



Community Development Memo

DATE: March 10, 2016
TO: Township Board
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Revised Health Pointe PUD Amendment Application

BACKGROUND

On December 7, 2015 the Planning Commission adopted a motion recommending the Township Board conditionally approve the Health Pointe PUD Amendment application. Subsequently, the Township Board adopted a motion on January 25, 2016 directing the Planning Commission to address four items before a final decision is rendered:

1. Complete a Zoning Ordinance amendment to specifically include “medical clinics” as an allowable use in the C-PUD;
2. Complete a Zoning Ordinance amendment with regard to building heights within certain commercial areas of the Township;
3. Conduct a joint meeting with the City of Grand Haven Planning Commission to receive their comments and concerns; and
4. Amend the site plan to varying the roof lines and review the landscaping plan as it relates to landscaping abutting walls for the west and north elevations.

As directed, the Planning Commission has addressed each item, and results are described below.

1. Commercial PUD – Land Uses

On January 19th the Planning Commission adopted a motion recommending the Board approve the proposed Zoning Text Amendment Ordinance (*draft date 12/28/2015*). Subsequently, the Board held a public hearing and first reading of the proposal on February 22nd.

The proposed ordinance **simplifies the land uses (*permitted by right, and by special land use*) allowed in the C-PUD zoning district, and it unifies the Master Plan and Zoning Ordinance.** The Master Plan explicitly calls for all land uses allowed in the Service Professional (SP) and Commercial (C-1) zoning districts to be included in the C-PUD district.

Staff notes that since 1979, the Township has consistently interpreted its Zoning Ordinance to not limit medical offices and other offices described in the SP District to just being located in the SP District. Rather, medical offices and other offices specifically described in the SP District have routinely been allowed in the C-1 District as well, which allows Office Buildings as a permitted land use.

More specifically, staff identified 4 medical office buildings located in the C-1 District, which are also within the boundary of the Robbins Road Sub-Area. These business are: dialysis clinic, general dentistry, mental health facility, and a chiropractor.

Staff believes that this consistent interpretation has established precedence for the Township and changing this position with regard to the Health Pointe PUD amendment application may create a due process concern (*it is noted that correspondence from the Health Pointe attorney states substantially the same position, and is included in the packets*).

2. Commercial PUD – Building Height

On January 19th the Planning Commission adopted a motion recommending the Board approve the proposed Zoning Text Amendment Ordinance (*draft date 12/28/2015*). Subsequently, the Board held a public hearing and first reading of this proposal on February 22nd.

The proposed ordinance would allow a maximum structure height of 4 stories, or 55 feet, whichever is lower. However, after the first reading, staff received a request from the Township Clerk to revise the proposed ordinance to allow a maximum structure height of 4 stories, or 45 feet, whichever is lower; because she believes that this is more consistent with surrounding municipalities. The revised Zoning Text Amendment Ordinance (*draft date 3/1/2016*) has been prepared, included in the packets, and a second reading is scheduled for the March 14th meeting.

Staff notes that on March 3rd the Health Pointe applicant, in response to the Board’s concerns, has **lowered the building height to a maximum 45 feet**. Per the applicant,

“In addition to our building roofline and landscape design revisions, I wanted to confirm that we have also decided to remove the mechanical units and screen wall from the rooftop to reduce our overall building height to not exceed 45-feet (versus our previous building height request of 54’-10”). At the Township Board’s meeting on 1/25/16 it was apparent to us that some board members are uncomfortable with the magnitude of our original building height departure request. We’ve since challenged our

design team to develop an alternative engineered solution that relocates the mechanical units below the 3rd story rooftop in a manner that still meets our building design principles without sacrificing patient experience. We now have a satisfactory solution and we're happy to confirm our commitment to this updated design approach.”



Additionally, the Planning Commission has made the following findings as it relates to the building height departure:

1. The Resilient Master Plan Draft encourages vertical expansion to reduce sprawl, preserve open space, and limit the cost of extending infrastructure.
2. The Robbins Road Sub-Area Plan encourages new development to expand vertically by exceeding 2.5 stories and 35 feet.
3. The Grand Haven Charter Township Fire/Rescue Department has an emergency vehicle with the ability to exceed the proposed building height, so public safety is not compromised.

4. Section 17.05.2.A.2 requires mechanical equipment to be visually screened from adjacent properties, public roadways, or other public areas.
5. The Township has approved height departures for previous PUDs and even buildings outside of any PUD.
6. The Project is not surrounded by unique landscapes (*e.g., wetlands, dunes, floodplains, etc.*).
7. The Project does not abut residentially zoned properties, either in the Township or in the City of Grand Haven. The nearest single family dwelling is located in the City, over 1,100 feet away. The nearest dwelling located in the Township, is in a high density residential development, and is more than 550 feet away.
8. The parcels abutting the Project are not master planned for residential use.
9. In addition to all of the above, which the Planning Commission finds is adequate justification without more, the Planning Commission notes that it has recommended to the Township Board a Zoning Ordinance amendment which eliminates any doubt whatsoever that the increased height requested by the Developer for the Project is allowed in a commercial planned unit development.

3. Special Joint Meeting with City Planning Commission

On February 24th the Planning Commissions of the Township and City of Grand Haven held a Special Joint Meeting to discuss the Health Pointe Traffic Impact Study (TIS) as it relates to the Joint Robbins Road Corridor Plan.

