

# AGENDA

Grand Haven Charter Township Planning Commission  
Monday, August 17, 2015 – 7:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the August 3, 2015 Meeting Minutes
- V. Correspondence
  - A. Notice of Amendment to the Robinson Township Master Plan
- VI. Public Comments/Questions on Agenda Items Only (Limited to 3 minutes)
- VII. Old Business
  - A. Rezoning application – Grand Haven Financial Center – RR to SP
- VIII. New Business
  - A. Platted Land Division application – Geneva
  - B. Proposed Future Land Use Map Amendments – Southeast Quadrant
  - C. Proposed Future Land Use Map Amendments – Northwest Quadrant
  - D. Proposed Future Land Use Map Amendments – Northeast Quadrant
- IX. Reports
  - A. Attorney’s Report
  - B. Staff Report
    - Community Engagement Subcommittee update
  - C. Other
- X. Extended Public Comments/Questions on Non-Agenda Items Only (Limited to 4 minutes)
- XI. 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  
AUGUST 3, 2015

I. CALL TO ORDER

Robertson called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:33 p.m.

II. ROLL CALL

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

Members absent: Kantrovich, LaMourie, and Reenders

Also present: Fedewa and Attorney Bultje

**Motion** by Wilson, supported by Taylor to appoint Robertson as temporary Chairperson.  
**Which motion carried.**

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

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

**Without objection**, the minutes of the July 6, 2015 meeting were approved.

V. CORRESPONDENCE – Kurburski Letter

- Fedewa provided an explanation of the Ottawa County Road Commission property that is for sale.
- Wilson provided background information on real estate matters.

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Rezoning application – Grand Haven Financial Center – RR to SP

Wilson noted a conflict of interest—managing member of Grand Haven Financial Center. However, if Wilson stepped down there would not be a quorum for the public hearing, and the public is present for the hearing of this proposed rezoning. Therefore, upon the advice of Attorney Bultje, for the purposes of holding the public hearing Wilson will remain seated and allowed to participate in order to achieve quorum. This is done with the understanding that no motions will be adopted after this public hearing due to the conflict of interest.

Fedewa provided an overview through a memorandum dated July 30<sup>th</sup>.

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

The applicant, Steve Wilson, a managing member of Grand Haven Financial Center, was present and available to answer questions.

- Noted that Grand Haven Financial Center intends to utilize the building solely in an office capacity.

Chuck and Connie Westra – 17056 Ferris Street, Grand Haven:

- Concerned the proposed rezoning will affect the zoning of their property.
  - Fedewa explained the proposed rezoning only applies to the applicants property, and does not affect the zoning of adjacent parcels.
- Has no objection to the proposed rezoning.

The Rezoning application was discussed by Commissioners and focused on:

- Questioned other uses that may be permitted in the Service/Professional zoning district.
  - Fedewa described the various permitted uses in the SP zoning district.
- Questioned the possibility of future land divisions, which may lead to additional development in that location.
  - Fedewa indicated that land divisions may be possible, but the existing building is situated in the center of the property. Therefore, the building will likely need to be razed in order for future development to occur. Additionally, any child parcels that are created would be zoned SP and must comply with the permissible uses in that district.

Robertson closed the Public Hearing at 7:53 p.m.

## VIII. OLD BUSINESS

### A. Rezoning application – Grand Haven Financial Center – RR to SP

**Motion** by Kieft, supported by Gignac to table the application until quorum is met at a future Planning Commission meeting. **Which motion carried.**

## IX. NEW BUSINESS

### A. Piper Lakes PUD Extension Request

Fedewa provided an overview through a memorandum dated July 30<sup>th</sup>.

The extension request was discussed by Commissioners and focused on:

- Inquired if the developer will receive the DEQ permit.
  - Staff understands that a public hearing has been held on the matter and the developer anticipates receipt of the permit soon.

**Motion** by Taylor, supported by Kieft 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. **Which motion carried.**

#### B. Proposed Future Land Use Map Amendments – Southwest Quadrant

Fedewa provided an overview through a memorandum dated July 30<sup>th</sup>.

The proposed amendments were discussed by Commissioners and focused on:

- The Commissioners anticipate the need to review and discuss the Lincoln Street Corridor at length due to the increased development and M-231 Bypass.
- Noted that staff presented good information and agrees with the proposed amendments to the Southwest Quadrant. The proposals will be forwarded to LIAA for inclusion with the Resilient Master Plan Update, which must be reviewed, and approved by the Township Board.

### X. REPORTS

#### A. Attorney Report - None

#### B. Staff Report

- Industrial Parking Requirements
  - Current ordinance is more restrictive than other municipalities in Ottawa County.
  - Further research is needed to identify a parking schedule that is appropriate for Grand Haven Township.
- Next Resilient Grand Haven Meeting – Wed, Aug 26<sup>th</sup> @ 7pm in GHT Board Room

#### C. Other

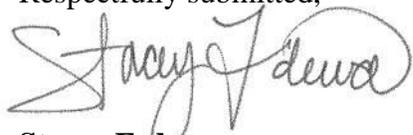
- The Township Boards recently approved the agreement to terminate the 30-year leasehold agreement on the so-called Witteveen Trust Property, which will impact the Community Engagement Subcommittee. As such, Robertson recommends the Subcommittee postpone its activity until the Board provides further direction.

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

XII. ADJOURNMENT

**Without objection**, the meeting adjourned at 8:16 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Stacey Fedewa". The signature is written in a cursive style with a large, looping initial "S".

**Stacey Fedewa**

Acting Recording Secretary



**Robinson Township**  
Ottawa County

August 1, 2015

Grand Haven Charter Township  
Adam Katrovich, Chairman  
Planning Commission  
13300 – 168<sup>th</sup> Avenue  
Grand Haven, MI 49417

Dear Adam:

In accordance with the requirements of Section 39 (MCL 125.3839) of the Michigan Planning Enabling Act, this communication is to notify you that Robinson Township is initiating the process of amending the Robinson Township Master Plan, adopted in 2008, to include a subarea plan. The subarea plan will focus on future land use within the Township of lands surrounding the future M-231 interchanges.

Please find enclosed the approved copy of the M-231 Sub-Area Plan which has been approved by the Robinson Township Board on July 8, 2015.

Sincerely,

Tracy Mulligan, Supervisor  
Robinson Township

mlr

enclosure: M-231 Sub-Area Plan



GRAND HAVEN CHARTER TOWNSHIP

# Community Development Memo

DATE: August 13, 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

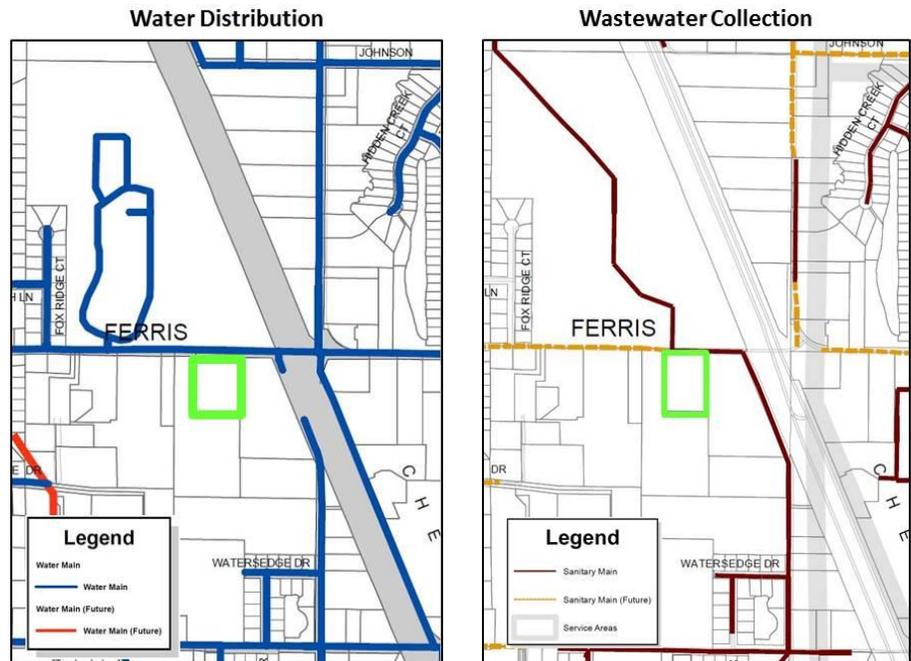
The applicant is currently occupying the building in an office capacity, and intends to maintain said use. The only potential change that may occur is the addition of an accessory building in the rear yard. The size of this accessory building would be extremely limited if the parcel remains in the RR 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 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

If the Planning Commission finds the rezoning application meets the applicable standards, the following motion can be offered:

**Motion** to recommend the Township Board approve the Grand Haven Financial Center rezoning application of Parcel No. 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.

If the Planning Commission finds the rezoning application does not meet the applicable standards, the following motion can be offered:

**Motion** to recommend the Township Board deny the Grand Haven Financial Center rezoning application of Parcel No. 70-07-09-400-005 from Rural Residential (RR) to Service/Professional (SP) because the application does not meet the 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.



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

# Community Development Memo

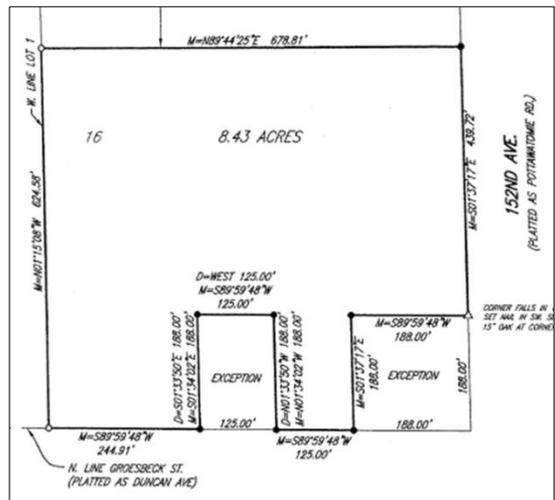
DATE: August 13, 2015  
 TO: Planning Commission  
 FROM: Stacey Fedewa, Planning & Zoning Official  
 RE: Platted Lot Division Application

## BACKGROUND

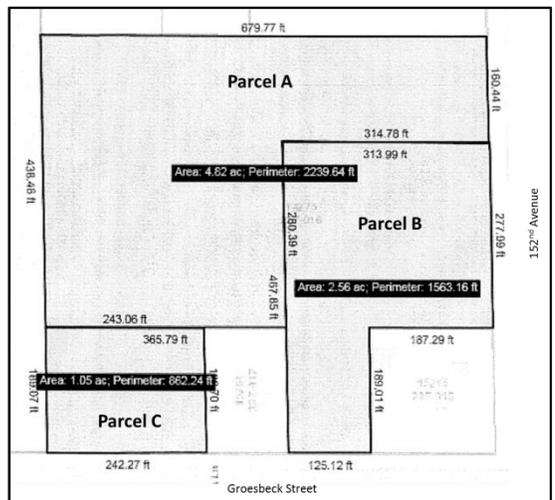
Christopher Geneva purchased 14275 152<sup>nd</sup> Avenue in March 2013. The site is an 8.34 acre lot on the NW corner of 152<sup>nd</sup> Avenue and Groesbeck Street. The parent parcel is zoned R-2 Single Family Residential.

