

AGENDA

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

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the November 2, 2015 Meeting Minutes
- V. Correspondence
- VI. Public Comments/Questions on Agenda Items Only (Limited to 3 minutes)
- VII. Public Hearing
 - A. Special Land Use Amendment Application – Christian Reformed Conference Grounds
- VIII. Old Business
 - A. Special Land Use Amendment Application – Christian Reformed Conference Grounds
 - B. PUD Amendment – Health Pointe
- IX. Reports
 - A. Attorney’s Report
 - B. Staff Report
 - Community Engagement Subcommittee – Dec 10th @ 7pm in the Main Conference Room
 - Resilient Grand Haven Master Plan – Public Comment Period Ends Dec 22nd
 - C. Other
- 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
NOVEMBER 2, 2015

I. CALL TO ORDER

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

II. ROLL CALL

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

Members absent: LaMourie

Also present: Fedewa and Attorney Bultje

Without objection, Kantrovich instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

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

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

VII. PUBLIC HEARING

A. PUD Amendment Application – Health Pointe

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

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

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

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

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

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

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

After the applicants presentation the Chairperson invited public comment:

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

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

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

VIII. OLD BUSINESS

A. PUD Amendment Application – Health Pointe

The application was discussed by Commissioners and focused on:

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

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

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

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

Which motion carried.

IX. REPORTS

A. Attorney Report

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

B. Staff Report – None

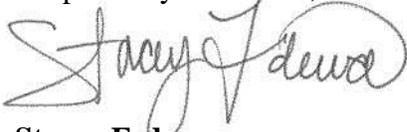
C. Other

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

XI. ADJOURNMENT

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

Respectfully submitted,

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

Stacey Fedewa

Acting Recording Secretary



Community Development Memo

DATE: December 3, 2015
TO: Planning Commission
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Special Land Use Amendment – Christian Reformed Conference Grounds

BACKGROUND

The relative history of the Christian Reformed Conference Grounds (CRCG) dates back to 1982. Ultimately, a consent judgment was reached, which requires the CRCG to apply for a Special Land Use Amendment for each change to the site plan.

The most recent case occurred in September 2014, when a series of proposals were requested due to the severe damage many buildings sustained from the harsh winter (*e.g., collapse of the worship center*). On Sept 3rd of 2015, a commercial building permit was issued for the construction of a new worship center.

2015 AMENDED SITE PLAN APPLICATION

The applicant is requesting two amendments to their 2000 Master Site Plan, and staff is requesting a third amendment, which are:

1. Relocate Staff Cottage No. 20D across the road, so it is not within the 15 foot utility setback. This setback requirement is imposed by the electric company, which does not permit any structure to be constructed within 15 feet of the centerline of the pole structures that carry overhead power lines.



2. Install a “GaGa Ball” court in the former location of Staff Cottage No. 20D. According to gagacenter.com this game is a fast paced, high energy sport played in an octagonal pit. It is dubbed a kinder gentler version of dodgeball.



3. Rotate Building No. 8, the Retreat Center. During the plan review staff discovered the previously approved location was actually located too close to a public utility easement. Staff requested the applicant rotate the building location, so it is no longer impeding on the easement. Staff requests the Planning Commission include this amendment in the application.



STAFF NOTES

Staff notes the following pieces of information:

1. If the cottage is relocated it will be farther away from the neighbors along Beach Road and Blue Water Road.
2. Staff requested the applicant supply documentation from the electric company, which would allow the installation of a “GaGa Ball” court within the 15 foot setback. The applicant indicated the octagonal pit is a moveable structure, so there is no anticipation of a violation. Additionally, it’s possible once the court is installed it will be outside the 15 foot setback.
3. In 2014, the applicant proposed a mini golf course in the northeast section of the parcel. The Planning Commission denied this request for the following reasons:
 - a. The proposed use is inconsistent with the intent and purpose of the Zoning Ordinance.
 - b. The proposed use is of such location, size, density, and character that it is incompatible with adjacent uses of land and the orderly development of the district.
 - c. The proposed use is such that traffic to, from, and on the premises (*including parking*) and the assembly of persons in relation to such use may be hazardous, or inconvenient to the neighborhood, general character, and intensity of the existing and potential development of the neighborhood.