The minutes have been included in the packets, but generally, the outcome of the meeting was:

- The TIS found there would be little to no impact on Robbins Road or the 172nd Avenue/Ferry Street intersection.
- The Ottawa County Road Commission (OCRC) and City of Grand Haven Department of Public Works Director (DPW) disagreed with the findings of the Health Pointe TIS.
 - Impact warrants a center left-turn lane on Robbins Road, and a green-arrow left-turn signal at the intersection.
- Health Pointe and the Township agree with the findings of the OCRC and DPW, and recognize the development would cause an impact significant enough to warrant road improvements.
 - As such, the Township DDA anticipates paying 25% of the cost for the traffic signal (*because the Township only has control over 1/4 of the intersection*), and **Health Pointe has volunteered to contribute up to \$135,000, which is nearly 50% of the total cost** estimates for the road improvements. More specifically:

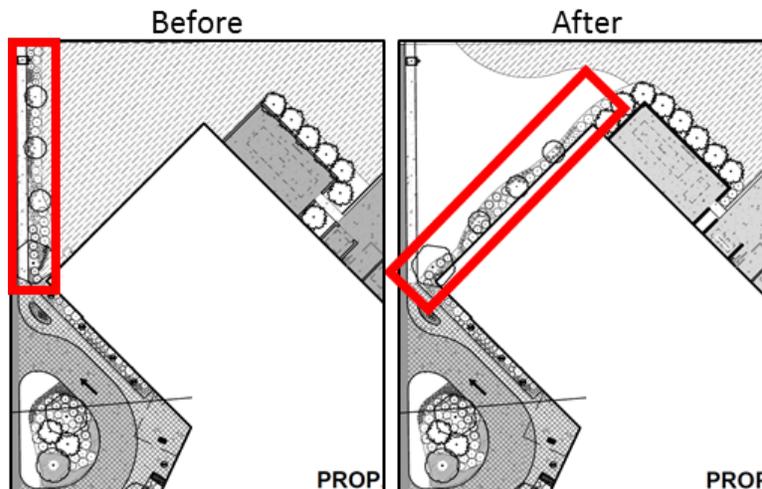
- Total cost estimates of improvements = \$278,000
 - Health Pointe voluntary contribution = \$135,000
 - Township DDA 25% contribution = \$56,000
 - Remaining balance for the City of Grand Haven = \$87,000
- If the PUD Amendment is approved, Attorney Bultje will draft a formal contract to ensure the voluntarily offered contribution is binding.

4. Rooflines, Architectural Features, and Landscaping

On February 24th Health Pointe presented the revised building elevations and landscaping plan. Although no motions were offered that night, the Planning Commission did provide the following information to the applicant:

- The revised landscape plan exceeds the US-31 Overlay Zone and PUD landscaping requirements, and it abuts the full length of each wall.
 - Approximately 50 new plantings have been incorporated.
- The revised building elevations continue to meet the requirements of the Ordinance. However, the Planning Commission did not believe the revisions reached the level of compliance described by the Board on January 25th. Therefore, the Planning Commission suggested the applicant could incorporate:
 - Decorative sun shades on windows
 - Brick projection columns on longer expanses of the walls
 - Add cornices, corbels, or some other type of architectural feature to make the roofline more interesting and tie-in the parapets created by the new stone projection walls

Area of Concern Identified by the Board





NORTHEAST
NOT TO SCALE



NORTHWEST
NOT TO SCALE

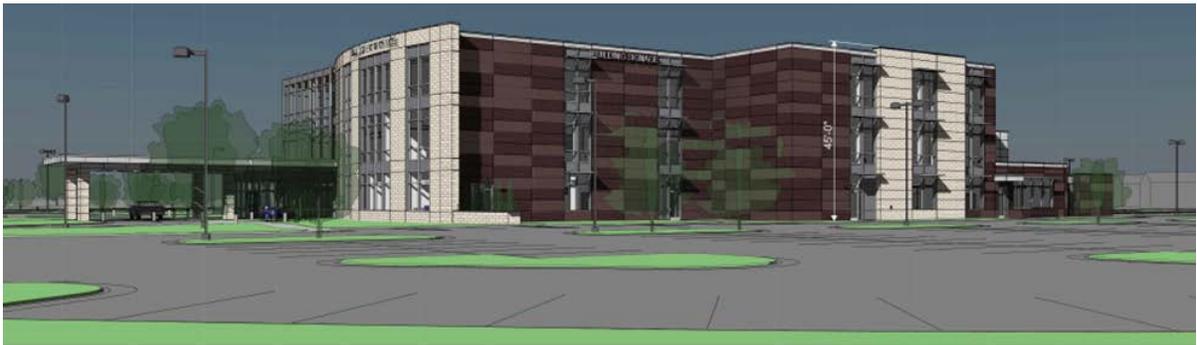
In response to the Planning Commission’s recommendation to include more architectural features in order to reach the level of compliance described by the Board, a third set of revised building elevations were created, which include *(please note—the landscaping included on the 3-D drawings are only placeholders, and does not represent the flora identified on the landscape plan, it is only meant to give a visual indication of where landscaping would be found)*:

- Mechanical penthouse removed from the third-story roof, and relocated to a one-story roof at the rear of the building. Mechanical equipment is still screened in accordance with the Ordinance.
 - Reducing the overall building height to a maximum 45 feet.
- Stone projection walls that extend vertically above the roof, and horizontally from the building wall have been added to the NW, NE, and SE walls of the building.
- Additional windows have been added.
- Redesigned the pattern of the two-toned bricks to create bands of complementary building materials.
- Decorative sun shades have been added to all windows.

The building material composition is:

- 43.01% Brick
- 17.68% Stone
- 32.69% Glass
- 6.62% Metal Paneling (*mechanical equipment & edging along roofline*)

Additionally, the applicant has revised the perspective drawings (*from US-31, Robbins Road, and 172nd Avenue*) to include the new design features and lower building height.