The applicant is requesting to divide the parent parcel into three child parcels (*limited to 4 divisions*):

- A. 4.82 acres
- B. 2.56 acres
- C. 1.05 acres



Location Map



There are two types of land divisions— unplatted and platted. All unplatted (*i.e., metes and bounds legal description*) land divisions are processed by the Township Assessor, and must meet the requirements of the Land Division Act.

A platted lot division occurs when a subdivision has already been created, and a property owner wants to further subdivide a lot. In this case, the lot is part of the Borck’s Supervisor Plat No. 1.

**SUBDIVISION CONTROL ORDINANCE**

Platted lot divisions are governed by Section 4.10 of the Township’s Subdivision Control Ordinance.

This Section includes eight requirements, and all lots within a plat shall be designed and laid out as follows:

1. Conform to Zoning. The lot width, depth, and area shall not be less than required by the Zoning Ordinance for the zone in which the plat is located, except where outlots are provided for some permitted purpose.

R-2 Zoning		Parcel A	Parcel B	Parcel C
Min Lot Area	13,000 SqFt	4.82 Acres	2.56 Acres	1.05 Acres
Min Lot Width*	160 Feet	160.44 Feet	125.12 Feet & 277.99 Feet	242.27 Feet
Front Setback	50 Feet	Meets Standard	Meets Standard	Meets Standard
Rear Setback	50 Feet	Meets Standard	Meets Standard	Meets Standard
Side Setback	10 Foot Min & 25 Foot Total	Meets Standard	Meets Standard	Meets Standard

\*Increased to 160 feet for lots which abut and are accessed from public streets which are classified as State Trunkline, County Primary, or County Local by the Ottawa County Road Commission (*amended by ordinance no. 498 effective August 21, 2011*)

2. Lot Lines. Side lot lines shall be as close to right angles to straight streets and radial to curved streets as practical.

**The proposed child parcels appear to meet this standard.**

3. Depth Related to Width. The lot depth shall not exceed four times the lot width. An exception to this limitation may be granted by the Township Board on recommendation from the Planning Commission, based upon a consideration of the following factors:
  - a. The topographical conditions of the lot;
  - b. The physical conditions of the lot; and
  - c. The compatibility of the lot with surrounding land.

The lot depth ratio for the narrowest portion of Parcel A is just shy of the 1:4 requirement ( $1:4 = 641.76$ ; lot depth = 679.77 feet). However, the lot width for the majority of Parcel A (i.e., 75%) is 438.46 feet, which easily meets the 1:4 requirement. The Planning Commission must determine if this standard has been met.

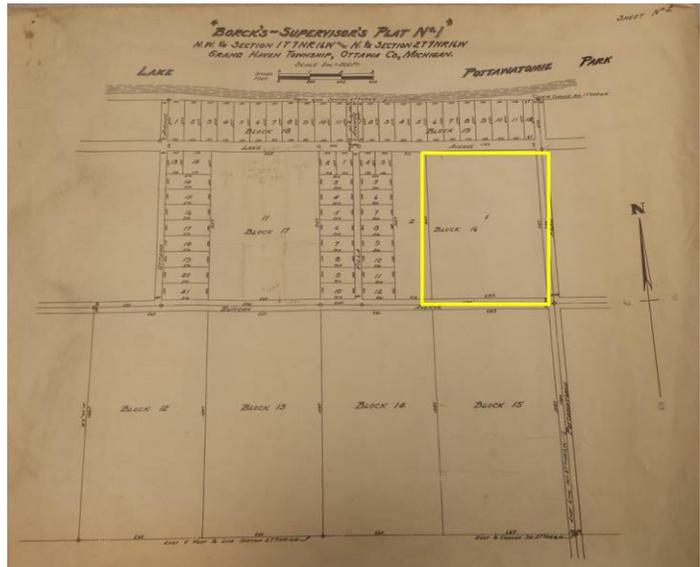
4. Uninhabitable Areas. Lands in the flood plain or otherwise deemed by the Township Board, on recommendation from the Planning Commission, to be uninhabitable shall not be platted for residential purposes, for any use which may increase the flood hazard, or for any use that may increase the danger to health, life, or property. Such land within a subdivision shall be set aside for other uses, such as parks or other open space.

**There are no floodplains or wetlands present.**

5. Outlot. Any restrictions on the use of outlots shall be submitted to the Township Board for review and approval and shall be recorded at the time that the plat is recorded.

**No outlot's proposed.**

6. Back-Up Lots. Lots shall back into such features as limited access highways, shopping centers, or industrial properties; unless a secondary access is provided. Such lots shall contain a landscaped easement along the rear lot line, at least twenty (20) feet wide, to restrict access, to minimize noise and to protect outdoor living areas. Lots extending through a block and having frontage on two subdivision streets are prohibited.



**All surrounding parcels zoned R-2, and the same parcels are master planned as Medium Density Residential. There are no limited access highways, shopping centers, or industrial properties abutting this site. The lot does not extend through a block, or have frontage on two subdivision streets.**

7. Lot Division.
  - a. Prohibition of Division. No lot, outlot or other parcel of land located in a recorded plat shall be further partitioned or divided unless such partition or division is first approved by the Township Board, after review and consideration by the Planning Commission. No lot, outlot or other parcel of land located in a recorded plat shall be further partitioned or divided into more than four parts.

**The applicant is requesting three divisions, which is under the maximum of four divisions.**

- b. Application for Permission. Any proprietor who desires to partition or divide a lot, outlot or other parcel of land located in a recorded plat shall first make application to the Township Board in writing on such application form or forms as shall be provided by the Township. The application shall be filed with the Township and shall include a detailed statement of the reasons for the requested partition or division and a sketch map or maps prepared in scale showing the proposed division or partition and all adjoining lots, streets and parcels of land.

**The applicant's statement that describes the reason for the requested division is:**

- i. *The original purchase of the 8.43 acres with the plan to put up a large sq ft secluded home with multi exterior buildings has been scaled back*
- ii. *Person buying the division on 152nd is a current Grand Haven Township resident who was turned down for a addition on his house - and will move out of the township if we do not pass this proposed split*
- iii. *Same person is looking for a minimum amount of land which is fully supported by the current land division*
- iv. *Additional split on Groesbeck is to sell and speed the process for myself to build on the balance of the original plot*

**A survey of the existing lot, and a map of the proposed divisions are included with the packet.**

- c. Building Permit. No building permit shall be issued to any proprietor or any other person, firm, association, or corporation with reference to the lot, outlot or other parcel of land which is to be divided unless the partition or division shall first have been approved by the Township Board.

**The land is currently vacant, and no building permit applications have been received.**

- d. Conditions. In granting its approval for any such requested division or partition, the Township Board may condition its approval with such reasonable conditions as shall be deemed desirable by the Township Board and which are in accordance with the purposes of the Land Division Act.

**Staff recommends one condition for Parcel B—no driveway access shall be permitted onto Groesbeck Street because it does not meet the minimum lot width requirement.**

8. Frontage. All lots shall front upon a public street. Private roads shall be prohibited unless approved pursuant to Section 4.2.1 above.

**All lots have frontage on public streets. No private streets available to access.**

## RECOMMENDATION

If the Planning Commission finds that all requirements of Section 4.10 of the Subdivision Control Ordinance have been met, the following motion may be offered:

**Motion** to recommend to the Township Board approval with conditions of the Christopher Geneva Platted Lot Division application for land located at Parcel No. 70-07-02-227-016, which is commonly known as 14275 152<sup>nd</sup> Avenue. The recommendation is based on the application meeting the requirements of the Grand Haven Charter Township Subdivision Control Ordinance and Zoning Ordinance. The approval is conditioned upon:

1. Parcel B shall not have driveway access onto Groesbeck Street because it does not meet the minimum lot width requirement. Driveway access shall only be granted onto 152<sup>nd</sup> Avenue.
2. All residential dwellings shall connect to municipal water.
3. Legal descriptions for each child parcel must be provided.

If the Planning Commission finds that all requirements of Section 4.10 of the Subdivision Control Ordinance have not been met, the following motion may be offered:

**Motion** to recommend the Township Board deny the Christopher Geneva Platted Lot Division application for land located at Parcel No. 70-07-02-227-016, which is commonly known as 14275 152<sup>nd</sup> Avenue. The recommendation is based on the application not meeting the requirements of the Grand Haven Charter Township Subdivision Control Ordinance and Zoning Ordinance.

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



GRAND HAVEN CHARTER TOWNSHIP  
PLATTED LOT DIVISION APPLICATION

This form is designed to comply with section 4.10 of the Grand Haven Township Subdivision Control Ordinance

Fee – \$125.00 plus a \$300.00 escrow

**Property Owner Information**

Name or Names (as listed on the Deed)

Name Christopher Geneva  
Address 15506 160<sup>th</sup> Ave  
City Grand Haven State MI Zip Code 49417

**Applicant information (if different from owner)**

Contact Person's Name \_\_\_\_\_  
Business Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Location of parcel to be divided**

Address 14275 152<sup>nd</sup> Ave Grand Haven, MI 49417  
Road Name 152<sup>nd</sup> Ave  
Parent Parcel Number 70-07-02-227-016  
Current Zoning R-2  
Legal Description of Parent Parcel: (attach extra sheets if needed)

**Proposal: Describe the division(s)**

- A. Total number of new parcels requested (i.e. parent parcel plus splits) 3
- B. Intended use of property (residential, commercial, etc.) Residential
- C. Each parcel created by this division will be provided with public access as follows (check one):  
 each parcel would have 160 feet of frontage on an **existing** public road.  
 each parcel would have \_\_\_\_\_ feet of frontage on a **new** public road.  
 Proposed road name\* \_\_\_\_\_  
*\*(Any new road name cannot duplicate an existing road name)*
- D. Municipal water: Will any of the new parcel (s) be serviced by municipal water? \_\_\_\_\_  
 If yes, where will the service line(s) be located? (indicate on map).
- E. Attach a legal description of the proposed access by a new road.
- F. Attach a legal description of the parcel being divided
- G. Attach a legal description for each proposed new parcel (attach extra sheets if needed)

**Attachments:** (all attachments must be included) letter each attachment as shown here

- A. A survey, sealed by a professional surveyor at a scale of 1" = 150' of proposed division(s):  
 The survey or map must show all of the following information:
  1. lot boundaries
  2. the proposed division(s)
  3. dimensions of the proposed divisions
  4. existing and proposed road rights-of-way
  5. easements of public utilities from each parcel to existing public utility facilities
  6. any existing improvements (buildings, wells, septic system, driveways, etc.)