SAMPLE MOTIONS

If the Planning Commission finds the Special Land Use Amendment meets the applicable standards, the following motion can be offered:

Motion to approve the Christian Reformed Conference Grounds Special Land Use Amendment Application to relocate Staff Cottage No. 20D, install a “GaGa Ball” court in the former location of the staff cottage, and rotate Building 8, the Retreat Center. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. Approval shall be conditioned upon:

1. Documentation from the overhead utility company granting approval of the “GaGa Ball” court location.
2. *Insert additional conditions(s).*

Motion to deny the Christian Reformed Conference Grounds Special Land Use Amendment Application, for the following reasons:

1. *Insert reason(s) for denial.*

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

REPORT

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

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

1. This approval is based on the affirmative findings that each of the following standards has been fulfilled:
 - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
 - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.

- C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
 - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
 - H. The proposed use is consistent with the health, safety, and welfare of the Township.
2. The Planning Commission finds the Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Planning Commission finds as follows:
- A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
 - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
 - C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
 - D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
 - E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 - F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
 - G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.

- H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
- J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
- K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
- L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.



GRAND HAVEN CHARTER TOWNSHIP

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Fees

PUD located within the Township's Overlay District - \$310.00 plus a \$2,500.00 escrow*

PUD not located within the Township's Overlay District - \$300.00 plus a 1,500.00 escrow*

Applicant information

Name Christian Reformed Conference Grounds
Phone 616-842-4478 Fax 616-842-2092
Address 12253 LAKE SHORE DRIVE GRAND HAVEN MI 49417

Owner information (If different from applicant)

Name SEE ABOVE
Phone
Address

Property information

Address/Location 12253 LAKE SHORE DRIVE GRAND HAVEN MI 49417
Parcel # Section 16 & 17 T7N R16W
Subject Property size (acres) 43
Zoning (current) R-1 Zoning requested No Change
Adjacent Zoning R-1 R-1 R-1 Lake Michigan

Master Planned Zoning Is Request Consistent with Township Master Plan?

Does this property abut a Township border? No

Present use of the subject property Family Ministry Center

Proposed use of the subject property No Change

Number and type of existing structures on the subject property 13 Cottages, 4 Bathhouses, 1 Worship Ctr

Is the subject property located on a paved road? Yes 1-maint. Building, 1-Act. Clay Kitchen (Stone)

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? No

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance Books and following the procedures and requirements as required by Chapter 17 and any other applicable ordinances.

If approval of this application requires/includes the extension of a municipal sanitary sewer main, an additional \$5,000.00 escrow fee shall be required, and an additional \$2,000.00 escrow fee shall be required for the installation of a lift station.

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

Signature of Applicant

Date 10/22/2015

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



GRAND HAVEN CHARTER TOWNSHIP

Notice

IF I PLAN TO SPLIT THE PARCEL(S) AFTER THE ZONING APPROVALS ARE GRANTED, I REALIZE THAT I MUST APPLY FOR A LAND DIVISION WITH THE ASSESSING DEPARTMENT. ALL LAND DIVISION REQUIREMENTS MUST BE CONFORMED TO BEFORE PROCEEDING WITH FURTHER DEVELOPMENT.

Signed _____ Date _____

For Office Use Only

Date Received _____	Fee Paid? _____
Materials Received: Site Plans _____	Location Map _____
Survey _____	Legal Description _____
<i>Dated copy of approved minutes sent to applicant?</i> _____	<i>Date Sent</i> _____

"On the Shores of Beautiful Lake Michigan"



October 21, 2015

**Stacey Fedewa – Planning & Zoning
Grand Haven Township
13300 168th Avenue
Grand Haven, MI 49417**

RE: Request for an amendment to our 10/7/2014 approved site plan

The Christian Reformed Conference Grounds is requesting the following amendment to our 10/7/2014 approved site plan.

Revision to the CRCG site plan:

1. Move proposed and approved staff cottage 20D to the north side of our beach parking road from its current location on the south side. The reason for the change is we are not able to build cottage 20D in its current location due to overhead power lines.
2. Add a family gaga ball court to our picnic area (see attached picture).

This change will have the following impact on our CRCG site plan.

1. People density will lower by two (10 member staff to a family staff cottage – max of 8)
2. Cottage will be farther from our neighbors on the south border and allow for more green space.
3. Vehicle parking spaces will remain the same.