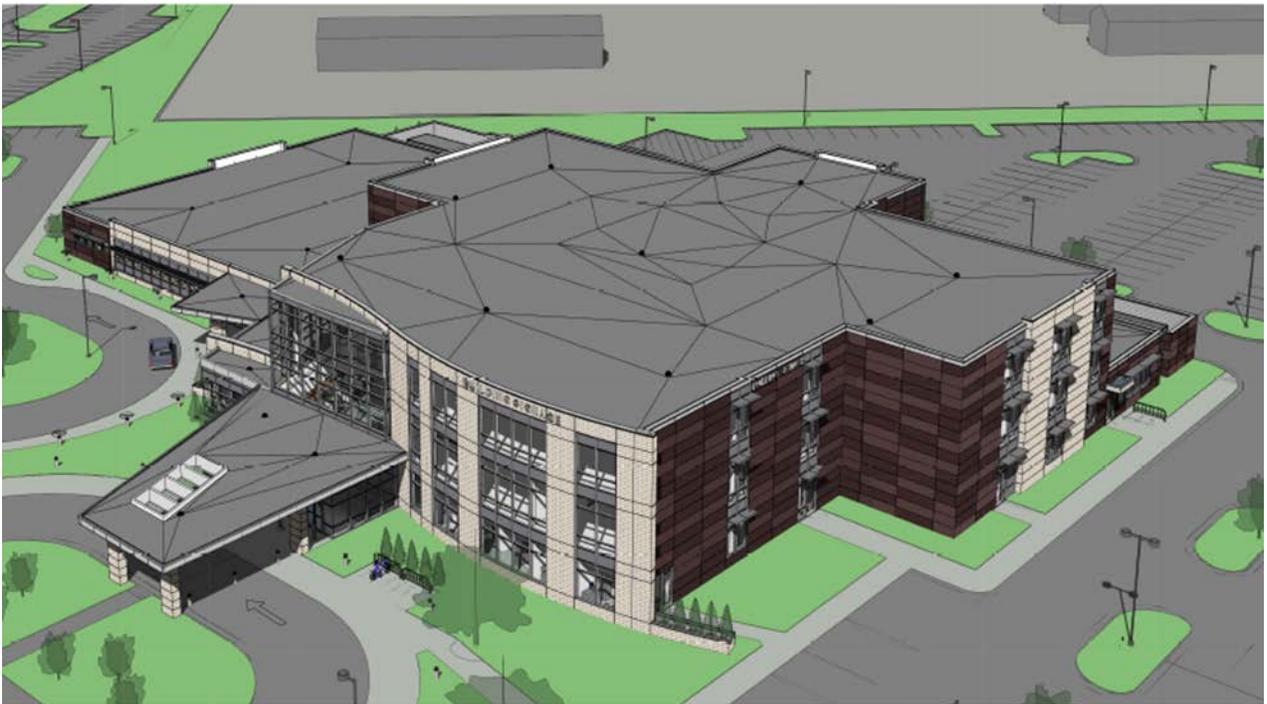
SOUTHEAST
NOT TO SCALE



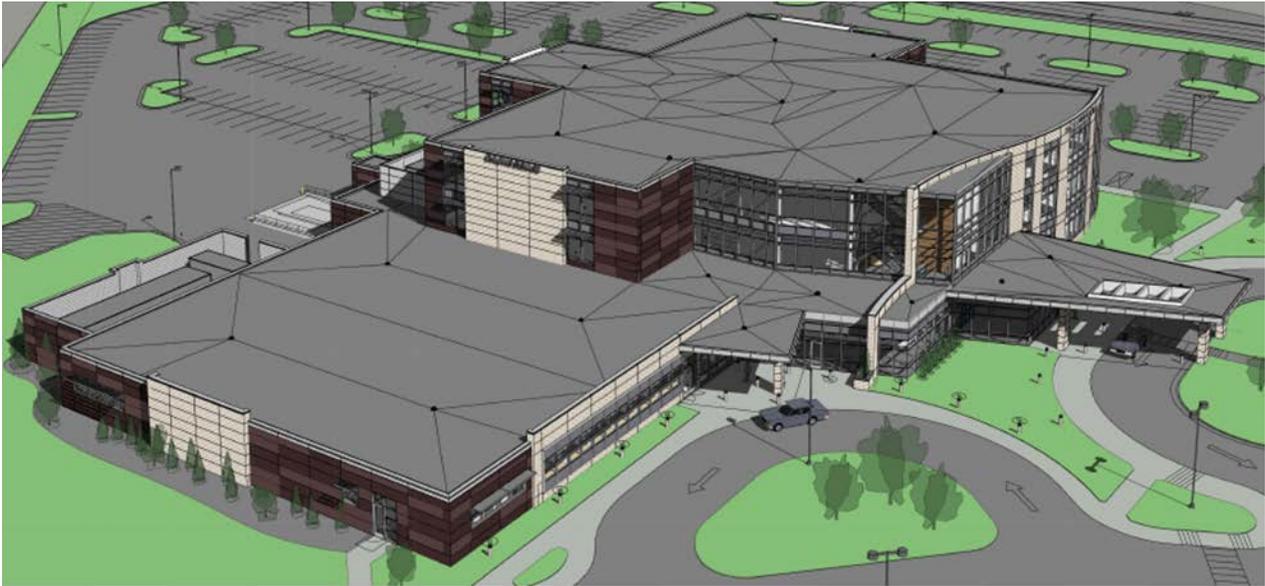
SOUTHWEST - OVERALL
NOT TO SCALE



NORTHEAST AERIAL
NOT TO SCALE



SOUTHEAST AERIAL
NOT TO SCALE



SOUTHWEST AERIAL
NOT TO SCALE



NORTHWEST AERIAL
NOT TO SCALE

MISCELLANEOUS INFORMATION

Project Description

The proposed Health Pointe project is an amendment to the 1998 Meijer PUD. The Meijer PUD called for the future development of 6 outlots. In 2004, Macatawa Bank was approved as a PUD Amendment, and developed 1 outlot. Now, Health Pointe is proposing to develop the remaining 5 outlots, which is comprised of approximately 12 acres. The application proposes:

