN FINANCIAL CENTER
Phone: 616-842-5800
Address: 16920 FERRIS ST. GRAND HAVEN, MI. 49417

Owner information (If different from applicant)

Name: STEVE WILSON - MEM/MGR.
Phone: 616-842-5800
Address: 16920 FERRIS ST. GRAND HAVEN MI. 49417

Property information

Address/Location: 16920 FERRIS ST. GRAND HAVEN, MI. 49417
Parcel #: 70-07-09-400-005
Subject Property size (acres): 5.5 ACRES
Zoning (current): RR Zoning requested: SP
Adjacent Zoning: R-1 RR C-1 RR

Master Planned Zoning: Public/Quasi Is Request Consistent with Township Master Plan? No
Does this property abut a Township border?
Present use of the subject property: PROFESSIONAL OFFICE
Proposed use of the subject property: OFFICE
Number and type of existing structures on the subject property: 1
Is the subject property located on a paved road? YES
Is municipal water located within 2,700 feet of the subject property? YES
Is municipal sewer located within 2,700 feet of the subject property? YES

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following the requirements for zoning amendments and procedures as stated in Section 27.08. Please submit thirteen (13) copies of the required information with you application.

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Signature of Applicant: [Handwritten Signature] - MEM/MGR

Date: 22 JUN 15

* To cover cost of legal and consulting fees, may be increased as necessary



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: July 30, 2015

TO: Planning Commission

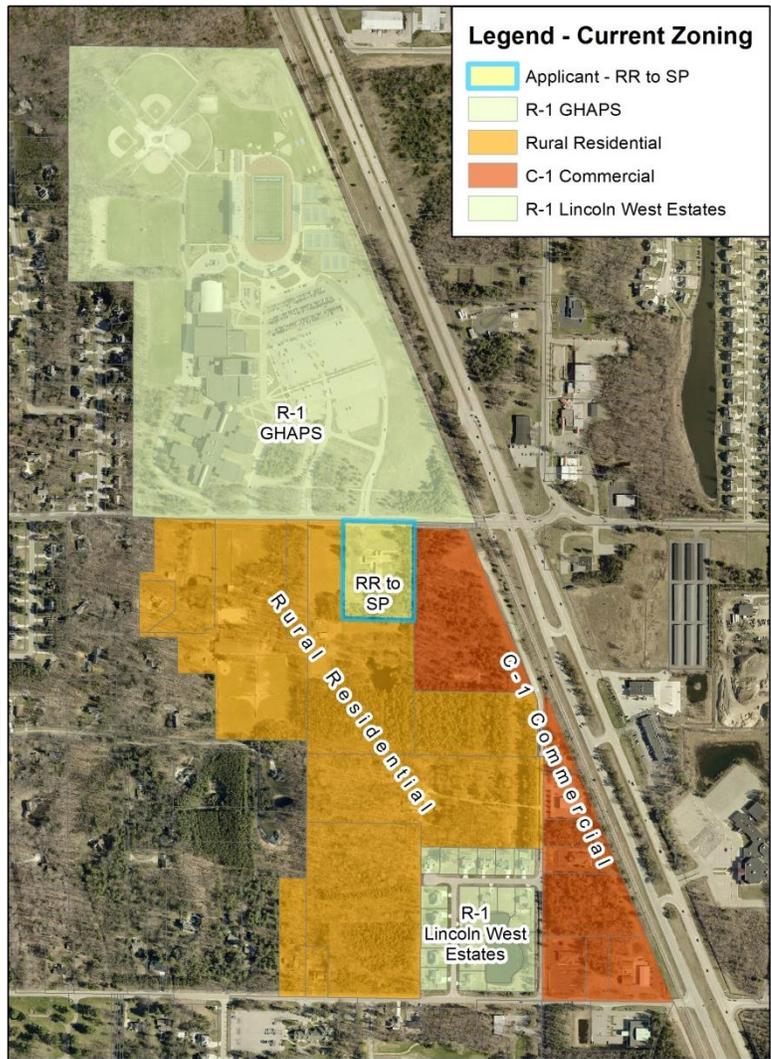
FROM: Stacey Fedewa, Planning & Zoning Official

RE: Grand Haven Financial Center – Rezoning Application (RR to SP)

The Grand Haven Financial Center has applied to rezone a 5 acre parcel (70-07-09-400-005) located at 16920 Ferris Street from Rural Residential (RR) to Service/Professional (SP).

This parcel was formerly owned by the Ottawa County Health Department, which has an existing 6,200 square foot office building.

The rezoning application was tested against the “Three C’s” evaluation method described in the 2009 Master Plan.



COMPATIBILITY

The zoning for parcels that border the applicants’ lot is:

- North R-1
- South RR
- East C-1
- West RR

The current Future Land Use map calls for the applicants parcel to be zoned Public/Quasi-Public. However, because Ottawa County sold this parcel to a private party it will no longer be a public or quasi-public use in the future.