GRAND HAVEN CHARTER TOWNSHIP

DISTANCE OF BUILDINGS FROM LOT LINES MUST SHOW ON MAP

- 7. means of access to property
- 8. municipal water and/or sewer services if available.
- B. History of previous splits of the parent parcel (*if any*) (*note: no lot may divided more than four times*)
- C. Indication of approval, or permit from County Road Commission, MDOT, or respective township street administrator, for each proposed new road.
- D. Evidence of all interest of ownership or land contract.
- E. Application fee

**AFFIDAVIT** and permission for municipal, county and state officials to enter the property for inspections:

I agree the statements made above are true, and if found not be true this Application and any approval will be void. Further, I agree to give permission for officials of the municipality, county and State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the Application is correct at a time mutually agreed with the Applicant. Further, I understand this is only a parcel division which conveys only certain rights under the applicable local Subdivision Control Ordinance, the local Zoning Ordinance, and the State Land Division Act (*formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1966, amended by P.A. 87 of 1997), MCL 560.101, et.seq.*) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Further even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed the divisions made here must comply with the new requirements (*apply for division approval again*) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is build upon before the changes to laws are made.

Signature(s) of Applicant(s):

\_\_\_\_\_ Date 8/4/15  
 \_\_\_\_\_ Date 8/11/15  
 \_\_\_\_\_ Date \_\_\_\_\_

**DO NOT WRITE BELOW THIS LINE:**

**Reviewer's action:** \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_

\_\_\_\_\_ Approved Conditions, if any:

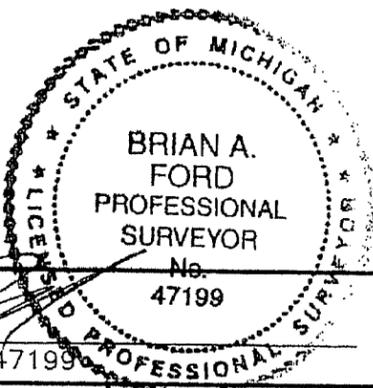
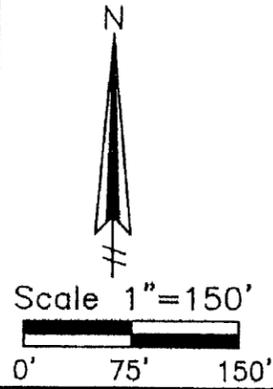
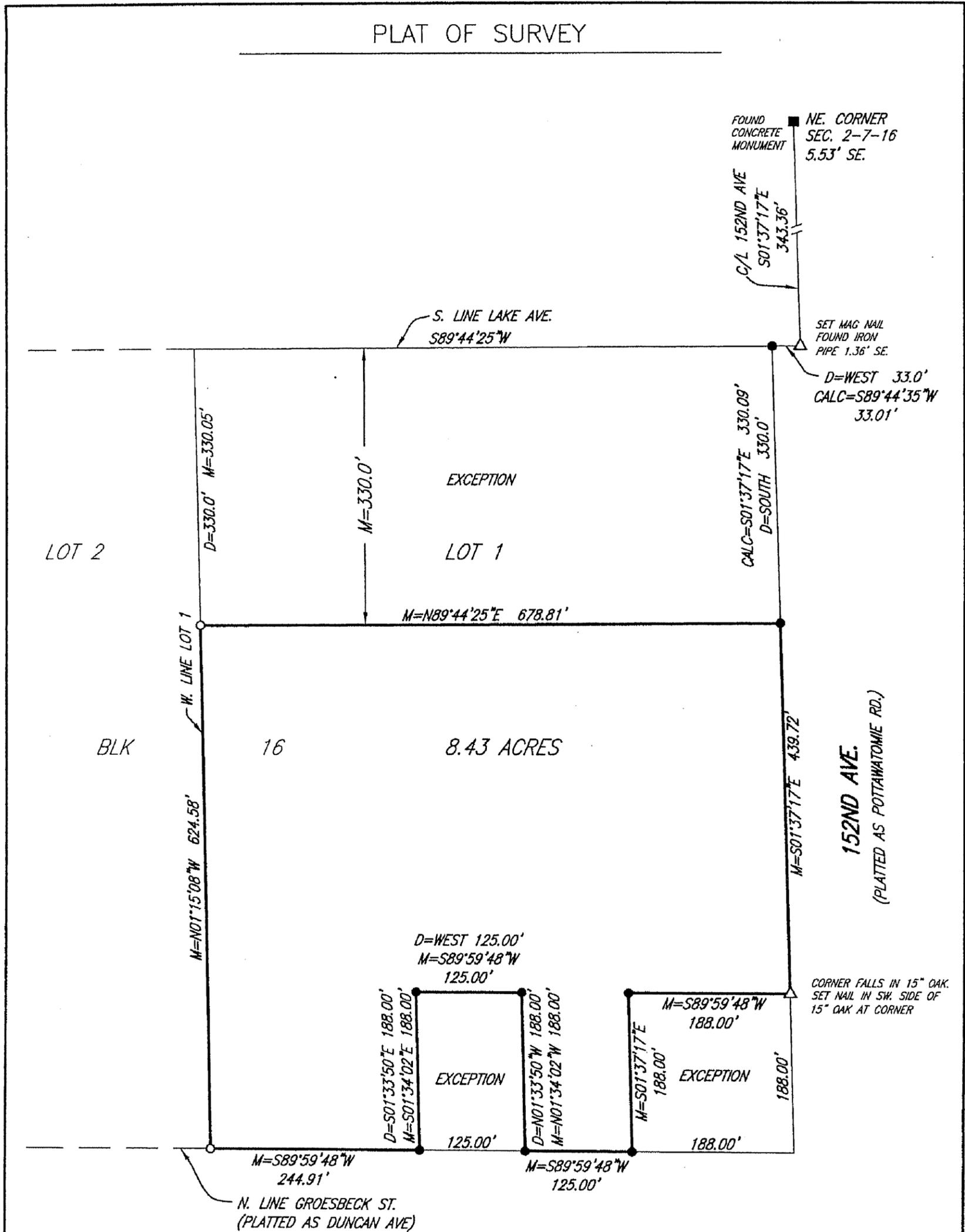
\_\_\_\_\_ Denied: Reasons: (cite S):

Number of Divisions Allowed: \_\_\_\_\_

Number of Divisions Requested: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

PLAT OF SURVEY



Brian A. Ford Professional Surveyor No. 47199

REF: CHRIS GENEVA/TRUST

Milanowski and Englert  
Engineering and Surveying, Inc.  
927 Beechtree Street, Suite 3  
Grand Haven, Michigan 49417  
Phone(616)847-4070 Fax(616)847-6626

FOR GREENRIDGE REALTY INC.

Sec. 2-7-16 GRAND HAVEN TWP.

DATE 2-26-2013 DRAWN BY TV

SHEET 1 of 2 JOB NO. 14665

I certify that I have surveyed the land as described and shown hereon and that there are no visible encroachments except as shown and that the requirements of P.A. 132 have been complied with.  
Error of Closure \_\_\_\_\_  
Basis of Bearings \_\_\_\_\_  
This survey was made from the legal description shown above. The description should be compared with the Abstract Title or Title Insurance Policy for accuracy, easements and exceptions.

LEGEND

□	SET CON. MON
■	FOUND CONC. MON
○	SET CAPPED IRON
△	SET MAG NAIL
●	FOUND IRON
●	SET CUT "X"
P.	PLATTED
M.	MEASURED
D.	DESCRIBED
CALC.	CALCULATED

PLAT OF SURVEY

LAND SITUATED IN GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN AND DESCRIBED AS FOLLOWS: PART OF THE NORTH FRACTIONAL 1/2 OF SECTION 2, TOWN 7 NORTH, RANGE 16 WEST, DESCRIBED AS: COMMENCING AT A POINT 33 FEET WEST AND 330 FEET SOUTH OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF LAKE AVENUE AND THE EAST LINE OF SECTION 2; THENCE SOUTH TO THE NORTH LINE OF DUNCAN AVENUE; THENCE WEST 683 FEET; THENCE NORTH TO A POINT 330 FEET SOUTH OF THE SOUTH LINE OF LAKE AVENUE; THENCE EAST TO POINT OF BEGINNING, EXCEPT A PARCEL 188 FEET NORTH AND SOUTH BY 188 FEET EAST AND WEST IN THE SOUTHEAST CORNER THEREOF. BEING A PART OF LOT 1, BLOCK 16 OF BORCK'S SUPERVISOR'S PLAT NO. 1 RECORDED IN LIBER 8 OF PLATS ON PAGES 68 TO 70. EXCEPT A PART OF LOT 1 OF BLOCK 16 DESCRIBED AS: THE SOUTH 188.00 FEET OF THE EAST 438 FEET, BLOCK 16, BORCK'S SUPERVISOR'S PLAT NO. 1, SECTION 2, TOWN 7 NORTH, RANGE 16 WEST, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, MORE SPECIFICALLY DESCRIBED AS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 16 DUE WEST 313.00 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 16; THENCE DUE WEST 125.00 FEET; THENCE NORTH 01 DEGREES 33 MINUTES 50 SECONDS WEST 188.00 FEET; THENCE DUE EAST 125.00 FEET; THENCE SOUTH 01 DEGREES 33 MINUTES 50 SECONDS EAST 188.00 FEET TO THE POINT OF BEGINNING.



*Brian A. Ford*  
 Brian A. Ford Professional Surveyor No. 47199

REF: CHRIS GENEVA/TRUST

Milanowski and Englert  
 Engineering and Surveying, Inc.  
 927 Beechtree Street, Suite 3  
 Grand Haven, Michigan 49417  
 Phone(616)847-4070 Fax(616)847-6626

FOR GREENRIDGE REALTY INC.

Sec. 2-7-16 GRAND HAVEN TWP.