- Approximately 120,000 square foot medical office building, to be constructed in 2 phases.
 - Phase 1 – 105,550 square feet
 - Phase 2 – 14,450 square foot vertical expansion



LOCATION MAP
NOT TO SCALE

- The building is proposed at a maximum of 3 stories, and 45 feet in height. Total square footage of each story (*gross floor area*):
 - First floor – 52,296 (*i.e., the building footprint*)
 - Second floor – 26,640
 - Third floor – 26,640
 - Total square footage of building – 120,026

- Northern driveway on 172nd Avenue to be relocated 75 feet to the south.
 - To allow the creation of 12 contiguous acres.
- Though not required, the applicant provided a list of medical services that will be offered:

○ Primary Care	○ Laboratory Services
○ Urgent Care	○ Radiology
○ Specialty Physician Services	○ CT
○ Ambulatory Surgical Services	○ MRI

Construction Schedule

If approved, the applicant proposes the following construction schedule (*estimates only*):

1. Submit permit applications for Civil/Site-work – March 15th
2. Submit permit applications for Foundation/Structure/Shell – April 15th
3. Submit remaining permit applications for Buildout – May 2016
4. Site preparation – April/May 2016
5. Driveway relocation – May 2016
6. Underground utility installation – May/June 2016
7. Building construction – Summer 2016 through Fall 2017
8. Final grading, paving, landscaping, and site restoration – Fall 2017
9. Grand opening – Fall 2017

Estimated Job Creation

The applicant anticipates a total of 250 jobs at Health Pointe, which would be comprised of approximately:

- 110 new jobs
- 85 jobs transferring from the Harbor Dunes building
- 55 jobs transferring from Holland Hospital

FINAL PLANNING COMMISSION RECOMMENDATION

March 7th the Planning Commission adopted a motion (*minutes included in packet*) to recommend to the Township Board **approval with conditions** of the Health Pointe PUD Amendment, which includes the revised elevations and revised landscape plan, after the Planning Commission met with the City of Grand Haven Planning Commission to discuss the Traffic Impact Study as it relates to the Robbins Road Sub-Area Plan. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. The motion is subject to, and incorporates, the following report concerning the PUD Amendments, which report also references certain Zoning Ordinance amendments recently recommended by the Planning Commission concerning planned unit developments in general. Further, the Planning Commission respectfully requests that the Township Board not return this matter to the Planning Commission again; rather, the Planning Commission requests that the Township Board approve this recommendation by the Planning Commission or else work out any differences directly with the developer. Which motion carried.

The Planning Commission's report of findings include the following decisions, and recommendations, on the departure requests:

1. Approve – Building height of 54'10" (subsequently reduced to a maximum height of 45 feet)
2. Approve – 577 parking spaces
3. Approve – 3 ground signs, each 48 square feet in size, and maximum 6 feet in height
4. Approve – Interior landscape islands extend the length of the parking space
5. Deny – Removal of curb and gutter on the relocated driveway

SAMPLE MOTIONS

If the Township Board finds the Health Pointe revisions meet the applicable standards, the following motion can be offered:

Motion to conditionally approve the Health Pointe PUD Amendment, which includes the revised building height, revised elevations, revised landscape plan. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. The motion is subject to, and incorporates, the following report concerning the PUD Amendments, which report also references certain Zoning Ordinance amendments concerning planned unit developments in general, which received a first reading by the Township Board on February 22, 2016. (A roll call vote has been requested.)

If the Township Board finds the Health Pointe revisions do not meet the applicable standards, the following motion can be offered:

Motion to direct staff to draft a formal motion and report, which will **deny** the revised Health Pointe PUD Amendment application, with those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

If the Township Board finds the Health Pointe applicant must make additional revisions, the following motion can be offered:

Motion to table the revised Health Pointe PUD Amendment application, and direct the applicant to make the following revisions:

1. *List the revisions.*

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

REPORT (TO BE USED WITH A MOTION FOR APPROVAL)

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

The Project will consist of a 120,026 square foot three story medical office building. This 12 acre project will be located on the remaining five outlots from the original 1998 Meijer PUD. The Project as recommended for approval is shown on a final site plan, last revised 12/9/2015 (the “Final Site Plan”); final landscape plan, last revised 2/10/2016 (the “Final Landscape Plan”); and final building elevation renderings, last revised 3/7/2016 (the “Final Elevations”); collectively referred to as the “Documentation,” presently on file with the Township.

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

By this report, the Board affirms the tasks assigned to the Grand Haven Charter Township Planning Commission (the “Planning Commission”) on January 25, 2016 have been completed. Specifically, the Planning Commission has recommended certain amendments to the Zoning Ordinance, has reviewed certain revisions to the Project, and has met with the City of Grand Haven Planning Commission to discuss the Project.

The Board notes that the Developer's Traffic Impact Study concluded the Project would have “little or no additional impact on traffic operations” for Robbins Road or 172nd Avenue. Nonetheless, the Traffic Engineer for the Ottawa County Road Commission (“OCRC”) has requested certain infrastructure improvements, and the Developer has voluntarily offered to help fund them (as noted in Section 8.T below).

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Board finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

- B. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the Township.
- D. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Board 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 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 Documentation conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- N. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

2. The Board finds the Project meets the intent for a PUD, as described in Section 17.01.3 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics as well as additional restrictions with the Developer, as described in this report, 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, Section 17.02.1.B.3, and Section 17.02.1.B.4 of the Zoning Ordinance, as well as Section 503 of the Michigan Zoning Enabling Act, allow for departures from Zoning Ordinance requirements; these provisions are intended to result in land use development that is substantially consistent with the goals and objectives of the Township Master Plan and the Zoning Ordinance, and consistent with sound planning principles. The Developer requested five departures. The Board makes the following findings.