Due to this unique circumstance, staff reviewed the surrounding future land uses in conjunction with the existing use of the parcel. As described on the map, the applicants parcel is bounded by other parcels intended to be developed as Office/Service uses.

Therefore, staff recommends the Planning Commission consider rezoning this parcel to SP and update the Future Land Use map accordingly (*during the Resilient Grand Haven Master Plan update project*).



CONSISTENCY

The proposed rezoning is consistent with the existing land use (*an office building*), as well as the intended future land uses surrounding the applicants parcel. Furthermore, the parcel exceeds the minimum design requirements for the SP district:

	Minimum Requirements	Existing Design
Lot Area	25,000 square feet	5 acres
Lot Width	100 feet	400 feet
Height	2½ stores, or 35 feet	1 story
Front Yard Setback	50 feet	160 feet
Rear Yard Setback	25 feet	250 feet
Side Yard Setback	5 feet for each side	125 & 105, total 230 feet

The applicant is currently occupying the building in an office capacity, and intends to maintain said use. The only potential change that may occur is the addition of an accessory building in the rear yard. The size of this accessory building would be extremely limited if the parcel remains in the RR zoning district. Two accessory buildings are permitted with a maximum of 1,600 square feet (*there is an existing 200 square foot shed, so only 1,400 square feet remains*). However, if

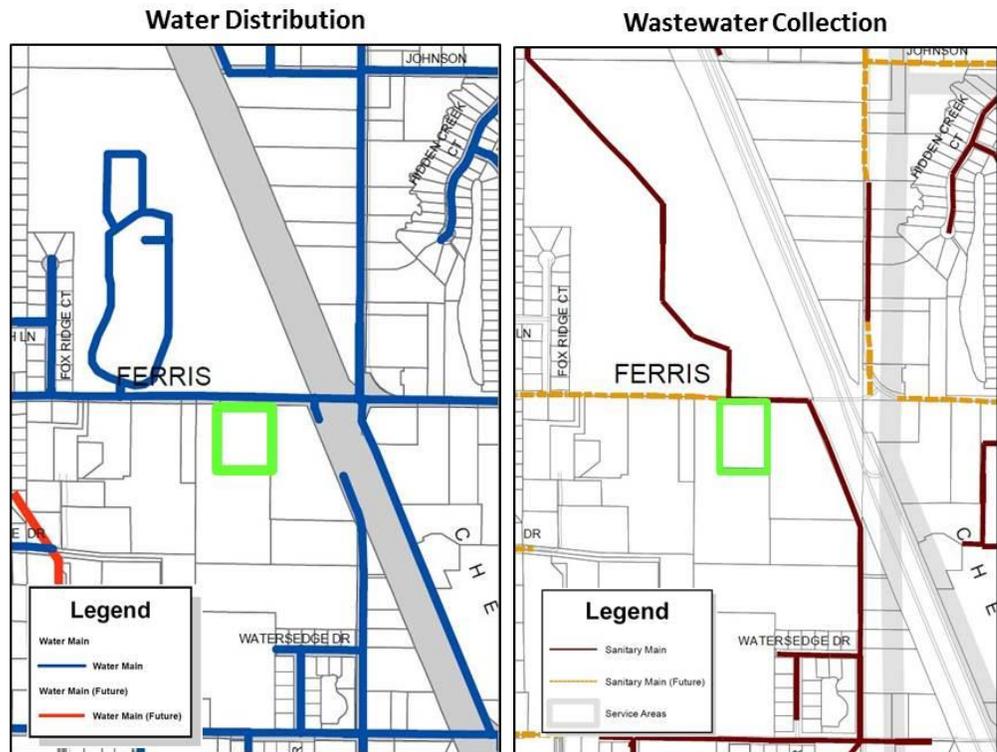
rezoned to SP the restriction on the size and number of accessory buildings is—total Useable Floor Area occupied by the accessory building shall not exceed the Gross Floor Area of the main building (i.e., 6,200 square feet).

Therefore, an additional 6,000 square feet of accessory building is permitted if rezoned (4,600 square feet more than is currently allowed).

CAPABILITY

Parcels within the SP district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

All features are currently present on site (staff assumes natural gas is available).



RECOMMENDATION

Based on the findings outlined above, staff recommends approval of the Grand Haven Financial Center rezoning application. If the Planning Commission agrees with the aforementioned recommendation, the following motion can be offered:

Motion to recommend to the Township Board approval of the Grand Haven Financial Center rezoning application of parcel 70-07-09-400-005 from Rural Residential (RR) to Service/Professional (SP) based on the application meeting applicable rezoning requirements and standards of the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

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



Community Development Memo

DATE: July 30, 2015
TO: Planning Commission
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Piper Lakes PUD – Request for Extension

BACKGROUND

On August 18, 2014, the Planning Commission adopted a motion to recommend the Township Board approve the 204 unit multi-family PUD known as Piper Lakes Apartments. Subsequently, the Township Board granted final approval on September 22, 2014.