DATE 2-26-2013

DRAWN BY TV

SHEET 2 of 2

JOB NO. 14665

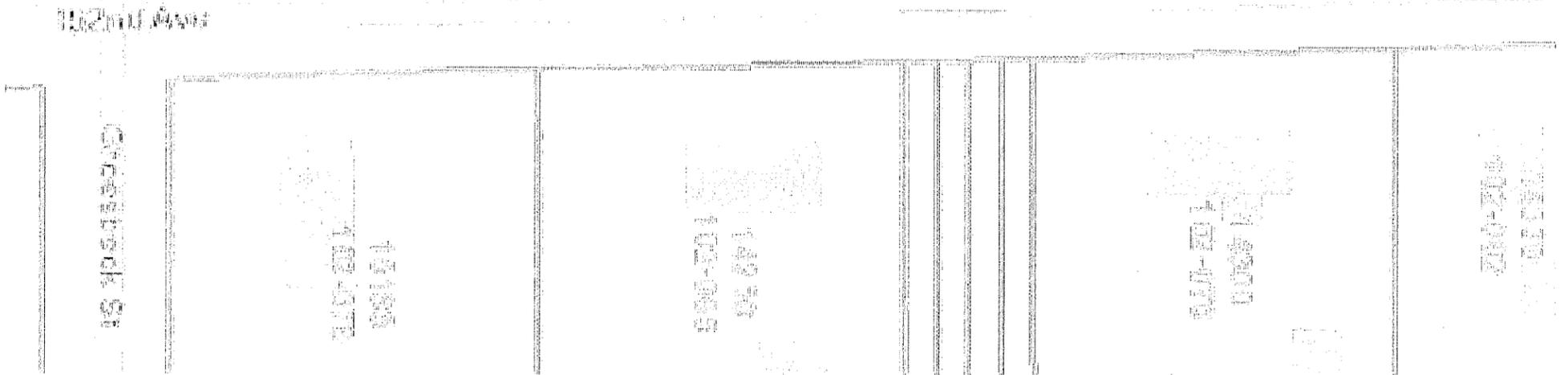
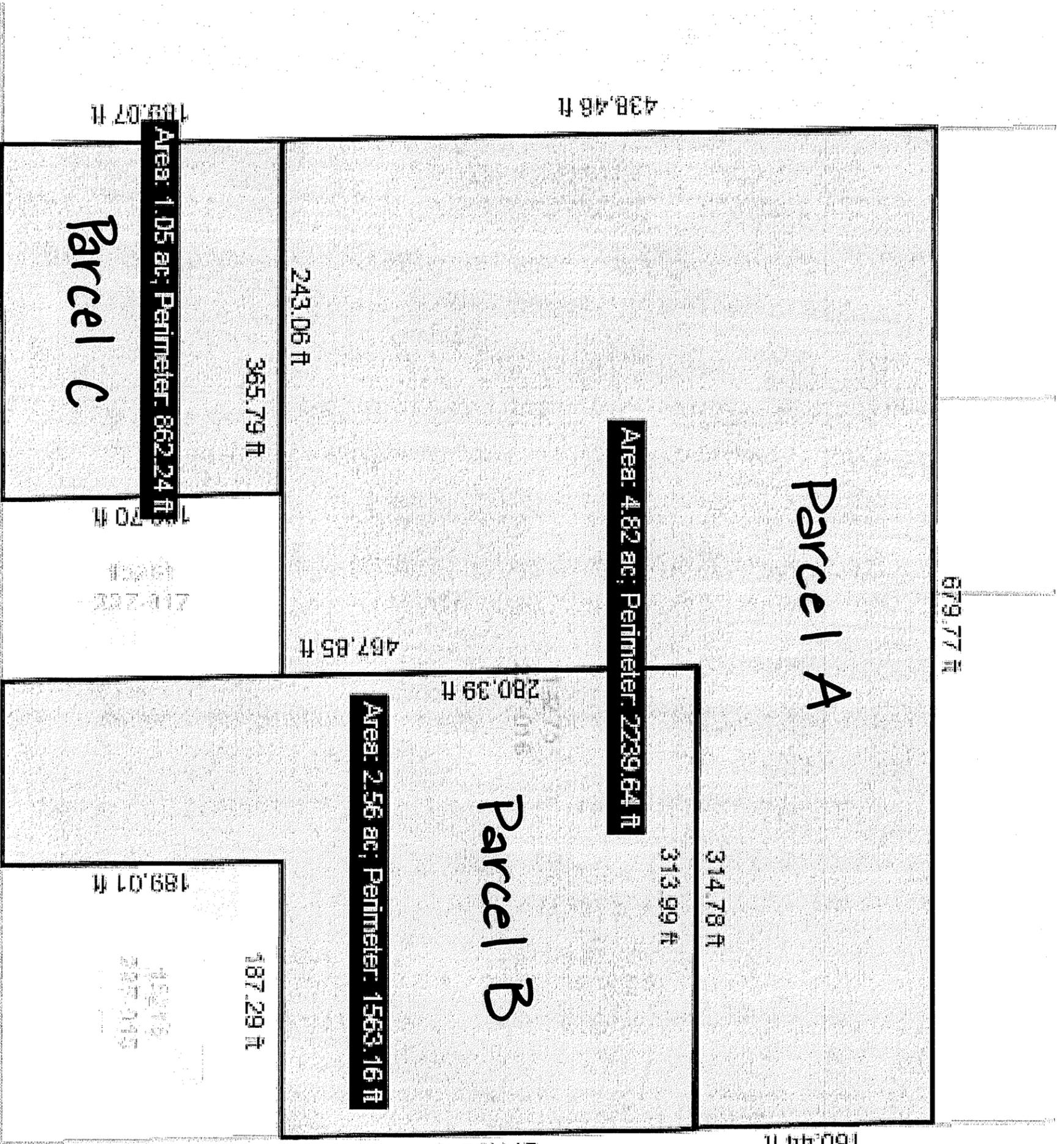
I certify that I have surveyed the land as described and shown hereon and that there are no visible encroachments except as shown and that the requirements of P.A. 132 have been complied with.

Error of Closure \_\_\_\_\_  
 Basis of Bearings \_\_\_\_\_

This survey was made from the legal description shown above. The description should be compared with the Abstract Title or Title Insurance Policy for accuracy, easements and exceptions.

**LEGEND**

- SET CON. MON
- FOUND CONC. MON
- SET CAPPED IRON
- SET MAG NAIL
- FOUND IRON
- SET CUT "X"
- P. PLATTED
- M. MEASURED
- D. DESCRIBED
- CALC. CALCULATED





# Community Development Memo

DATE: August 13, 2015

TO: Planning Commission

FROM: Stacey Fedewa, Planning & Zoning Official

RE: Proposed Future Land Use Map Amendments – Southeast 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
- The 1990, 1996, and 2005 FLU maps

## STATEMENTS OF PURPOSE

The Southeast Quadrant of the Township contains 5 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.

<b>Amendment No.</b>	<b>Proposed Amendment (from – to)</b>	<b>Reasoning for Amendment</b>
1	Removal of the Employment Park Overlay	<ul style="list-style-type: none"> <li>• M-45 aka Lake Michigan Drive is paved.</li> <li>• Rich Street and Winans Street are unpaved.</li> <li>• Municipal water is available.</li> <li>• Sanitary sewer is not available, but is master planned to extend into this area along M-45.</li> <li>• Aside from the Junk Yard that is located within this Employment Park zone, the other existing land uses are residential and active agriculture.</li> <li>• Development of an employment park would increase the development pressure on surrounding agricultural land. If the goal is to preserve agricultural land in this Quadrant then the Employment Park should be removed.</li> </ul>

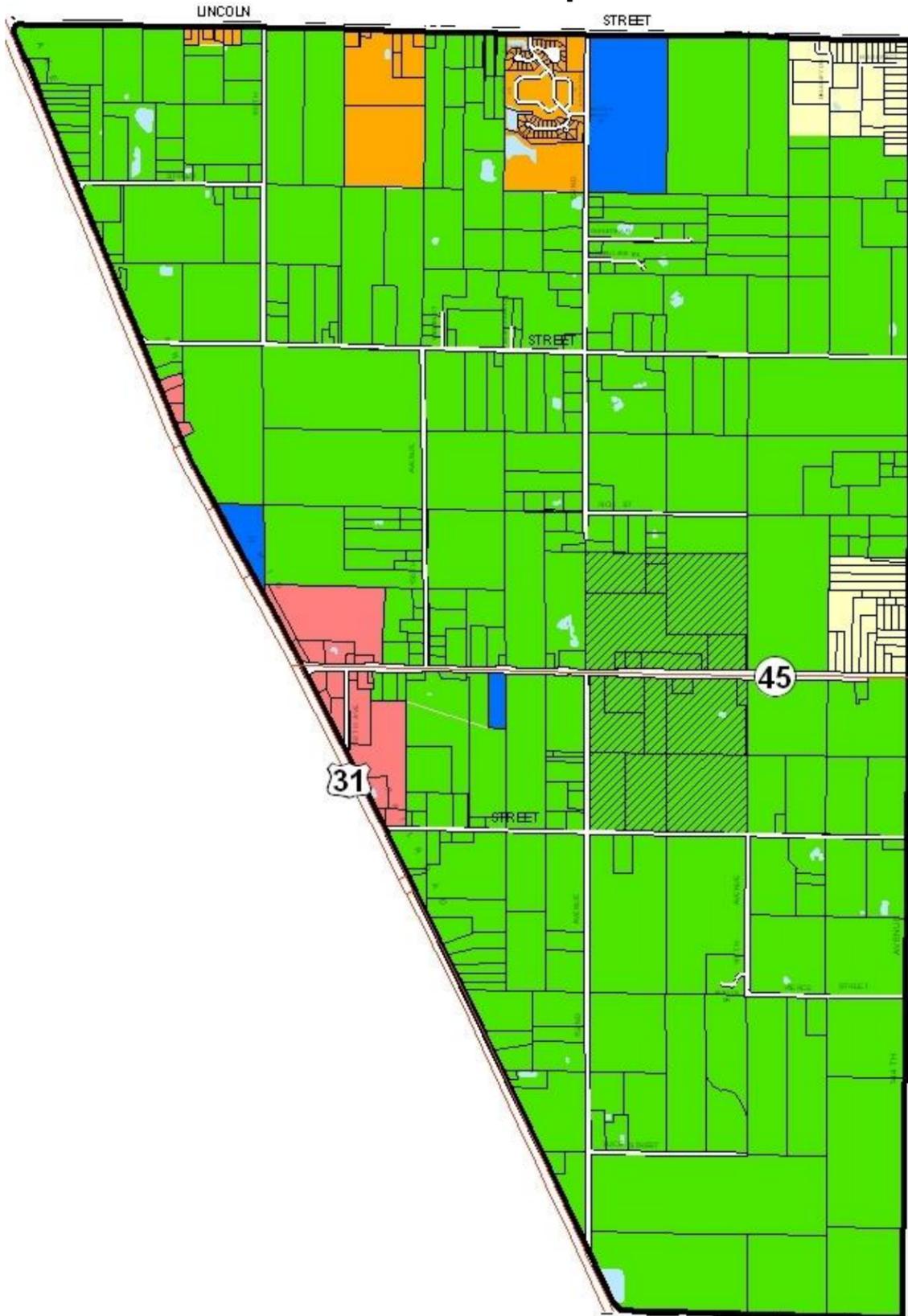
**RECOMMENDATION**

Staff requests the Planning Commission review the proposed amendment, 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.