Thank you for your consideration to allow the Christian Reformed Conference Grounds ministry to make these minor changes to our site plan so we may continue to serve our camping and community families with quality facilities.

**Sincerely,
Michael Perton
Executive Director – CRCG
616 842-4478 / director@crcg.org**

2016 SCHEDULE OF EXISTING BUILDINGS

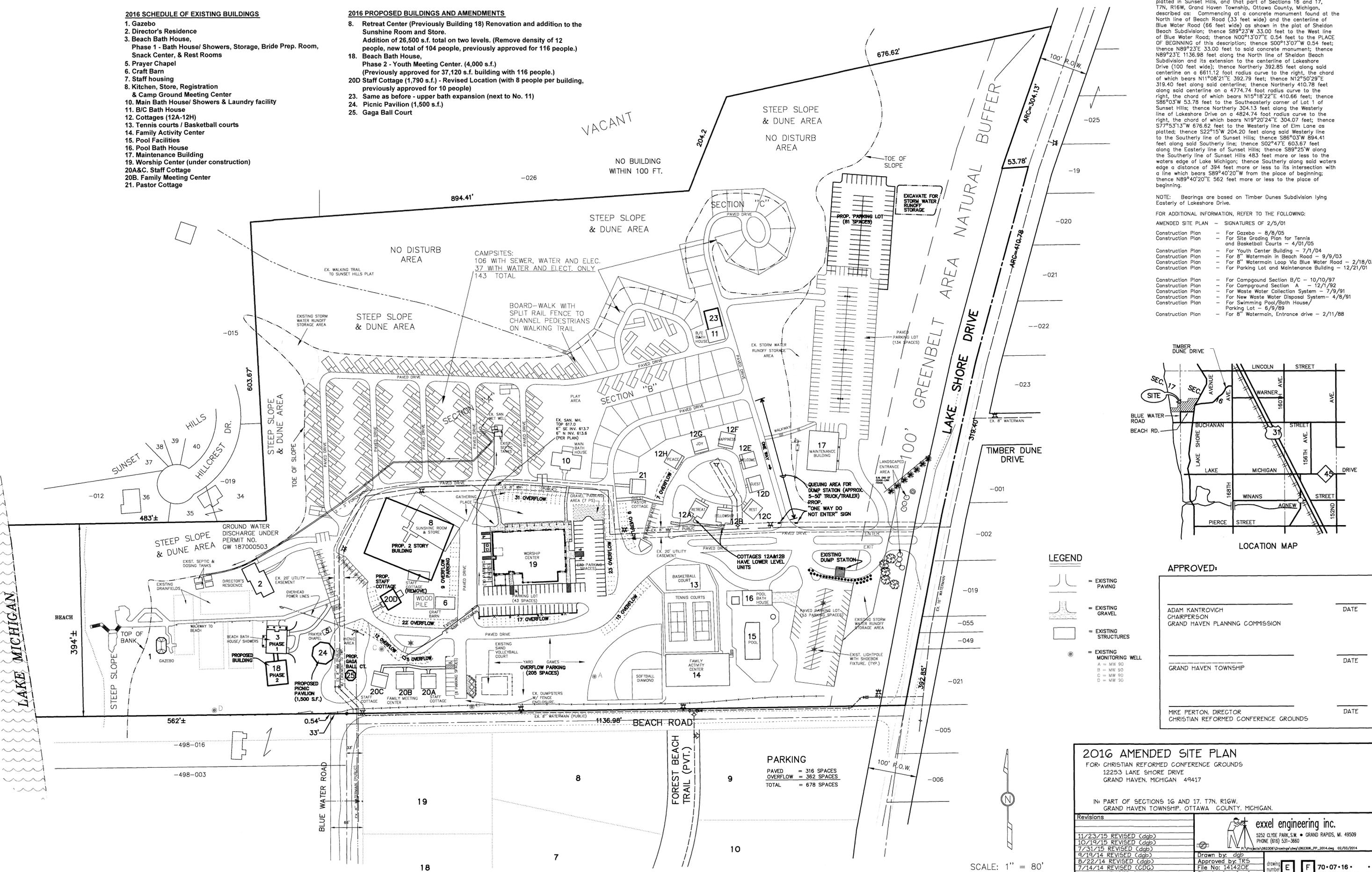
1. Gazebo
2. Director's Residence
3. Beach Bath House, Phase 1 - Bath House/ Showers, Storage, Bride Prep. Room, Snack Center, & Rest Rooms
5. Prayer Chapel
6. Craft Barn
7. Staff housing
8. Kitchen, Store, Registration & Camp Ground Meeting Center
10. Main Bath House/ Showers & Laundry facility
11. B/C Bath House
12. Cottages (12A-12H)
13. Tennis courts / Basketball courts
14. Family Activity Center
15. Pool Facilities
16. Pool Bath House
17. Maintenance Building
19. Worship Center (under construction)
- 20A&C. Staff Cottage
- 20B. Family Meeting Center
21. Pastor Cottage