EXTENSION REQUEST

Section 17.04.7.A states, “approval of the PUD shall expire and be of no effect unless substantial construction has commenced within 1 year of the date of approval of the Final Site Plan of the PUD (*i.e., Sept 22nd*) or any phase thereof. An extension for a specific period may be granted by the Township Board upon good cause shown, only if such request is made in writing to the Township Board prior to the expiration date. **The Township Board, prior to making a determination, shall forward the request to the Planning Commission, and ask for a recommendation.** If a recommendation from the Planning Commission is not offered within 21 days after being referred to the Planning Commission, the Township Board may act without input from the Planning Commission on the applicant’s request for an extension.”

The written request for an extension was received on July 13th (*see below*), and the Township Board is requesting a recommendation from the Planning Commission.

As discussed last week, I am asking for the township to kindly extend for 8 months (to May 22, 2016) the requirement for commencement of construction of our Piper Lakes project. We are really excited about starting construction, indeed it remains our goal to hopefully start yet this fall. However, we would like to have the flexibility to consider a spring start if necessary. There are several reasons for this request, and I will outline a few of them here. We would be pleased to meet with the Planning Commission as well as the Township Board, and any staff to further elaborate and answer questions if you would like. However for a brief summary I offer the following:

- **Design enhancements:** As you know our history includes building high quality projects, and we always seek constant improvement in design and construction quality. In so doing we believe our residents, neighbors and the municipality in which the projects are located benefit significantly. With respect to Piper Lakes, we have put together a focus group of professionals from the design industry, construction industry as well as the marketing world to really look for the best in class design features. This is critical and we want to have a product that exceeds anything offered in the market currently. This process is ongoing, and as a result of our commitment of delivering the best product we are looking at construction elements from different providers. All of these folks are extremely busy right now so pricing changes for these enhancements are slow to come.
- **Consideration of a new product for our exterior walls:** Last year we invested in a Phoenix based company that has a new building process for exterior wall construction. It is exciting, and provides the potential for a wall design with a higher “R Factor”, as well as an equivalent amount of structural integrity. Further, it can be constructed more quickly. We are having drawings created now, for review by our architect, Mark Oppenhuizen, as well as Township officials. We are not yet certain we will use this product at Piper Lakes, but do want to consider it and would like a bit more time to evaluate. If we use it, it is best installed in more temperate weather.
- **Completion of DEQ requirements:** As you know, the final pond permitting as well as the other minor permits for water connection and our ingress lane as depicted on the approved site plan on 168th Avenue, are in process with the DEQ, we are confident of receipt of that permit soon. The DEQ is fully cooperative and we are grateful for their guidance.
- **Contractor availability:** As I am sure you know, contractors have been incredibly busy, and as a result, the above design considerations are taking more time than we would have preferred to get their reaction to, however we are making good progress there.

Bill, please know we are moving forward, since our last discussion we have spent nearly 200K on design and engineering cost. We love this project and its design. It is in our hometown and it will be beautiful. We just want to have a bit of elbow room for when we start, especially given the time of the year.

Please let me know your thoughts, as always we appreciate the cooperation we have with Grand Haven Charter Township.

Thanks much,
Denny

Denny Cherette
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Development, Consulting, Brokerage, Management
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dc@cherettegroup.com

RECOMMENDATION

Based on the information provided, staff recommends the Planning Commission find good cause has been shown for the Township Board to approve the requested extension. If the Planning Commission agrees with the aforementioned recommendation, the following motion can be offered:

Motion to recommend to the Township Board approval of the requested 8 month extension (*i.e., May 22, 2016*) for the Piper Lakes Apartments multi-family PUD based on the request meeting the applicable requirements of Section 17.04.7.A of the Grand Haven Charter Township Zoning Ordinance.

Please contact me prior to the meeting with questions or concerns.



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: July 30, 2015

TO: Planning Commission

FROM: Stacey Fedewa, Planning & Zoning Official

RE: Proposed Future Land Use Map Amendments – Southwest Quadrant

BACKGROUND

As part of the Resilient Grand Haven Master Plan update the Planning Commission must review, and possibly amend, the Future Land Use (FLU) map. Staff has reviewed the existing map in conjunction with (*all of which have been provided for your review*):

- Statement of Purpose provided for each zoning district
- Existing Land Use map found in the 2009 Master Plan
- Road map, which identifies unpaved roads
- Water Distribution map
- Wastewater Collection map

STATEMENTS OF PURPOSE

The Southwest Quadrant of the Township contains 7 of the 9 future land use zoning districts. Attached to this memo is the Statement of Purpose for each zoning district, and below is a table that summarizes the suggested infrastructure features.