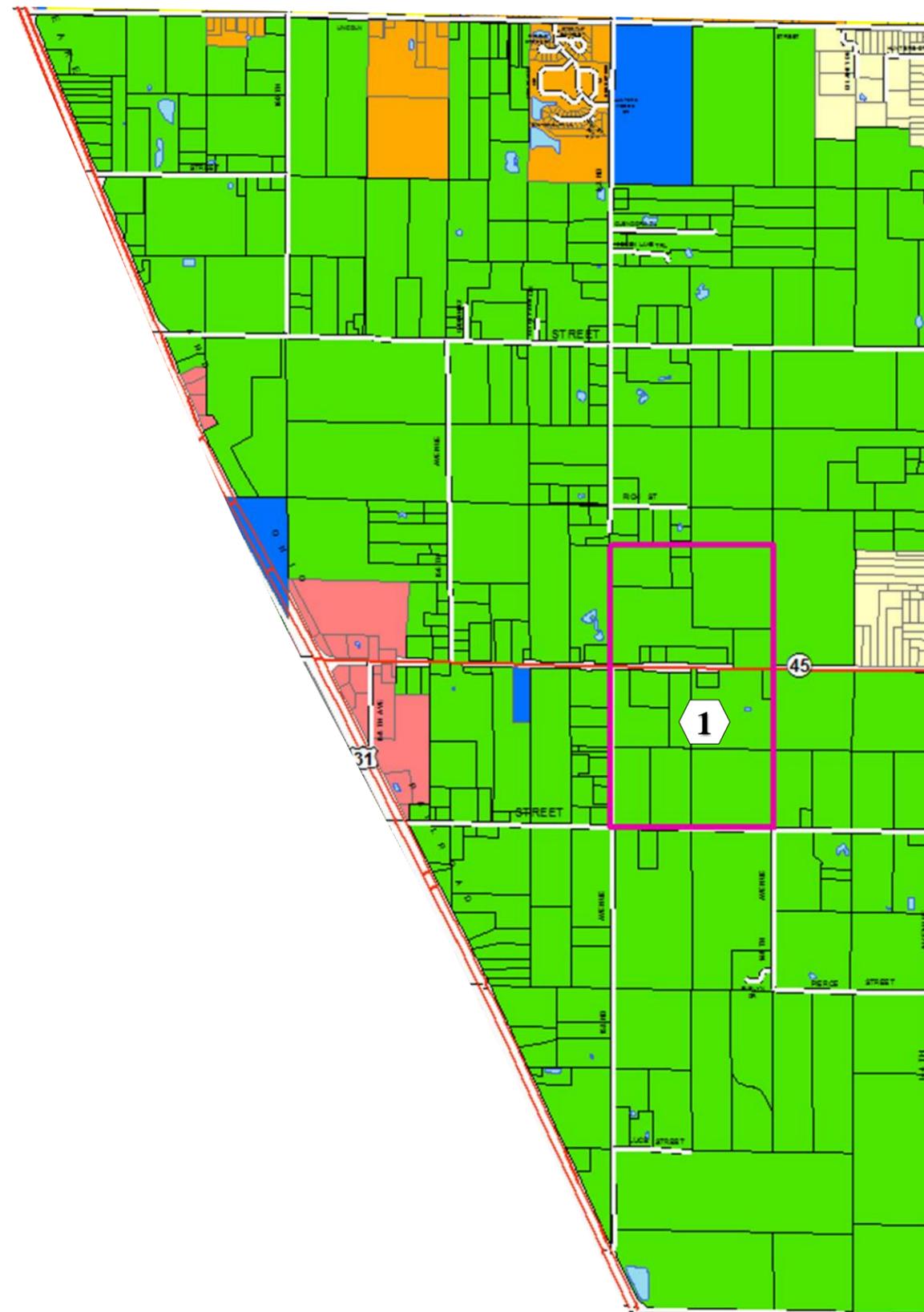
Please contact me prior to the meeting with questions or concerns.

# Southeast Quadrant

## 2009 FLU Map



## 2015 Proposed FLU Amendments



### Legend

Employment Park

### Future Land Use Districts - 2015

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



# Community Development Memo

DATE: August 13, 2015

TO: Planning Commission

FROM: Stacey Fedewa, Planning & Zoning Official

RE: Proposed Future Land Use Map Amendments – Northwest 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
- The 1990, 1996, and 2005 FLU maps

## STATEMENTS OF PURPOSE

The Northwest Quadrant of the Township contains all 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*

FLU District	Equivalent Zoning District	Infrastructure Features
		Municipal Water*
Low Density Residential (LDR)	Low Density Residential (LDR)	Paved Roads Natural Gas Municipal Water Sanitary Sewer*
Medium Density Residential (MDR)	R-1 Single-Family Residential	Paved Roads Natural Gas Municipal Water Sanitary Sewer*
	R-2 Single-Family Residential	
High Density Residential (HDR)	R-3 Two-Family Residential	Paved Roads Natural Gas Municipal Water Sanitary Sewer
	R-3.5 Restricted Multiple-Family Residential	
	R-4 Multiple-Family Residential	
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 Natural Gas Municipal Water Sanitary Sewer
	I-1A Corridor Industrial	
Extraction (E)	I-1 Industrial	Paved Roads Natural Gas Municipal Water Sanitary Sewer
	I-1A Corridor Industrial	

\* 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 NW Quadrant alongside the 2015 Proposed FLU Amendments map. The suggested amendments are numbered (I-12) and the affected parcels are outlined in pink. 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 that should remain rural staff recommends identifying certain areas that can accommodate a higher density.

Also note, that staff recommends removing the Employment Park overlay. It was determined through the Special Joint Sessions with the Township Board and Planning Commission that it is premature for GHT to significantly expand industrial areas. This determination was also supported by the residential property owners within the affected zoned.

<b>Amendment No.</b>	<b>Proposed Amendment (from – to)</b>	<b>Reasoning for Amendment</b>
1	RR to LDR	<ul style="list-style-type: none"> <li>• Buchanan is paved</li> <li>• Municipal water is available</li> <li>• Transitional land uses MDR → LDR → RR → AG</li> </ul>
2	LDR to RR	<ul style="list-style-type: none"> <li>• Warner and Boulder Ln are unpaved</li> <li>• Municipal water is not available on Warner, but is available on 168<sup>th</sup> Avenue</li> <li>• Acts as a buffer for AG &amp; RR to south</li> </ul>
3	GI to C	<ul style="list-style-type: none"> <li>• Lincoln Street &amp; US-31 are paved</li> <li>• Municipal water and sanitary sewer are available</li> <li>• Existing land use (<i>Anlaan Corp</i>) includes an industrial storage yard, but constructed an office building that houses an engineering staff.</li> <li>• South = PQP cemetery; West = OS; North = C</li> <li>• Conversion and further development of this parcel lends itself to commercial rather than industrial.</li> <li>• Nearest industrial land uses are US-31/M-45 and Lakeshore Drive/Rosy Mound Drive.</li> </ul>
4	LDR to MDR	<ul style="list-style-type: none"> <li>• Retreat Drive and Lincoln Street are paved</li> <li>• Municipal water and sanitary sewer available</li> <li>• Existing residential development is MDR</li> <li>• Bounded by MDR and the Grand Haven Golf Course</li> </ul>
5	PQP to OS	<ul style="list-style-type: none"> <li>• Ferris Street is paved</li> <li>• Municipal water and sanitary sewer are available</li> <li>• Former Ottawa County Health Department Building, which was sold in 2015 to a private party</li> <li>• Recent rezoning application submitted (RR to SP)</li> </ul>
6	LDR to PQP	<ul style="list-style-type: none"> <li>• Parcel was purchased by GHAPS in late 2012</li> </ul>
7	PQP to MDR	<ul style="list-style-type: none"> <li>• Ottawa County Road Commission has listed this property for sale.</li> <li>• Prior FLU maps designated this area as:</li> </ul>

		<ul style="list-style-type: none"> <li>○ PUD Residential</li> <li>○ MHDR (<i>Medium-High Density Residential</i>)</li> <li>● Existing R-1 residential subdivision to the south supports an extension of R-1 to R-2 single family residential development.</li> <li>● Lakeshore Drive and Rosy Mound Drive are both paved.</li> <li>● Municipal water available on Lakeshore Drive</li> <li>● Sanitary sewer available on Rosy Mound Drive</li> </ul>
8	MDR to E	<ul style="list-style-type: none"> <li>● Lakeshore Drive is paved.</li> <li>● Municipal water is available.</li> <li>● Sanitary sewer is master planned to extend to this site.</li> <li>● Existing land use is extraction, and is owned by the same company that is actively mining the 100+ acres to the south.</li> <li>● If developed to MDR it will be extraordinarily close to an active extraction operation.</li> <li>● Parcel is only 100 feet wide, which does not provide much distance to establish a buffer between industrial and residential land uses.</li> </ul>
9	RR to GI	<ul style="list-style-type: none"> <li>● 168<sup>th</sup> Avenue is paved.</li> <li>● Municipal water is available.</li> <li>● Sanitary sewer abuts the north parcel, and is master planned to extend to both parcels.</li> <li>● Adjacent land uses to the west, north, and east are industrial.</li> <li>● Current property owner requested both parcels be master planned for industrial.</li> </ul>
10	MDR to HDR	<ul style="list-style-type: none"> <li>● Lakeshore Drive and the private roads within the 43 North apartments are all paved.</li> <li>● Municipal water and sanitary sewer are available.</li> <li>● The location of future HDR development is best suited as an extension of existing HDR.</li> <li>● Current zoning of this location is R-4 Multiple Family Residential, and extends to the Reender's Sons Subdivision.</li> <li>● Proposed change leaves a 750+ foot buffer of MDR for the existing Subdivision.</li> </ul>
11	MDR to HDR	<ul style="list-style-type: none"> <li>● Lakeshore Drive and the private roads within the 43 North apartments are all paved.</li> <li>● Municipal water and sanitary sewer are available.</li> </ul>