A. A maximum building height of 45 feet is permitted because of the following findings.

- i. The Resilient Master Plan Draft encourages vertical expansion to reduce sprawl, preserve open space, and limit the cost of extending infrastructure.
- ii. The Robbins Road Sub-Area Plan encourages new development to expand vertically by exceeding 2.5 stories and 35 feet.
- iii. The Grand Haven Charter Township Fire/Rescue Department has an emergency vehicle with the ability to exceed the proposed building height, so public safety is not compromised.
- iv. The Township has approved height departures for previous PUDs and even buildings outside of any PUD.
- v. The Project is not surrounded by unique landscapes (e.g., wetlands, dunes, floodplains, etc.).
- vi. The Project does not abut residentially zoned properties, either in the Township or in the City of Grand Haven. The nearest single family dwelling is located in the City, over 1,100 feet away. The nearest dwelling located in the Township, is in a high density residential development, and is more than 550 feet away.
- vii. The parcels abutting the Project are not master planned for residential use.
- viii. In addition to all of the above, which the Board finds is adequate justification without more, the Board notes that it had a first reading to adopt a Zoning Ordinance amendment on February 22, 2016, and has just considered a second reading of that revised amendment at this meeting, which eliminates any doubt whatsoever that the increased height requested by the Developer for the Project is allowed in a commercial planned unit development.

B. A total of 577 parking spaces, which is 93 spaces more than allowed by the US-31 and M-45 Area Overlay Zone (the “Overlay Zone”), is permitted because of the following findings.

- i. Sections 15A.05.13, 15A.10.10, 17.05.1.F, and 24.03.1 require a maximum number of parking spaces unless the applicant provides a parking study that

- demonstrates the need for additional parking. The Developer has an established history with similar developments which establishes the need for additional parking, and has submitted a parking study to further establish the need.
- ii. Outside of the Overlay Zone this project would have been permitted 1,200 parking spaces.
 - iii. The excess parking will not be highly visible from US-31.
- C. Three ground signs, each 48 square feet in size and six feet in total height, are permitted because of the following findings.
- i. The original Planned Unit Development approval memorialized in the March 9, 1998 Township Board meeting minutes permits one monument (ground) sign for each outlot, not to exceed 52 square feet and five feet in height, subject to review by the Planning Commission for location. This PUD Amendment comprises five of the six outlots.
 - ii. The three permitted ground signs reduce the amount of signage permitted under the 1998 PUD by 116 square feet.
 - iii. A total height of six feet is permitted under Section 24.13 of the current Zoning Ordinance.
- D. 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.
- E. A departure from Section 15A.10.7 of the Zoning Ordinance, which requires concrete curb and gutter throughout the parking lot and paved areas, is denied because of the following findings.
- i. The Board has consistently required curb and gutter throughout the parking lot and paved areas of developments in the Overlay Zone.
 - ii. As required by Section 15A.10.7, the Developer did not provide compelling evidence to find that overall stormwater disposition will be enhanced if the curbing requirement is reduced.
4. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance.

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

- H. Buildings in the Project have been sited to protect natural resources. Natural features such as natural grade, trees, vegetation, water bodies and others have been incorporated into the Documentation.
 - 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 equipment 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 Board approves a modification to the sign provisions found in the March 9, 1998 meeting minutes of the original PUD.
 - S. The Project will not have a substantially detrimental effect upon or substantially impair the value of neighborhood property, as long as all of the standards and conditions of this approval of the Project are satisfied.
 - T. The Project is in compliance with all applicable Federal, State, County, and local laws and regulations. Any other permits for development that may be required by other agencies shall be available to the Township Board before construction is commenced.
 - U. No additional driveways onto public roadways have been permitted.
 - V. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.
7. The Board also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 15A.01 of the Zoning Ordinance.

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

- C. Outlot has architectural materials and landscaping compatible with that of the principal Meijer facility and site.
- D. Location of monument (ground) signs have been approved.
- E. Monument (ground) signs do not exceed 52 square feet.
- F. Monument (ground) sign has a maximum height of six feet as permitted by Section 24.13 of the current Zoning Ordinance.
- G. Revisions or changes to the conditions are made by the Township Board after a public hearing. These conditions are binding upon the Developer and all successor owners or parties in interest in the Project.
- H. Drainage for the Project is approved by the Ottawa County Water Resources Commissioner (“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, and an additional internal access easement for connection to the adjacent parcel at the corner of Robbins Road and 172nd Avenue. The Developer shall preliminarily identify the easement areas on the Final Site Plan, and the easements shall be drafted by the Township Attorney and approved by the Township Board prior to the issuance of certificates of occupancy.
- 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 Documentation, 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 are “backloaded,” which means that the Final Site Plan has been 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 Documentation and these conditions, these conditions shall control.
 - T. The Township understands it could not require this condition. However, the Developer has voluntarily made an offer, and the Township has relied upon the offer in considering this application. Specifically, the Developer offered to pay 15 percent of the cost of restriping Robbins Road, based on finalized scope and pricing, not to exceed \$7,000.00; and 50 percent of the cost of Box Span type traffic signal upgrades at the Robbins Road and Ferry Street/172nd Avenue intersection, based on finalized scope and pricing, not to exceed \$125,000.00. The Township and the Developer shall enter into a contract for these payments by the Developer.
9. The Board finds that the Project complies with the uses permitted for a commercial planned unit development, as described in Section 17.08 of the Zoning Ordinance
- A. Office buildings, together with accessory buildings and uses customarily incidental to office buildings, have historically been and are currently permitted to be located in commercial planned unit developments.
 - B. “Office buildings” are not defined in the Zoning Ordinance, but they are commonly defined to include professional activities such as medical offices.
 - C. Although the Service Professional District specifically references medical offices, among other offices, since 1979, when the Service Professional District was established, the Township has consistently interpreted its Zoning Ordinance to not limit medical offices and other offices described in the Service Professional District to just being located in the Service Professional District. Rather, medical offices and other offices specifically described in the Service Professional District have since 1979 routinely been allowed in the Commercial District as well, which allows “office buildings.”
 - D. Chapter Six, Future Land Use Plan, of the 2009 Township Master Plan, states on page 6-9 that the Commercial, the Service Professional, and the Commercial Planned Unit Development Districts should **all** be considered as commercial, and that **any** commercial development proposal significant in scale or scope (as the Planning Commission finds this Project is) should be considered as a planned unit development.
 - E. In addition to all of the above, the Board notes that it had a first reading to adopt a Zoning Ordinance amendment on February 22, 2016, and has just considered a second reading of that amendment at this meeting, which eliminates any doubt whatsoever that all uses allowed either by right or by special land use in the Service Professional District are also allowed in a commercial planned unit development.