FLU District	Equivalent Zoning District	Infrastructure Features
Public/Quasi-Public (PQP)	N/A	N/A
Agricultural Preservation (AP)	Agricultural (AG)	No suggestions
Rural Residential (RR)	Rural Preserve (RP)	Limited Infrastructure
	Rural Residential (RR)	Paved Roads Natural Gas* Municipal Water*

Low Density Residential (LDR)	Low Density Residential (LDR)	Paved Roads Natural Gas Municipal Water Sanitary Sewer*
Medium Density Residential (MDR)	R-1 & R-2 Single-Family Residential	Paved Roads Natural Gas Municipal Water Sanitary Sewer*
High Density Residential (HDR)	R-3 Two-Family Residential	Paved Roads
	R-3.5 Restricted Multiple-Family Residential	Natural Gas Municipal Water
	R-4 Multiple-Family Residential	Sanitary Sewer
Office/Service (OS)	Service/Professional (SP)	Paved Roads Natural Gas Municipal Water Sanitary Sewer
Commercial (C)	C-1 Commercial	Paved Roads Natural Gas Municipal Water Sanitary Sewer
General Industrial (GI)	I-1 Industrial	Paved Roads
	I-1A Corridor Industrial	Natural Gas Municipal Water Sanitary Sewer
Extraction (E)	I-1 Industrial	Paved Roads
	I-1A Corridor Industrial	Natural Gas Municipal Water Sanitary Sewer

* If available

Also, staff notes that in the case of a PUD, subdivision, site condominium, and certain Office/Service, Commercial, and Industrial developments the developer is required to extend municipal water and sanitary sewer if it is within 2,700 linear feet of the site.

SUGGESTED AMENDMENTS

Included in your packets is a comparison of the existing 2009 FLU map of the SW Quadrant alongside the 2015 Proposed FLU Amendments map. The suggested amendments are numbered (1-10) and the affected parcels are outlined in pink. Much of the suggestions are “downzoned,” but a few are suggested to move into a denser residential zoning district. Part of staff’s decision-making included the acknowledgment that GHT’s population is projected to increase 46% between

2010 and 2030. In order to alleviate development pressure on land the should remain rural staff recommends identifying certain areas that can accommodate denser development.

Amendment No.	Proposed Amendment (from – to)	Reasoning for Amendment
1	LDR to RR	<ul style="list-style-type: none"> • 160th Ave is unpaved • Limited municipal water • No sanitary sewer • Proximity to agriculture and Hiawatha Forest • RR purpose is to be a buffer between agriculture and dense residential
2	RR to LDR	<ul style="list-style-type: none"> • Fillmore St is paved • Cottontail Rd is paved (<i>private</i>) • Municipal water is available on Fillmore St • Increased density is limited to this small section due to the Hiawatha Forest Preserve. Sprawl will not occur.
3	LDR to RR	<ul style="list-style-type: none"> • 168th Ave is unpaved • No municipal water or sanitary sewer • Potential land divisions could significantly increase density (<i>RP min lot size = 10 acres & RR min lot size = 45,000 square feet versus LDR min lot size = 25,000 square feet</i>)
4	LDR to RR	<ul style="list-style-type: none"> • Pierce St, 168th, 160th, and 158th are unpaved • Winans St is paved, but abuts agriculture • Proximity to agriculture, and RR will act as a buffer • Municipal water is available in Lakeshore Woods subdivision, which creates the potential for a developer to connect and increase density. • No sanitary sewer
5	LDR to RR	<ul style="list-style-type: none"> • Pierce St and 158th Ave are unpaved • No municipal water or sanitary sewer • Proximity to agriculture and RR will act as a buffer. and limit the number of land divisions.
6	LDR to RR	<ul style="list-style-type: none"> • 168th Ave is unpaved • No municipal water or sanitary sewer • Continuation of agriculture buffer with larger lots. • Proximity to Lake Michigan Drive may increase development pressure.

7	LDR to RR	<ul style="list-style-type: none"> • 168th Ave is unpaved • No municipal water or sanitary sewer • Continuation of agriculture buffer with larger lots • Proximity and natural barrier (<i>prevent sprawl</i>) provided by the City of Grand Rapids Water Plant. • Proximity to Lake Michigan Drive may increase development pressure.
8	RR to LDR	<ul style="list-style-type: none"> • Parcel is bounded on all sides by LDR parcels. • Municipal water available at Lake Michigan Drive
9	LDR to RR	<ul style="list-style-type: none"> • Continuation of agriculture buffer with larger lots. • Proximity to Lake Michigan Drive may increase development pressure.
10	RR to LDR	<ul style="list-style-type: none"> • All roads are paved • Municipal water is available • A future sanitary sewer expansion is planned for the area. • All parcels west are scheduled for MDR.