		<ul style="list-style-type: none"> <li>• The location of future HDR development is best suited as an extension of existing HDR.</li> <li>• The current zoning for the land in the City of Grand Haven that abuts this site is Transitional Industrial, and is master planned for Industrial. HDR is better suited to abut industrial property than MDR.</li> </ul>
12	Various	<ul style="list-style-type: none"> <li>• The 2009 Master Plan included the Robbins Road Sub Area Plan. This should have been noted as an overlay on the map rather than a land use.</li> <li>• Staff compared prior FLU maps, the recommended land uses found in the Sub Area Plan, current zoning, and existing land uses.</li> <li>• A large segment of the Sub Area Plan calls for Mixed Use, and staff notes that mixed use development is possible under the PUD Ordinance for HDR land uses.</li> <li>• See the attached map for proposed amendments.</li> </ul>

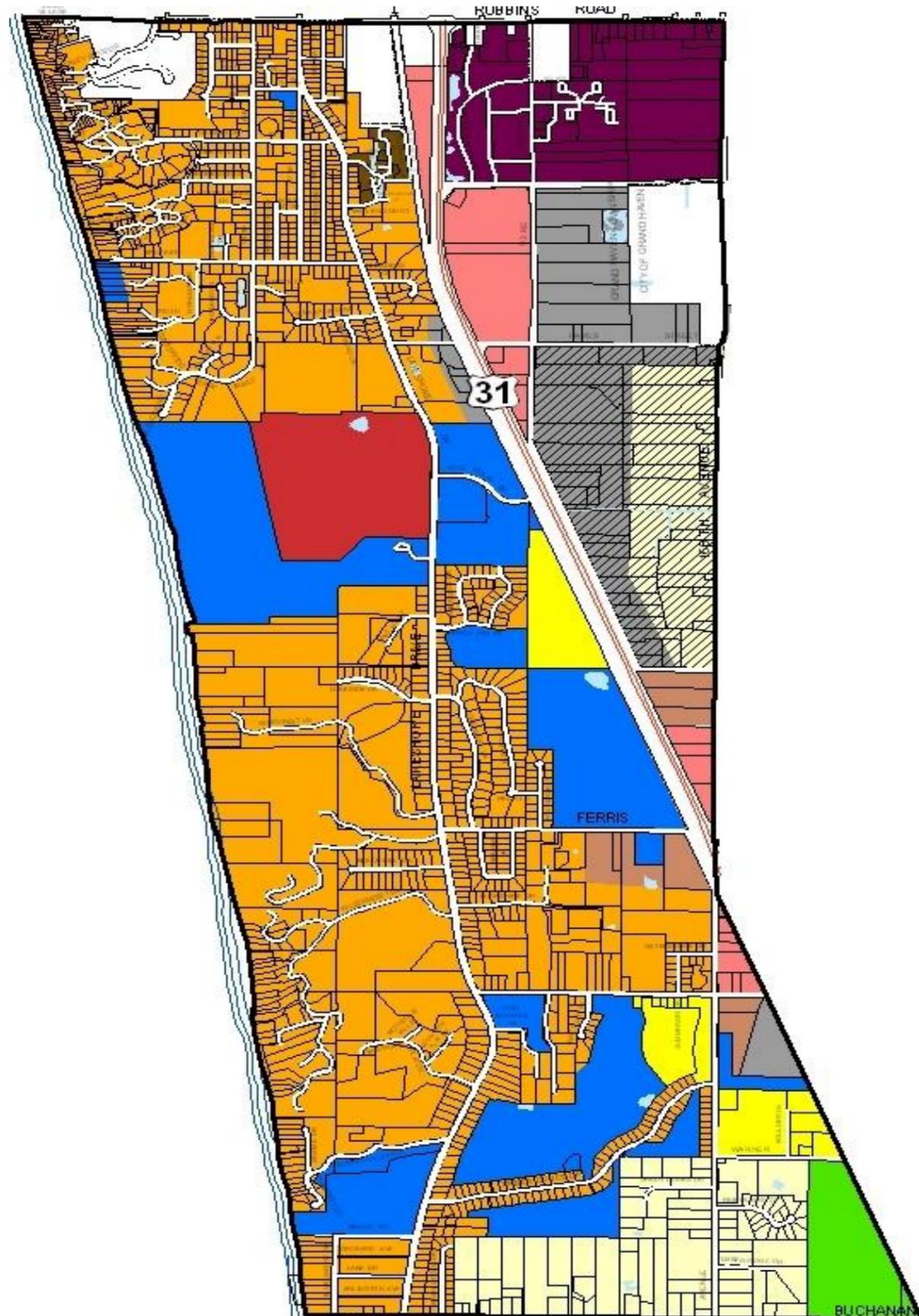
**RECOMMENDATION**

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.

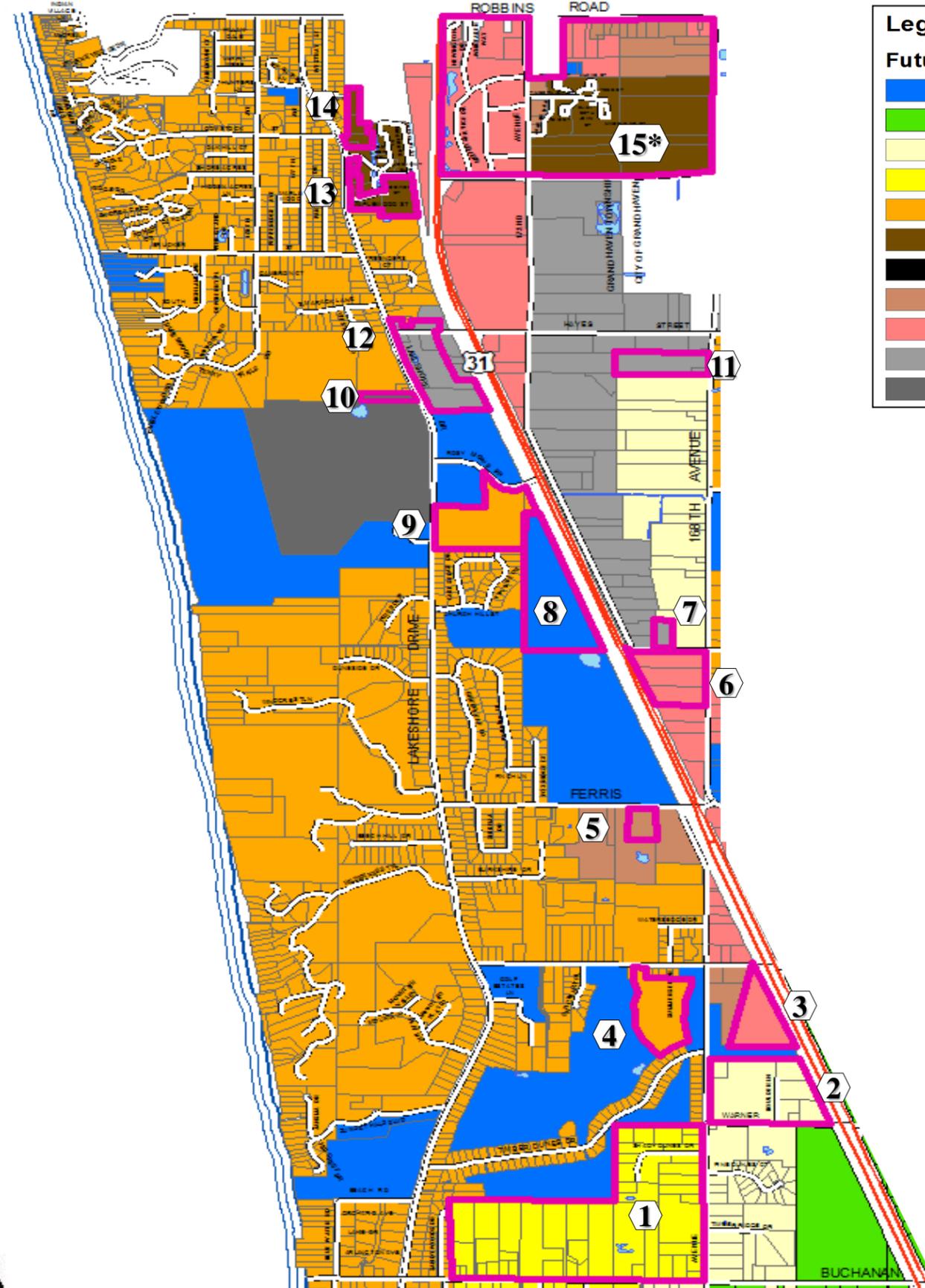
Please contact me prior to the meeting with questions or concerns.