SPECIAL JOINT MEETING MINUTES OF THE
GRAND HAVEN CHARTER TOWNSHIP
AND CITY OF GRAND HAVEN
PLANNING COMMISSIONS
FEBRUARY 24, 2016

I. CALL TO ORDER

Kantrovich called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:05 p.m.

II. ROLL CALL

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

City Members present: Brenberger, Blakeney, Dora, and Ellingboe

City Members absent: Von Tom, Runschke, Grimes, and Cummins

Also present: Township Planner Fedewa and City Planner Howland

Without objection, Kantrovich instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the February 15, 2016 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

- Tari Smith – 15714 Groesbeck Street, Grand Haven Township:
 - Township officials are unaware of what the residents want as it relates to the proposed Zoning Ordinance Text Amendments and the proposed Health Pointe PUD Amendment application.
 - Requested agenda item ‘VIII – Items for GHT Discussion’ be removed from the agenda because it was not properly noticed.

- David Rhem – 15360 Oak Pointe Drive, Spring Lake Township:
 - Attorney for the North Ottawa Community Health System.
 - Objects to agenda item ‘VIII – Items for GHT Discussion’ because it was not properly noticed.

- Jack Roossien – 14282 Lindbrook, Robinson Township:
 - Board of Trustee’s member for the North Ottawa Community Health System.
 - Believes the Traffic Impact Study is misleading, lacks information on pedestrian movements, and did not incorporate data from all cross-streets within the Robbins Road Corridor.
 - Indicated the City should not entertain this request because it could cause harm to the North Ottawa Community Health System.

- Mark Reenders – 16616 Warner Street, Grand Haven Township:
 - Director of Facilities for the North Ottawa Community Health System.
 - Displeased he was denied the ability to host an independent power point presentation.
 - Requested agenda item ‘VIII – Items for GHT Discussion’ be removed from the agenda because it was not properly noticed.
 - Questions if the proposed Health Pointe PUD Amendment site plan is able to accommodate semi-truck circulation and ambulatory traffic.

- Caleb Fleming – 14876 Riverside Trail, Grand Haven Township:
 - Medical Doctor for the North Ottawa Community Health System.
 - Believes a building must be considered a hospital if general anesthesia is used for surgical purposes.
 - Questioned the usefulness of the Traffic Impact Study because it did not include information on school bus traffic, or indicate if there would be an impact on how, and where, students would be picked up, or dropped off, from local schools.

- Jen VanSkiver – 7512 Treeline Drive SE, Grand Rapids:
 - Chief Communications Officer for the North Ottawa Community Health System.
 - Believes Township is amending ordinances after-the-fact to accommodate the proposed Health Pointe PUD Amendment project.
 - Unclear why the City Planning Commission agreed to this Special Joint Meeting because their bargaining power has been lost.
 - Believes the developer will weaken the local health care system.

- Cynthia VanKampen – 10510 River Bluff Trail, Zeeland:

- Chief Nursing Officer for the North Ottawa Community Health System.
- Prior experience with Spectrum Health acquiring the Zeeland Hospital was negative.
- Believes the proposed Health Pointe PUD Amendment would duplicate services.
- Haney Assaad – 178 Independence Court, Norton Shores:
 - Chief Medical Officer for the North Ottawa Community Health System.
 - Believes there is a lack of correlation between the proposed Zoning Ordinance Text Amendments to increase building height and the location of the Robbins Road Sub-Area.
 - Unclear why the proposed Zoning Ordinance Text Amendments have been planned for several years, but is only occurring now.
 - Indicated the proposed Health Pointe PUD Amendment location may be outside of the service area permitted for Holland Hospital to have off-site surgical services.

VII. ITEMS FOR JOINT DISCUSSION

A. Robbins Road Corridor Plan

B. Health Pointe Traffic Impact Study

Fedewa provided an overview through a memorandum dated February 19th.

Subject experts were then asked to provide additional information:

- Ray Schneider – Senior Transportation Planner, URS Corp./AECOM:
 - Impact study found there would be little to no impact on Robbins Road or the 172nd Avenue/Ferry Street intersection.
 - The projected Opening Year would continue to operate at a Level of Service “C,” which is acceptable.
 - There is a cumulative effect over the course of the day in regard to the projected traffic counts for Opening Year 2017 compared to the requested number of parking spaces. The figures noted for Opening Year 2017 are for peak hours, and does not account for the parking duration of each patient visit.
 - Defined the scope of the Traffic Impact Study and noted that many of the specific questions were outside of that scope, and therefore, were not included in the Study. The subject of these questions were related to off-site intersections, school buses, pedestrian traffic, access management, etc.