RECOMMENDATION

Staff requests the Planning Commission review the proposed amendments, and discuss the positives and negatives. Once a consensus is reached, staff requests the Planning Commission direct Fedewa to forward the information to LIAA for inclusion with the Resilient Grand Haven Master Plan update.

The Northwest, Southeast, and Northeast quadrants will be discussed at future meetings.

Please contact me prior to the meeting with questions or concerns.

STATEMENTS OF PURPOSE

15.0400 SECTION 4.01 STATEMENT OF PURPOSE (AG)

The AG Agricultural District is designed for those open areas of the Township where farming, dairying, forestry operations and other rural type activities exist and should be preserved or encouraged. Large vacant areas, fallow land and wooded areas may also be included. Although the demand for other uses in these districts may ultimately outweigh their use as zoned, any such zoning changes should be made cautiously with the realization that adequate food supply is essential to the health and welfare of the Township, County, State, and Nation. This district is not intended to be used for residential housing; although some residential housing is allowed, it is permitted when subordinate to some other agricultural use which is being conducted on the parcel or lot.

15.0501 SECTION 5.01 STATEMENT OF PURPOSE (RP)

The purpose of the RP Rural Preserve District is to provide an intermediate district between the AG Agriculture District and the other residential districts established under the Zoning Ordinance. It is intended to provide opportunities for development of large lots or parcels with residential uses and related accessory uses, where the lot or parcel is supported only by minimal infrastructure features, such as unpaved roads. It is intended to be a low density type of use, on which minimal residential development is permitted because of proximity to agricultural uses and practices, and because of the lack of infrastructure such as municipal water and sewer. This district is not intended to encourage or to provide an opportunity for the development of productive agricultural land, even if such productive agricultural land is underutilized; rather, it is intended to provide a district in which large parcels which are unsuitable for agricultural uses may be provided with appropriate uses that are based on the limited infrastructure available to such parcels.

15.0601 SECTION 6.01 STATEMENT OF PURPOSE (RR)

The Rural Residential Districts are designed to be those semi-open areas of the Township where the conduct of agriculture and other rural-type activities may co-exist with large-tract residential housing and residentially related facilities with the realization that adequate open and semi-open areas are essential to the health and welfare of the Township. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, and, if available, natural gas and municipal water.

15.0701 SECTION 7.01 STATEMENT OF PURPOSE (LDR)

The Low Density Residential (sometimes referred to as "LDR") districts are designed to support the new residential development as a transition between large areas of developed rural residential properties and future medium density residential development. Properties in this classification may require a higher level of services than properties classified in the rural residential districts. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water and, if available, sanitary sewer.

15.0801 SECTION 8.01 STATEMENT OF PURPOSE (R-1)

The R-1 Single Family Residential District is designed to be a very restrictive residential district to encourage an environment of low-density single-family dwellings, with other residentially related facilities and activities primarily of serve to the residents in the area. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and, if available, sanitary sewer.

15.0901 SECTION 9.01 STATEMENT OF PURPOSE (R-2)

The R-2 Single Family Residential District is designed to be a restrictive residential district to encourage an environment of predominately low-density single-family dwellings, together with a minimum of other residentially related facilities and activities to serve the residents in the Township. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and, if available, sanitary sewer.

15.1001 SECTION 10.01 STATEMENT OF PURPOSE (R-3)

The R-3 Residential District is designed to permit a greater density of residential development than that provided in the R-1 and R-2 Single-Family Residential Districts, together with other residentially related facilities which serve the residents of the area. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and sanitary sewer.

15.1101 SECTION 11.01 STATEMENT OF PURPOSE (R-3.5)

The R-3.5 Restricted Multiple-Family Residential District is designed to permit multiple-family residential use of varying density, with the degree of density being determined by the nature of adjacent districts, together with other residentially related facilities designated to serve the inhabitants of the area. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and sanitary sewer.

15.1201 SECTION 12.01 STATEMENT OF PURPOSE (R-4)

R-4 Multiple-Family Residential Districts are designed to permit the greatest density of residential uses allowed within the Township, together with other residentially related facilities designed to serve the inhabitants of the area. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and sanitary sewer.