# Northwest Quadrant

## 2009 FLU Map



## 2015 Proposed FLU Amendments



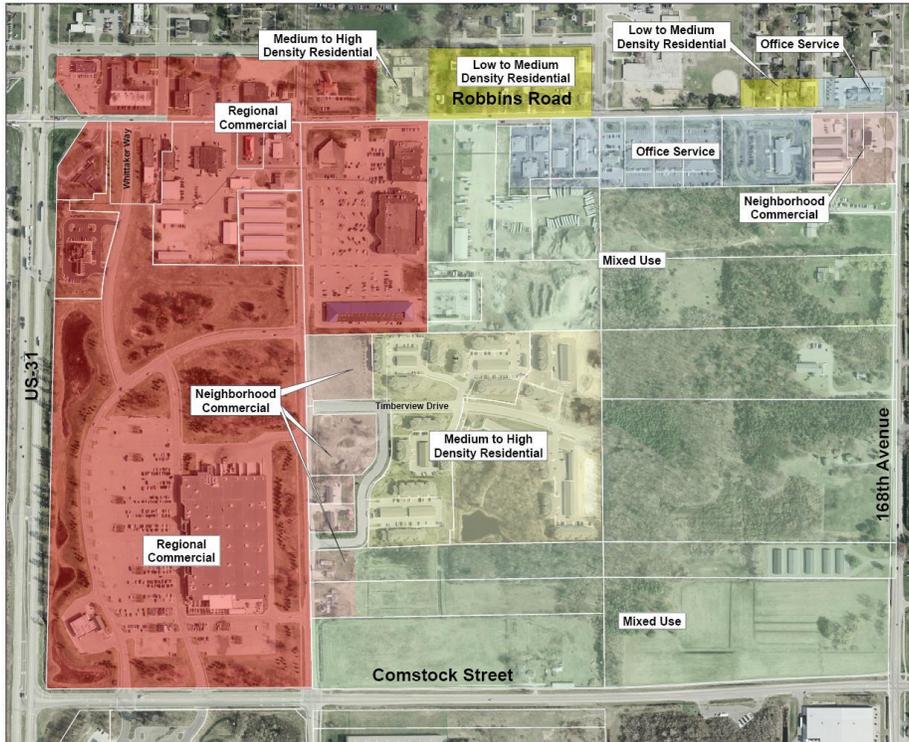
**Legend**

**Future Land Use Districts - 2015**

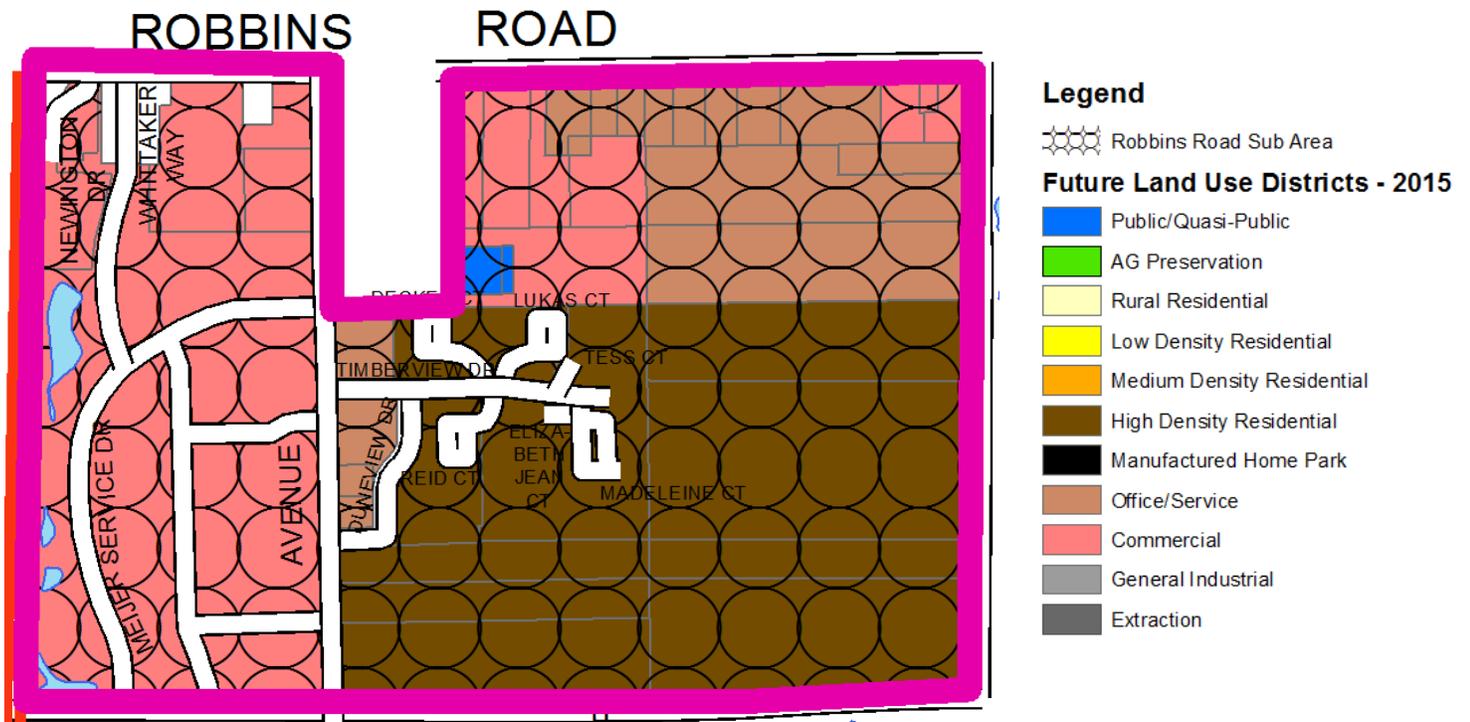
- Public/Quasi-Public
- AG Preservation
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home Park
- Office/Service
- Commercial
- General Industrial
- Extraction

# Northwest Quadrant – Robbins Road Sub Area

## 2009 Plan



## 2015 Proposed FLU Amendments





# Community Development Memo

DATE: August 13, 2015

TO: Planning Commission

FROM: Stacey Fedewa, Planning & Zoning Official

RE: Proposed Future Land Use Map Amendments – Northeast 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
- The 1990, 1996, and 2005 FLU maps

## STATEMENTS OF PURPOSE

The Northeast 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

FLU District	Equivalent Zoning District	Infrastructure Features
		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 Single-Family Residential	Paved Roads Natural Gas
	R-2 Single-Family Residential	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 Natural Gas
	I-1A Corridor Industrial	Municipal Water Sanitary Sewer
Extraction (E)	I-1 Industrial	Paved Roads Natural Gas
	I-1A Corridor Industrial	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 NE Quadrant alongside the 2015 Proposed FLU Amendments map. The suggested amendments are numbered (I-7) and the affected parcels are outlined in pink. 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 that should remain rural staff recommends identifying certain areas that can accommodate a higher density.

Amendment No.	Proposed Amendment (from – to)	Reasoning for Amendment
1	LDR to MDR	<ul style="list-style-type: none"> <li>• Lincoln Street and Ferris Street are paved.</li> <li>• Municipal water is available</li> <li>• Sanitary sewer is available nearby, master planned to extend to this area, and two recently approved PUD’s (<i>Copper Stone &amp; Lincoln Pines</i>) will be extending sewer through this area.</li> <li>• The NE Quadrant has the most residential development and availability of municipal water within the Township.</li> <li>• Should recent trends continue, this quadrant will continue to see more residential growth than any other area within the Township (<i>i.e., the area is “ripe” for development</i>).</li> <li>• If the Township’s goal is to preserve Agricultural land south of Lincoln Street, then land north of Lincoln Street should accommodate higher densities to alleviate that pressure.</li> </ul>
2	LDR to PQP	<ul style="list-style-type: none"> <li>• This parcel is currently being acquired by GHT through an MNRTF grant, and will be incorporated into the existing Hofma Park and Preserve.</li> </ul>
3	LDR to MDR	<ul style="list-style-type: none"> <li>• Johnson Street and is paved, but Whispering Pines Trail is unpaved.</li> <li>• Municipal water is available.</li> <li>• Sanitary sewer is available nearby, and master planned to extend to this site.</li> </ul>
4	PQP	<ul style="list-style-type: none"> <li>• The 2009 FLU map did not include the “islands” within the Grand River, which are within the GHT jurisdictional boundaries.</li> <li>• The majority of the other “islands” are owned by various public agencies, and are protected from development.</li> <li>• Staff recommends establishing a long-term goal of acquiring ownership of these two parcels in order to preserve the integrity of all the “islands” within the Grand River.</li> </ul>
5	PQP	<ul style="list-style-type: none"> <li>• The 2009 FLU map did not include the “islands” within the Grand River, which are within the GHT jurisdictional boundaries.</li> <li>• The majority of the other “islands” are owned by various public agencies, and are protected from development.</li> <li>• Staff recommends establishing a long-term goal of acquiring</li> </ul>

		ownership of this parcel in order to preserve the integrity of all the “islands” within the Grand River.
6	MDR to GI	<ul style="list-style-type: none"> <li>• 168<sup>th</sup> Avenue and Hayes Street are paved.</li> <li>• Municipal water is available.</li> <li>• Sanitary sewer is available.</li> <li>• Two of the three parcels have existing industrial uses.</li> <li>• The site abuts existing industrial land uses within the City of Grand Haven’s Industrial Park.</li> <li>• Staff understands that a private party has performed a wetland delineation on the southern parcel, and likely it cannot be developed due to the presence of certain wetland features. Should this be the case, that parcel will act as a buffer.</li> </ul>
7	AG to HDR	<ul style="list-style-type: none"> <li>• 164<sup>th</sup> Street, Pine Street, 163<sup>rd</sup> Street, Mitchell Street, Gary Avenue, and Comstock Street are all paved.</li> <li>• Municipal water is available.</li> <li>• Sanitary sewer is available nearby, and master planned to be extended into this area.</li> <li>• Prior FLU maps (1990, 1996, and 2005) have designated this site to be developed as HDR, and the property owner supports the conversion.</li> <li>• The City of Grand Haven has master planned the abutting parcels as Industrial, and Medium-to-High Density Residential.</li> </ul>