2016 PROPOSED BUILDINGS AND AMENDMENTS

8. Retreat Center (Previously Building 18) Renovation and addition to the Sunshine Room and Store. Addition of 26,500 s.f. total on two levels. (Remove density of 12 people, new total of 104 people, previously approved for 116 people.)
18. Beach Bath House, Phase 2 - Youth Meeting Center. (4,000 s.f.) (Previously approved for 37,120 s.f. building with 116 people.)
- 20D Staff Cottage (1,790 s.f.) - Revised Location (with 8 people per building, previously approved for 10 people)
23. Same as before - upper bath expansion (next to No. 11)
24. Picnic Pavilion (1,500 s.f.)
25. Gaga Ball Court

Description:
That part of Lots 1, 3, 4, and 5, and part of the Elm Lane as platted in Sunset Hills, and that part of Sections 16 and 17, T7N, R16W, Grand Haven Township, Ottawa County, Michigan, described as: Commencing at a concrete monument found at the North line of Beach Road (33 feet wide) and the centerline of Blue Water Road (66 feet wide) as shown in the plat of Sheldon Beach Subdivision; thence S89°23'W 33.00 feet to the West line of Blue Water Road; thence N00°13'07"E 0.54 feet to the PLACE OF BEGINNING of this description; thence S00°13'07"W 0.54 feet; thence N89°23'E 33.00 feet to said concrete monument; thence N89°23'E 1136.98 feet along the North line of Sheldon Beach Subdivision and its extension to the centerline of Lakeshore Drive (100 feet wide); thence Northerly 392.85 feet along said centerline on a 6611.12 foot radius curve to the right, the chord of which bears N1°08'21"E 392.79 feet; thence N12°50'29"E 319.40 feet along said centerline; thence Northerly 410.78 feet along said centerline on a 4774.74 foot radius curve to the right, the chord of which bears N15°18'22"E 410.66 feet; thence S86°03'W 53.78 feet to the Southeast corner of Lot 1 of Sunset Hills; thence Northerly 304.13 feet along the Westerly line of Lakeshore Drive on a 4824.74 foot radius curve to the right, the chord of which bears N19°20'24"E 304.07 feet; thence S77°53'13"W 676.62 feet to the Westerly line of Elm Lane as platted; thence S22°15'W 204.20 feet along said Westerly line to the Southerly line of Sunset Hills; thence S86°03'W 894.41 feet along said Southerly line; thence S02°47'E 603.67 feet along the Easterly line of Sunset Hills; thence S89°25'W along the Southerly line of Sunset Hills 483 feet more or less to the waters edge of Lake Michigan; thence Southerly along said waters edge a distance of 334 feet more or less to its intersection with a line which bears S89°40'20"W from the place of beginning; thence N89°40'20"E 562 feet more or less to the place of beginning.

- NOTE: Bearings are based on Timber Dunes Subdivision lying Easterly of Lakeshore Drive.
- FOR ADDITIONAL INFORMATION, REFER TO THE FOLLOWING:
- AMENDED SITE PLAN - SIGNATURES OF 2/5/01
 - Construction Plan - For Gazebo - 8/8/05
 - Construction Plan - For Site Grading Plan for Tennis and Basketball Courts - 4/01/05
 - Construction Plan - For Youth Center Building - 7/1/04
 - Construction Plan - For 8" Watermain in Beach Road - 9/9/03
 - Construction Plan - For 8" Watermain Loop Via Blue Water Road - 2/18/03
 - Construction Plan - For Parking Lot and Maintenance Building - 12/21/01
 - Construction Plan - For Campground Section B/C - 10/10/97
 - Construction Plan - For Campground Section A - 12/1/92
 - Construction Plan - For Waste Water Collection System - 7/9/91
 - Construction Plan - For New Waste Water Disposal System - 4/8/91
 - Construction Plan - For Swimming Pool/Bath House/ Parking Lot - 8/9/89
 - Construction Plan - For 8" Watermain, Entrance drive - 2/11/88