15.1401 SECTION 14.01 STATEMENT OF PURPOSE (SP)

The SP Service/Professional Districts are designed to accommodate uses such as offices, banks, and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

15.1501 SECTION 15.01 STATEMENT OF PURPOSE (C-1)

This district is designed to provide retail sales and commercial service uses catering to the general public as distinguished from industrial business customers. Lots or parcels in this district should be

supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

15.1601 SECTION 16.01 STATEMENT OF PURPOSE (I-1)

This district is designed for manufacturing, assembling, and fabricating businesses and commercial activities which cause a minimum of adverse effect beyond the boundaries of the site upon which they are located. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

15.16A1 SECTION 16A.1 STATEMENT OF PURPOSE (I-1A)

Because of its highly visible location adjacent to the U.S. 31 corridor, this gateway district primarily accommodates employment uses, including manufacturing, assembling and fabricating businesses, which have limited adverse effects on surrounding lands. Other allowed uses include service commercial businesses, athletic facilities, such as indoor sports academies and training centers, and vehicle servicing. Limited retail activities that are directly related to and in support of a primary use are also allowed. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

Southwest Quadrant

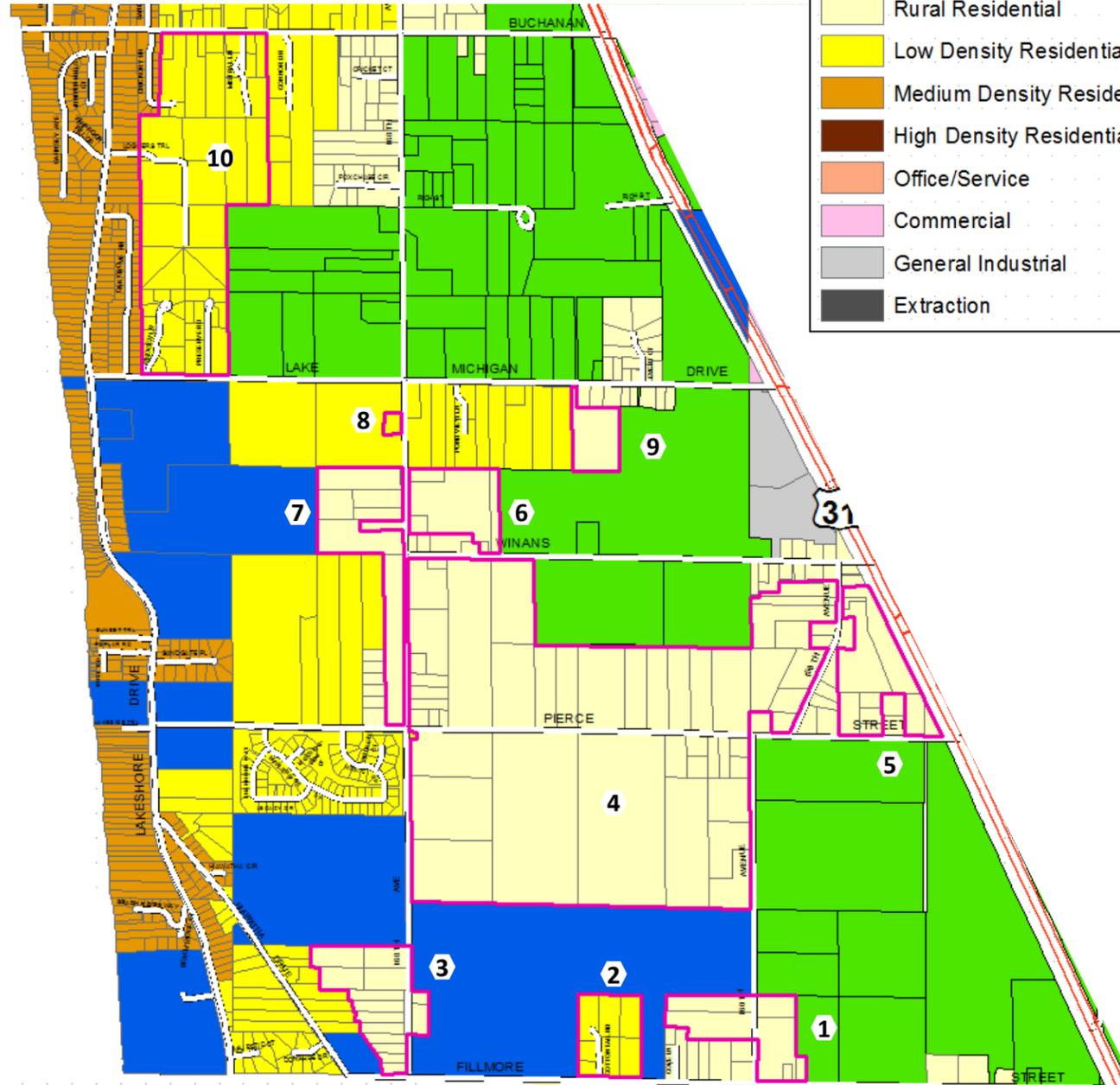
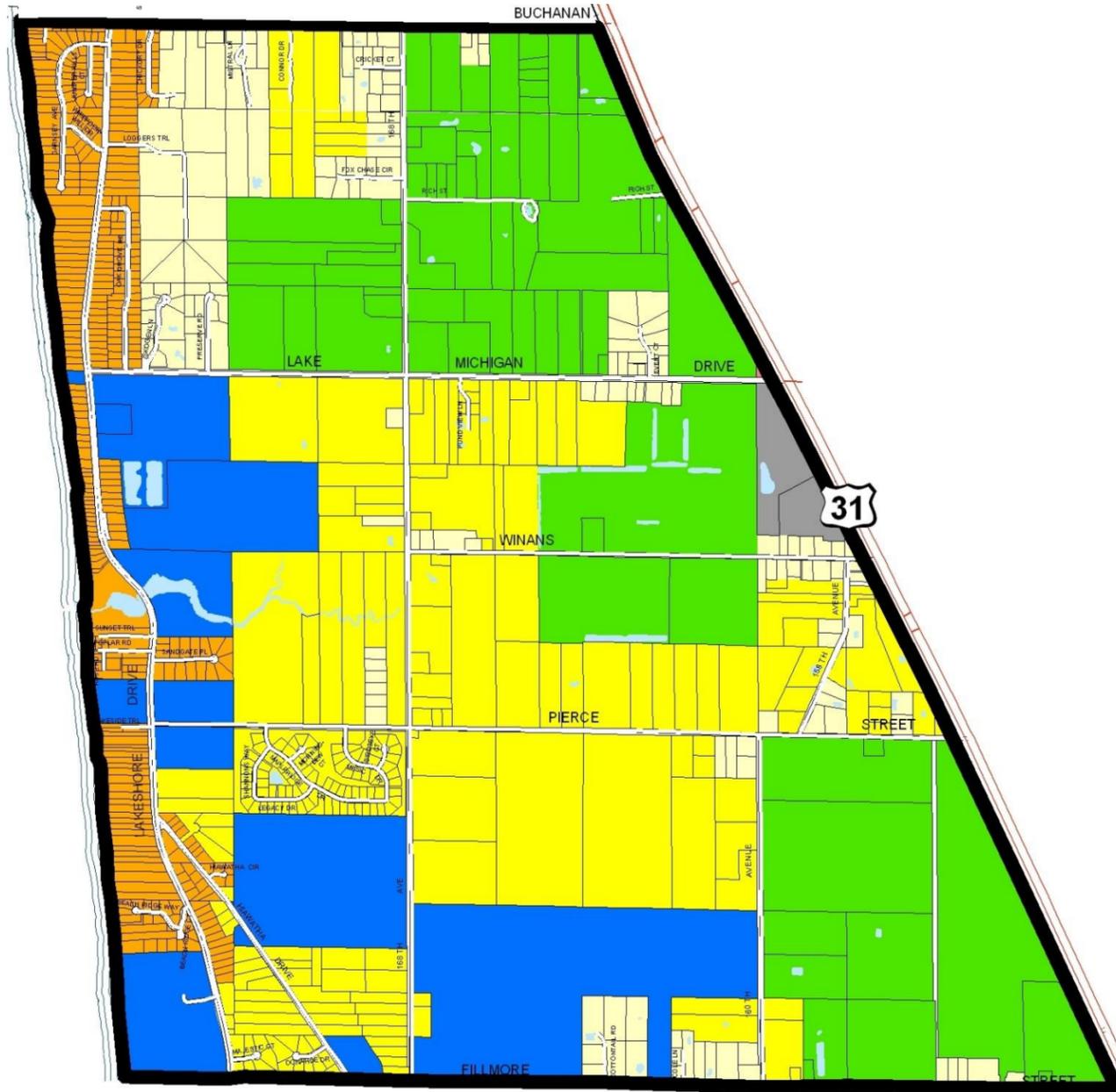
2009 FLU