- Fred Keena – Traffic Engineer, Ottawa County Road Commission:
 - The proposed driveway relocation triggered a review of the Traffic Impact Study.
 - Found the projected left-turn movements during peak travel hours on Robbins Road warrant the addition of a left-turn lane. Also, found the anticipated left-turns at the 172nd Avenue/Ferry Street intersection will nearly double and warrant the addition of a left-turn signal to ensure traffic does not stack and cause a decrease to the acceptable Level of Service.
 - At the request of Commissioner Cousins a detailed review of the Traffic Impact Study was provided. Including, a description of the standards used in the calculations; the various thresholds that warrant improvements; and the specific data calculations related to through-traffic movements on Robbins Road, left-turn movements on Robbins Road, and left-turn movements at the 172nd Avenue/Ferry Street intersection.
 - At the request of Chairman Kantrovich, it was noted the number of access points and turning movements have significant impact on the number of lanes needed for a roadway. There is a direct correlation—the more access points and turning movements the less capacity the roadway can handle. Also, indicated “road diets” have been successful, but the Road Commission has not performed one yet.

- Bill Hunter – Department of Public Works Director, City of Grand Haven:
 - Reviewed the Traffic Impact Study with the Ottawa County Road Commission, and agrees with the findings.
 - Provided cost estimates for the proposed restriping and signal options.
 - Because a development project of this size was not anticipated at the time of the Robbins Road Corridor study was performed it is recommended the City perform another Traffic Impact Study to obtain the information that is needed to make an informed decision on the road design.

Kantrovich then invited the City of Grand Haven Planning Commissioners to begin the discussion:

- Blakeney – Has concerns on the proposed 3-lane “road diet,” and believes it will cause more accidents. Administered the Certificate of Need program for many years and believes the proposed Health Pointe PUD Amendment would duplicate services and have a negative impact on local health care.

- Ellingboe – Suggested the Township and City work with business owners along Robbins Road to identify the best solution for the restriping.
- Brenberger – Not in favor of including a bicycle lane if the 3-lane scenario were pursued because there are too many access points, which creates safety concerns for cyclists. Agrees a left-turn signal is needed at the 172nd Avenue/Ferry Street intersection to improve traffic operations.
- Dora – Supported the suggestion of working with business owners along Robbins Road to identify the best solution for the restriping. Does not feel strongly about either signal design, but if the Michigan Department of Transportation recommends a box span then he is supportive.
- Planner Howland –
 - Appreciates the opportunity to collaborate with the Township and work towards achieving the goals of the Robbins Road Corridor Plan.
 - If the proposed Health Pointe development were located in the City of Grand Haven it is possible it may be reviewed as a Planned Development. In which case, the City has the option of requiring a Traffic Impact Study, Environmental Impact Study, and/or a Market Impact Study. Likely, the City would require the developer to perform a Market Impact Study because of the existing healthcare presence within city limits.
 - Noted that when the study for the Joint Robbins Road Corridor Plan was performed there was no anticipation for a project of this size. Therefore, it is uncertain if the Corridor Plan is able to provide clear guidance on which striping scenario should be pursued.
 - Concerned about the dates and times the traffic counts were obtained. Appears the tourism traffic would not have been included in the report, and did not take into account the manufacturing shift-change traffic, which does not occur during the peak travel hours.

Kantrovich then invited the Grand Haven Charter Township Planning Commissioners to continue the discussion:

- Kieft – Requested Senior Transportation Planner Schneider provide more detail on the projected traffic counts compared to the requested number of parking spaces because the projected counts are less than the requested number of spaces.
- Cousins – Requested Traffic Engineer Keena provide more detail on the review findings that concluded road improvements are warranted.

- Kantrovich – Requested Traffic Engineer Keena provide more detail on the standards used to identify the appropriate number of lanes for a roadway.

Without objection the Special Joint Meeting portion of the agenda was adjourned at 7:58 p.m., and the City of Grand Haven Planning Commission moved the audience.

VIII. ITEMS FOR GHT DISCUSSION

- A. Revised Health Pointe Building Elevation Drawings
- B. Revised Health Pointe Landscape Plan

Fedewa provided an overview through a memorandum dated February 22nd. Staff noted no motions would be offered at the meeting tonight, rather they will be offered at the March 7th meeting.

Representatives of the applicant provided a review of the revisions:

- Sean Easter – Design Engineer, Spectrum Health:
 - Projection features were added to each side of the building, and the stone material was used rather than brick.
 - The pattern of the two facing brick colors were revised to provide bands of complementary building materials.
 - Have a combination of architectural features, varying rooflines, bands of complementary building materials, and landscaping every 50 – 100 feet as required by the Zoning Ordinance.
 - Confirmed a narrative will be prepared for the March 14th Township Board meeting that will describe the decision-making process, which concluded the mechanical penthouse should remain on the roof. Generally, the decision involved functionality, energy efficiency, and protecting viewsheds.
- Jack Barr – Project Engineer, Nederveld:
 - Landscaping now abuts all walls of the building, excluding doorways.
 - Added larger trees along the Northwest and Northeast walls to further reduce the visual impact.

Kantrovich then invited the Commissioners to continue the discussion:

- Kantrovich – Requested the applicant provide additional information on their decision to keep the mechanical penthouse on the roof. Confirmed the applicant would supply

revised perspective drawings and make a determination on the true height of the mechanical penthouse before the March 14th Township Board meeting.