**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.

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

# Northeast Quadrant

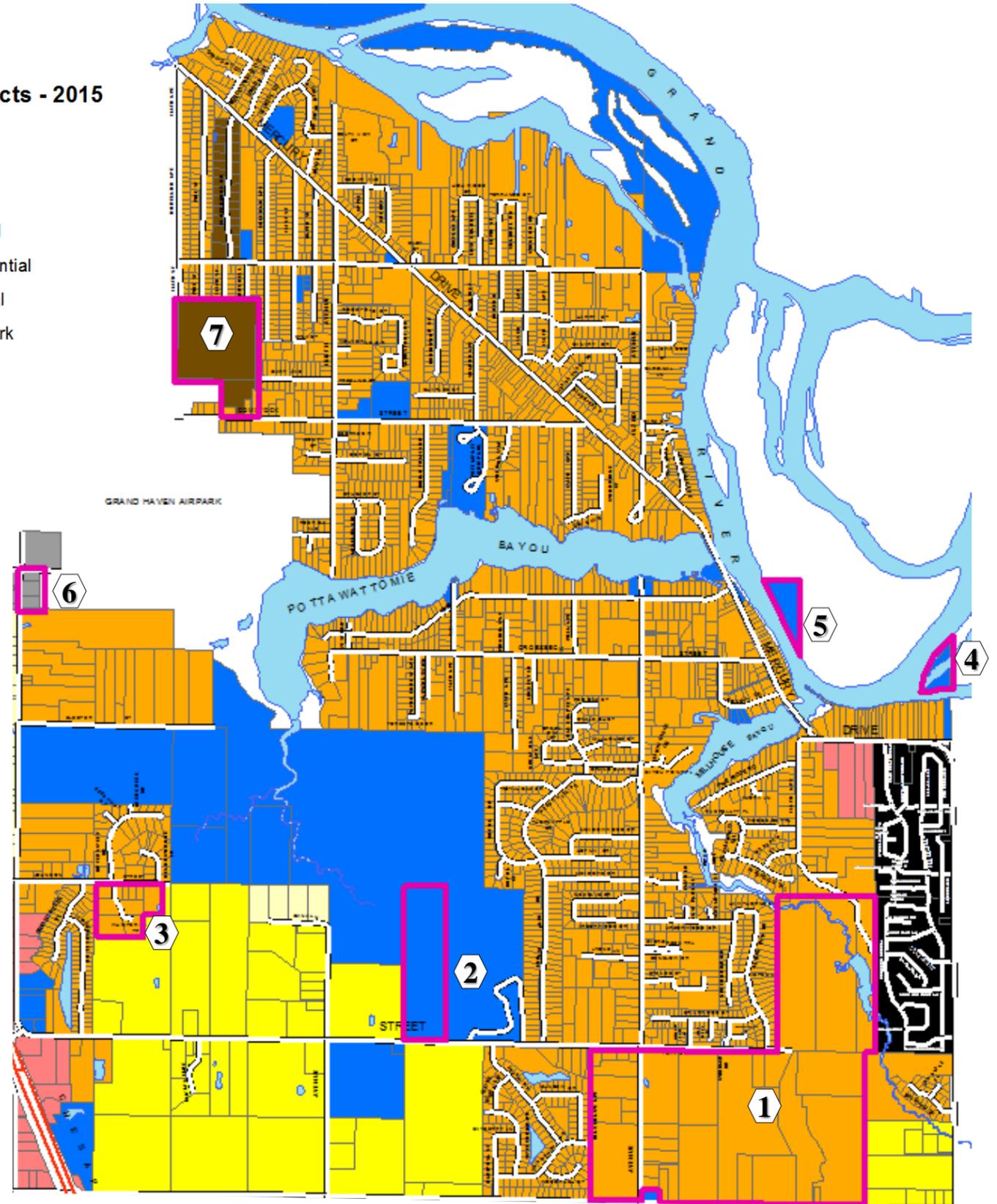
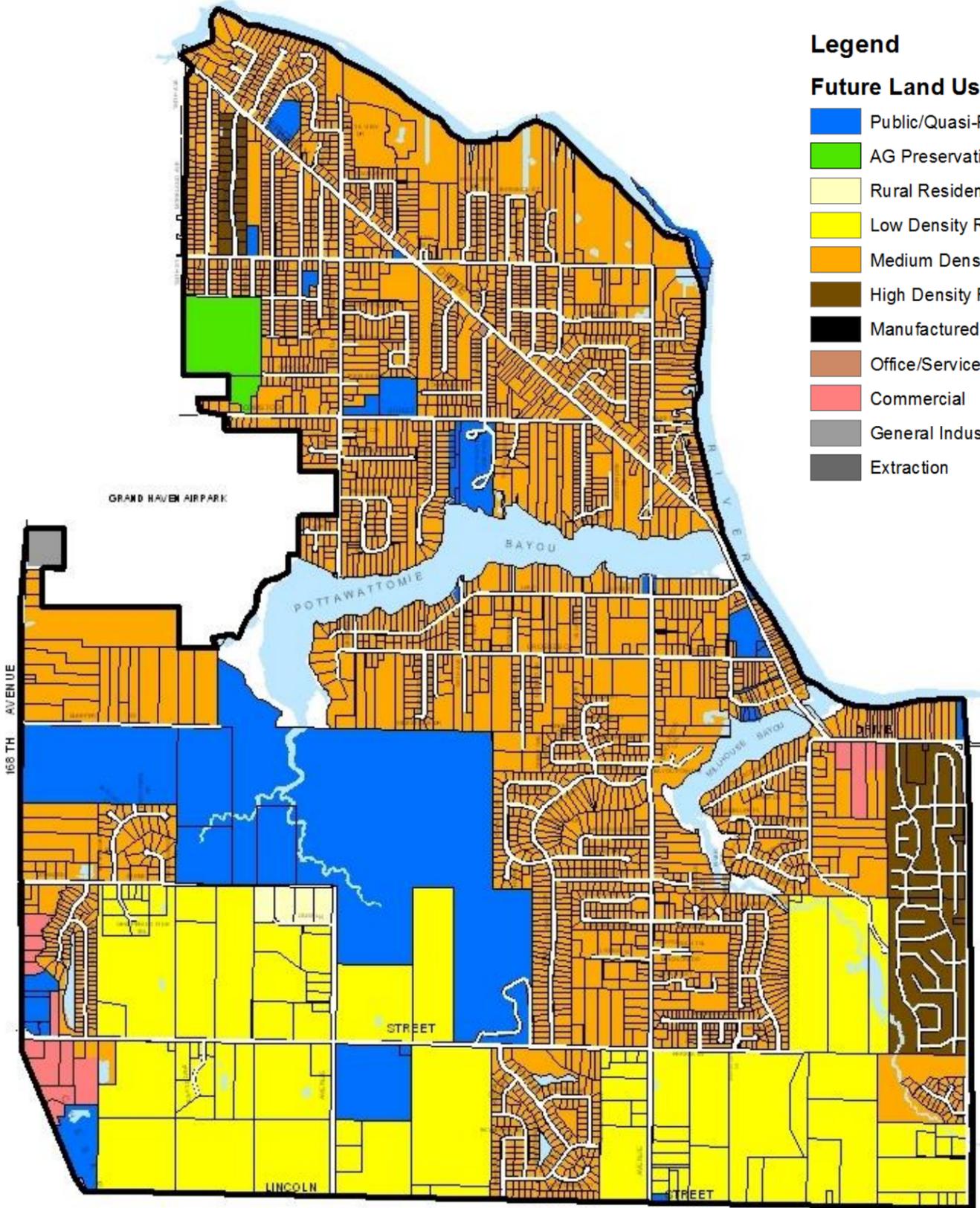
## 2009 FLU Map

## 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
- Manufactured Home Park
- Office/Service
- Commercial
- General Industrial
- Extraction





# Community Development Memo

DATE: August 13, 2015  
TO: Planning Commission  
FROM: Stacey Fedewa, Planning & Zoning Official  
RE: Zoning District Statements of Purpose

## 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)**

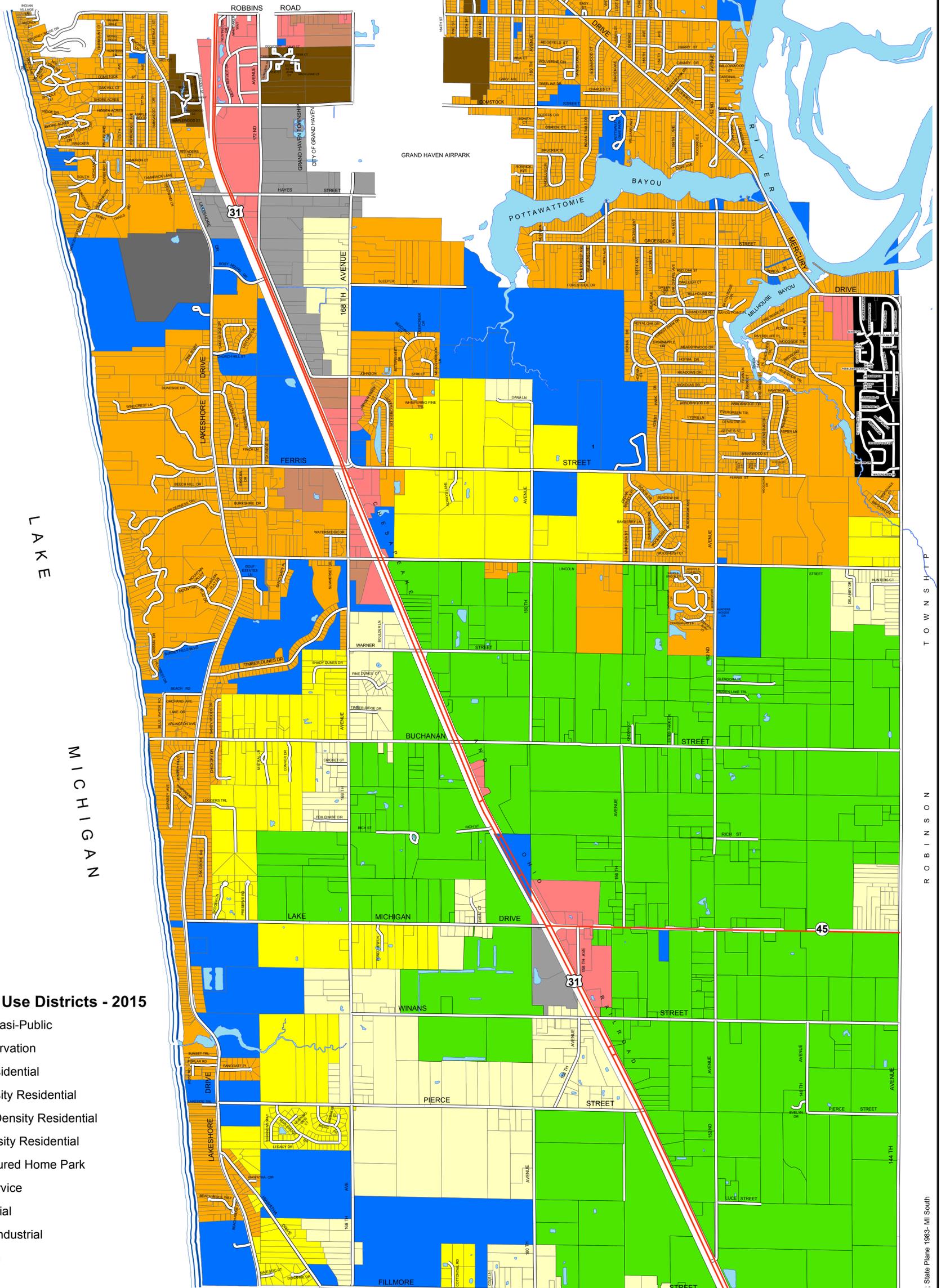
Because of its highly visible location adjacent to the U.S. 31 corridor, this gateway district primarily accommodates employment uses, including manufacturing, assembling and fabricating businesses, which have limited adverse effects on surrounding lands. Other allowed uses include service commercial 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.



GRAND HAVEN CHARTER TOWNSHIP

# PROPOSED FUTURE LAND USE MAP 8/6/2015

City of Grand Haven



## Legend

### Future Land Use Districts - 2015

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

Sources:  
Grand Haven Township Community Development Dept.  
Ottawa County GIS - 2005  
Revision Date: November 18, 2005

Note: Data is subject to change. GHT does not guarantee the accuracy of this map.

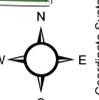


GRAND HAVEN CHARTER TOWNSHIP  
OTTAWA COUNTY, MICHIGAN

0 1,500 3,000 6,000

Feet

1 Inch = 1,500 Feet



Coordinate System: State Plane - 1983 - MI South