2015 Proposed FLU Amendments

Legend

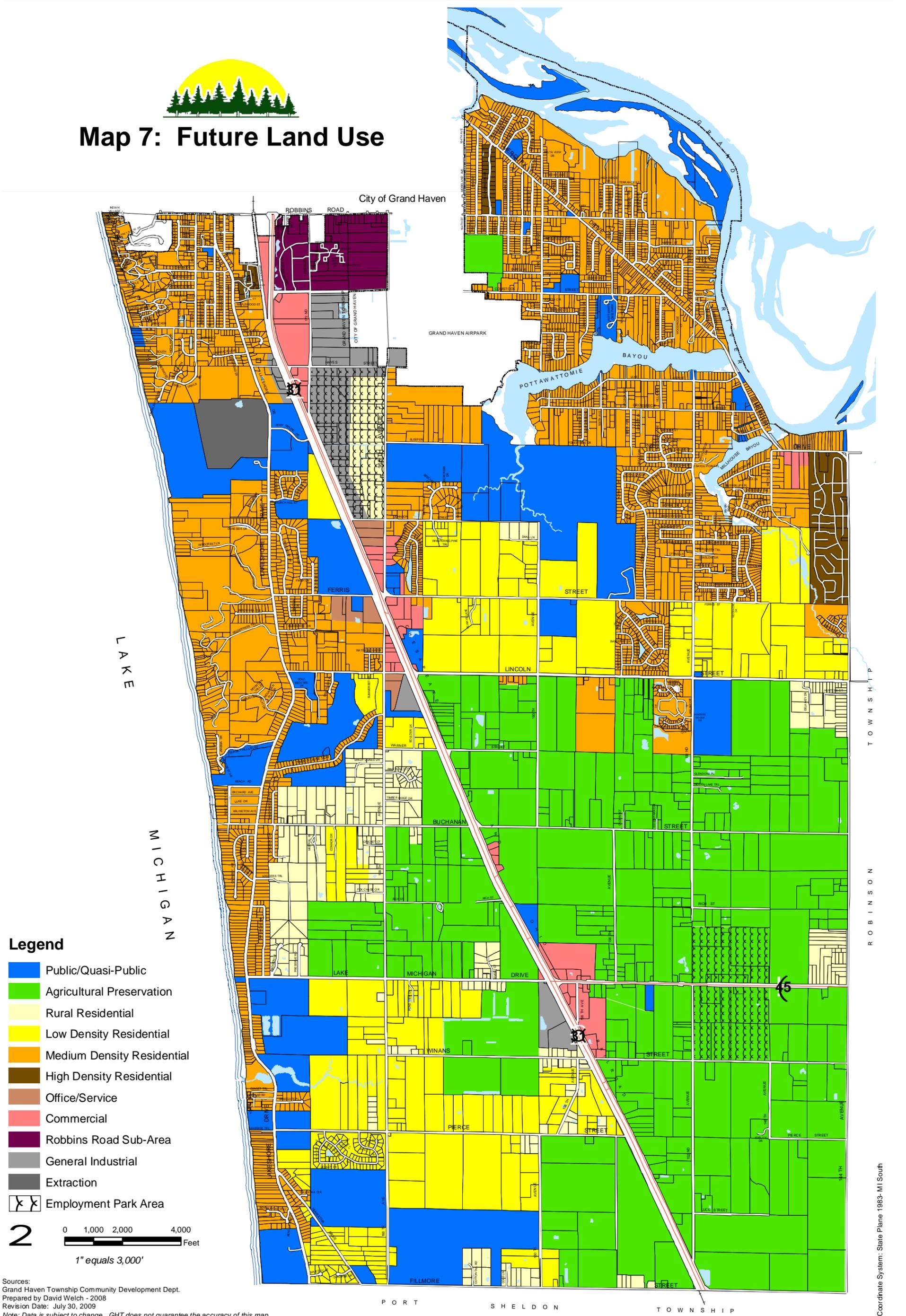
Future Land Use Districts - 2015

- Public/Quasi-Public
- AG Preservation
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office/Service
- Commercial
- General Industrial
- Extraction





Map 7: Future Land Use



Legend

- Public/Quasi-Public
- Agricultural Preservation
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office/Service
- Commercial
- Robbins Road Sub-Area
- General Industrial
- Extraction
- X X Employment Park Area

2 0 1,000 2,000 4,000 Feet
1" equals 3,000'

Sources:
 Grand Haven Township Community Development Dept.
 Prepared by David Welch - 2008
 Revision Date: July 30, 2009
 Note: Data is subject to change. GHT does not guarantee the accuracy of this map.

Grand Haven Township Unpaved Roads 2015

Local Unpaved Roads

Name	Miles
148th Ave	0.50
152nd Ave	2.86
156th Ave	1.01
158th Ave	0.99
160th Ave	2.77
168th Ave	2.58
Beach Rd	0.10
Blue Water Rd	0.25
Buchanan St	2.48
Fillmore St	0.34
Hunters Ln	0.06
Luce St	0.33
Park Ave	0.11
Park Ct	0.07
Pierce St	2.08
Rich St	0.26
Warner St	1.01
Winans St	1.01
Total	18.81

Private Unpaved Roads

Name	Miles
152nd Ave	0.15
156th Ave	0.19
Antionette Ct	0.09
Birchtree Ln	0.15
Blue Water Trl	0.10
Boulder Ln	0.14
Cole Ln	0.12
Dana Ln	0.20
Delainey Dr	0.10
Easy St	0.03
Estes Park Cir	0.08
Evelyne Dr	0.10
Evergreen Trl	0.12
Fawn Ln	0.05
Gaddini Ct	0.12
Glendora Pl	0.31
Hidden Lake Trl	0.19
Hunters Ct	0.31
Lake Breeze Ln	0.12
Lyons Ln	0.20
Saw Grass Rd	0.14
Shady Dunes	0.27
South Highland Dr	0.69
Sunset Trl	0.17
Timmy Dr	0.10
Whispering Pines	0.13
Total	4.37

Legend	
	Private Unpaved Roads
	Local Unpaved Roads
	Local Paved
	Local Unpaved
	Private, Paved