- LEGEND**
- = EXISTING PAVING
 - = EXISTING GRAVEL
 - = EXISTING STRUCTURES
 - = EXISTING MONITORING WELL
 - A = MW 90
 - B = MW 90
 - C = MW 90
 - D = MW 90

APPROVED:

ADAM KANTROVICH CHAIRPERSON GRAND HAVEN PLANNING COMMISSION	DATE
GRAND HAVEN TOWNSHIP	DATE
MIKE PERTON, DIRECTOR CHRISTIAN REFORMED CONFERENCE GROUNDS	DATE

2016 AMENDED SITE PLAN
FOR: CHRISTIAN REFORMED CONFERENCE GROUNDS
12253 LAKE SHORE DRIVE
GRAND HAVEN, MICHIGAN 49417

IN: PART OF SECTIONS 16 AND 17, T7N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

Revisions	Drawn by:	Approved by:	Sheet number	Sheet	Date
11/23/15 REVISED (dgb)	dgb	TR5	E	1	02-12-2014
10/19/15 REVISED (dgb)			F	1	
7/31/15 REVISED (dgb)					
4/19/14 REVISED (dgb)					
8/22/14 REVISED (dgb)					
7/14/14 REVISED (dgb)					
7/3/14 REVISED (dgb)					
3/4/14 REVISED (JR)					

excel engineering inc.
5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI 49509
PHONE (616) 531-3660

SCALE: 1" = 80'



Community Development Memo

DATE: December 3, 2015
TO: Planning Commission
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Health Pointe PUD Amendment

BACKGROUND

On November 2nd the Planning Commission held a public hearing for the Health Pointe PUD Amendment. During this meeting the applicant requested 5 departures from the Zoning Ordinance. Each request was discussed at length and the Commission made tentative decisions.

Because staff was unable to predict the outcome of these decisions neither a sample motion nor report of findings was included in the memorandum dated October 29th. As a result, the Planning Commission adopted the following motion:

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

PROJECT UPDATE

There are a few minor updates to report:

- Interior Landscape Islands: staff performed a review of numerous properties within the US-31 Overlay Zone, and determined the provision that requires the islands to be 2 feet shorter than the parking space has not been uniformly enforced.
- Curb and Gutter: staff contacted the OCWRC who stated, *“In addition to more deliberately directing storm water, curb and gutter is useful to keep vehicles from ‘cutting the corner’ and tearing up turf. Other than that, we wouldn’t necessarily*

specify curb and gutter simply for storm water management. Obviously, the developer must find solutions to their runoff, and rain gardens or other BMPs may certainly be the answer.”

- Therefore, based on the information available today, it does not appear the applicant will be able to show how the relocated driveway would improve overall stormwater disposition if curb and gutter were not installed.
- The applicant has agreed to implement the “backloading” suggestion, which means the Final Site Plan will be revised to allow vehicles to enter or leave the parking areas as far from the building as possible.
- An additional perspective drawing has been provided, which shows two locations on Robbins Road, and is included in your packet.
- The public hearing with the Township Board is scheduled for December 14th.

FORMAL MOTION AND REPORT

If the Planning Commission finds the PUD Amendment meets the applicable standards, the following motion can be offered:

Motion to recommend to the Township Board approval with conditions of the Health Pointe Planned Unit Development Amendment. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan.

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

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

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

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Planning Commission finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 - B. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
 - C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the Township.
 - D. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 - E. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
 - F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
 - G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
 - H. All streets and driveways are developed in accordance with the Ottawa County Road Commission (“OCRC”) specifications, as appropriate.
 - I. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.
 - J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
 - K. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
 - L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.

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

by the Planning Commission for location. This PUD Amendment comprises five of the six outlots.

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

D. A departure from 15A.10.7 of the Zoning Ordinance, which requires concrete curb and gutter throughout the parking lot and paved areas, is denied, with an exception.

- i. The Planning Commission has consistently required curb and gutter throughout the parking lot and paved areas of developments in the Overlay Zone.
- ii. As required by Section 15A.10.7, the Developer did not provide compelling evidence to find that overall stormwater disposition will be enhanced if the curbing requirement is reduced.
- iii. However, because the Ottawa County Water Resources Commissioner (“OCWRC”) considers the existing drive accessing the Project exempt from the OCWRC’s curb and gutter requirements, and if the OCWRC provides a formal recommendation that the Township grant this exception because the stormwater would have a negative impact on the surrounding area, and its disposition would be enhanced without curb and gutter, the Planning Commission will recommend that the Township follow the OCWRC’s recommendation.

E. Interior landscape islands shall be permitted to extend the length of the parking space, contrary to Section 15A.10.5 of the Zoning Ordinance, because of the following findings.

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

4. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance.

- A. The Project will encourage the use of land in accordance with its natural character and adaptability;
- B. The Project will promote innovation in land use planning and development;
- C. The Project will promote the enhancement of commercial employment and traffic circulation for the residents of the Township;
- D. The Project will promote greater compatibility of design and better use between neighboring properties; and

- E. The Project will promote more economical and efficient use of the land while providing harmonious integration of necessary commercial and community facilities.
5. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:
- A. The Project meets the minimum size of five acres of contiguous land.
 - B. The PUD design substantially promotes the Intent and Objectives of Section 17.01 of the Zoning Ordinance; it further permits an improved layout of land uses and roadways that could not otherwise be achieved under normal zoning.
 - C. The Project, as part of the original 1998 PUD, contains two or more separate and distinct uses.
6. The Planning Commission also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance.
- A. The stormwater management system for the Project and the drainage facilities will properly accommodate stormwater on the site, will prevent runoff to adjacent properties, and are consistent with the Township's groundwater protection strategies.
 - B. The Project will not interfere with or unduly burden the water supply facilities, the sewage collection and disposal systems, or other public services such as school facilities, park and recreation facilities, etc.
 - C. Utility services within the Project shall be underground. This includes but is not limited to electricity, gas lines, telephone, cable television, public water and sanitary sewer.
 - D. The internal road system in the Project is designed to limit destruction of existing natural vegetation and to decrease the possibility of erosion.
 - E. Vehicular circulation, traffic and parking areas have been planned and located to minimize effects on occupants and users of the Project and to minimize hazards to adjacent properties and roadways.
 - F. Parking requirements for each use have been determined to be in accordance with Chapter 24 (Parking, Loading Space, and Signs), and the deviation from Section 15A.10.10 is covered elsewhere in this motion.
 - G. Street lighting will be installed in the same manner as required under the Township's Subdivision Control Ordinance.
 - H. Buildings in the Project have been sited to protect natural resources. Natural features such as natural grade, trees, vegetation, water bodies and others have been incorporated into the Final Site Plan.
 - I. Architectural design features visually screen the mechanical and services areas from adjacent properties, public roadways, and other public areas.
 - J. The exterior walls greater than 50 feet in horizontal length or that can be viewed from a public street contain a combination of architectural features, variety of building materials, and landscaping near the walls.

- K. Onsite landscaping abuts the walls so the vegetation combined with architectural features significantly reduce the visual impact of the building mass when viewed from the street.
 - L. The predominant building materials have been found to be those characteristic of the Township such as brick, native stone, and glass products. Pre-fabricated metal panels used to screen the mechanical penthouse do not dominate the building exterior of the structure.
 - M. Landscaping, natural features, open space and other site amenities have been located in the Project to be convenient for occupants of, and visitors to, the PUD.
 - N. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.
 - O. The Project will not unduly interfere with the provision of adequate light or air, nor will it overcrowd land or cause an unreasonably severe concentration of population.
 - P. Exterior lighting within the Project complies with Chapter 20A for an LZ 3 zone.
 - Q. Outside storage of materials shall be screened from view.
 - R. Signage is compliant with Section 24.13 of the Zoning Ordinance, and the Planning Commission recommended the Township Board approve a modification to the sign provisions found in the March 9, 1998 meeting minutes of the original PUD.
 - S. The Project will not have a substantially detrimental effect upon or substantially impair the value of neighborhood property, as long as all of the standards and conditions of this approval of the Project are satisfied.
 - T. The Project is in compliance with all applicable Federal, State, County, and local laws and regulations. Any other permits for development that may be required by other agencies shall be available to the Township Board before construction is commenced.
 - U. No additional driveways onto public roadways have been permitted.
 - V. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.
7. The Planning Commission also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 15A.01 of the Zoning Ordinance.
- A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.
 - B. The Project provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.
 - C. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.
 - D. The Project ensures safe access by emergency vehicles.

- E. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.
 - F. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways, and requires alternate means of access through service drives.
 - G. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.
 - H. The Project requires coordinated access among adjacent lands where possible.
 - I. The Project provides landowners with reasonable access through a service drive.
 - J. The Project requires demonstration that prior to approval of any land divisions, the resultant parcels are accessible through compliance with the access standards.
 - K. The Project preserves woodlands, view sheds, and other natural features along the corridor.
 - L. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.
 - M. The Project implements the goals expressed in the US-31/M-45 Corridor Study.
 - N. The Project establishes uniform standards to ensure fair and equal application.
 - O. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.
 - P. The Project promotes a more coordinated development review process with the OCRC.
8. The Planning Commission also finds the Project complies with the conditions of approval described in the March 9, 1998 Township Board meeting minutes for the original PUD, which conditions are still applicable to the Project, and it shall comply with the below additional conditions as well.
- A. Outlot development was subjected to site plan review.
 - B. Parking lots are setback a minimum of 25 feet.
 - C. Outlot has architectural materials and landscaping compatible with that of the principal Meijer facility and site.
 - D. Location of monument (ground) signs have been approved.
 - E. Monument (ground) signs do not exceed 52 square feet.
 - F. Monument (ground) sign has a maximum height of six feet as permitted by Section 24.13 of the current Zoning Ordinance.
 - G. Revisions or changes to the conditions are made by the Township Board after a public hearing. These conditions are binding upon the Developer and all successor owners or parties in interest in the Project.

- H. Drainage for the Project is approved by the OCWRC.
- I. Any violation of the conditions constitute a violation of the Zoning Ordinance, and in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the project.
- J. The right is reserved by the Township to impose additional conditions if reasonably necessary to achieve the purposes of the Zoning Ordinance.
- K. The PUD approval is personal to the Developer and shall not be transferred by the Developer to a third party without the prior written consent of the Township.
- L. Except as expressly modified, revised or altered by these conditions the Project shall be acquired, developed and completed in conformance with the Zoning Ordinance, as amended, and all other applicable Township ordinances.
- M. Approval and compliance with all requirements set forth by the OCRC, and if applicable the OCWRC. No building permits shall be issued until all permits have been obtained.
- N. The Developer shall enter into a PUD Contract with the Township. The Contract shall be reviewed and approved by the Township Board prior to the issuance of building permits.
- O. The Developer shall agree to an access easement to the Township for the purpose of realigning the north end of Whittaker Way directly with Despelder Street pursuant to the Robbins Road Sub-Area Plan. The Developer shall preliminarily identify the easement area on the Final Site Plan, and the easement shall be drafted by the Township Attorney and approved by the Township Board prior to the issuance of building permits.
- P. This approval is also conditioned upon the Developer meeting all applicable Federal, State, County and Township laws, rules and ordinances.
- Q. The Developer shall comply with all of the requirements of the Final Site Plan, specifically including all of the notes contained thereon, and all of the representations made in the written submissions by the Developer to the Township for consideration of the Project.
- R. The parking areas in the Project shall be “backloaded,” which means that the Final Site Plan shall be revised to allow vehicles to enter or leave the parking areas as far from the building in the Project as possible.
- S. In the event of a conflict between the Final Site Plan and these conditions, these conditions shall control.



Sheet Revisions		
mark	date	description

**HEALTH POINTE
GRAND HAVEN,
MICHIGAN
HEALTH POINTE**

Project Issue Dates

- 01
- 02
- 03
- 04
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- 12
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Author	Checked By	Manager
KEK	KEK	Designer
60444906	TBD	File no.

**EXTERIOR
ELEVATIONS**

10/23/2015 8:39:41 AM
Drawing scale: 3/32" = 1'-0"



Dragon Express

Chase Bank

Robbins Rd

Robbins Rd

Marathon

Newington Dr

Lake Trust Credit Union

Pizza Hut

Z Tire & Auto Service

172nd Ave

S Beacon Blvd

Macatawa Bank

172nd Ave

31



Natural Salon

172nd Ave

172nd Ave

Starbucks

Western Union

Meijer

172nd Ave