- Robertson – Provided a review of the Planning Commissions purview, and how the Master Plan is connected. Noted that discussions have ensued with Township residents that have indicated support for the proposed Health Pointe PUD Amendment as it relates to their personal health care. Acknowledged the Planning Commission only makes a recommendation and the Township Board makes the final decision for the proposed project. Requested staff provide more information on the authority the Township has for improvements to the Robbins Road Corridor.
 - Fedewa noted the Township cannot require a developer to perform off-site road improvements. The matter is further complicated because the City of Grand Haven has jurisdictional authority over Robbins Road and the traffic signal at the 172nd Avenue/Ferry Street intersection. The City has the final decision as to whether or not improvements would be made to this Corridor, and when they would occur.
 - The Township and Health Pointe recognize the proposed development would impact traffic operations within the Robbins Road Corridor. In response, the Township DDA anticipates donating 25% of the signal cost, and Health Pointe has indicated a voluntary contribution of nearly 50% of the total cost estimates for the improvements would be provided to assist with improving safety. Specifically, Health Pointe has volunteered to contribute:
 - 15% of the costs based on finalized scope and pricing for the restriping of Robbins Road, not to exceed \$7,000.
 - 50% of the costs based on finalized scope and pricing for the box span type traffic signal upgrade at the Robbins Road and 172nd Avenue/Ferry Street intersection, not to exceed \$125,000.
 - Fedewa also noted the Joint Robbins Road Corridor Plan provided guidelines for access management, but they were not incorporated into the Zoning Ordinance. However, because it was incorporated into the Master Plan the Township and City do have the authority to require improvements to access management if a site is redeveloped. Furthermore, the City would have the authority to improve the curbing and access points if Robbins Road were to be reconstructed.
- Cousins – Acknowledged the revised elevation drawings meet the Zoning Ordinance standards, but does not appear to meet the expectations of a varying roofline described by the Township Board at a meeting held on January 25th. Requested the applicant

consider adding more features to vary the roofline, and provide a comparison of the original and revised renderings, so the revisions are more evident.

- Fedewa provided additional examples of features that could be incorporated to improve the varying roofline, which included decorative awnings, projection columns, and cornices.

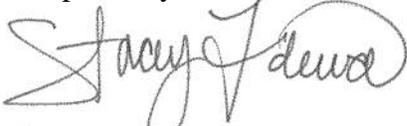
IX. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY

- Robert Wagenmaker – 16755 Timber Ridge, Grand Haven Township:
 - Requests the Planning Commission review the Township Private Driveway Ordinance and its requirement to double lot widths for parcels which abut, and are accessed from, public streets that are classified as state trunklines, county primary, or county local roads.
 - Believes the current language would encumber the Township’s ability to increase density.
 - Recommends equality for density increases. Would prefer building heights be raised for all zoning districts rather than limiting it to the Robbins Road Sub-Area.

X. ADJOURNMENT

Without objection, the meeting adjourned at 8:25 p.m.

Respectfully submitted,



Stacey Fedewa

Acting Recording Secretary

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 7, 2016

I. CALL TO ORDER

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

II. ROLL CALL

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

Members absent: Reenders

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 February 24, 2016 Special Joint Meeting with the City of Grand Haven Planning Commission were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

- Kristy Yonker – 12180 168th Avenue, Grand Haven Township:
 - Radiologic Technologist for the North Ottawa Community Health System.
 - Not in favor of the proposed project because it will be harmful to the community, and will cause traffic problems on Robbins Road and US-31.
 - Does not believe the property is zoned appropriately for the proposed land use.
 - Supported the statements made by the City of Grand Haven Community Development Director at the February 24th Joint Meeting as it relates to the Traffic Impact Study and requiring a market study.
 - Disappointed in the lack of media coverage.

- Mark Reenders – 16616 Warner Street, Grand Haven Township:
 - Director of Facilities for the North Ottawa Community Health System.

- Does not believe the scope of the Traffic Impact Study performed by Health Pointe was sufficient.
 - Supported the statements provided by the City of Grand Haven Planning Commission and Community Development Director.
- Jen VanSkiver – 7512 Treeline Drive SE, Grand Rapids:
 - Chief Communications Officer for the North Ottawa Community Health System.
 - Questions how “binding” the statements were at the February 24th Joint Meeting between the Township and City Planning Commissions.
 - Supported the statements made by the City of Grand Haven Community Development Director at the February 24th Joint Meeting as it relates to the Traffic Impact Study and requiring a market study.
 - Tourism is beneficial for this community, and believes it should have been incorporated into the scope of the Traffic Impact Study.
 - Referenced a recent article published by MiBiz concerning a tax exemption being sought by Spectrum Health in a different municipality.
- Fedewa noted the City of Grand Haven Community Development Director learned many of her statements made at the February 24th Joint Meeting were being misconstrued. In response, an email was provided to the Township expressing the true intent of her statements. Staff read the email aloud:
 - “At the joint meeting, I was careful to state that the Health Pointe project is not in the City’s jurisdiction, and that the Township’s laws and processes are different from the City’s. I stated that the City’s PUD ordinance allows for the Planning Commission to require an environmental study, traffic study, and market study for a PUD. I stated that such studies are not always warranted, but they are available based on the project scope. My intention for stating that information was to shed some light on how the City Planning Commission would review such a project if it were proposed in the City. I thought it would be helpful for the audience to understand where we were coming from.

I did not “call out” the Township Planning Commission for approving the project without conducting an environmental study or market study. I simply stated what the City’s laws allow for such studies to be conducted as part of our PUD process. If the Township’s laws don’t allow the Planning Commission to request/require such studies, then the Planning Commission would not have the authority to require them.

I did indeed question Spectrum's traffic study. I read the traffic study prior to the meeting and had some questions I wanted to ask of the traffic engineer, so I took that opportunity to ask them. I believe their methodology could be improved upon to get more accurate results that reflect our community's traffic patterns (summer traffic, proximity to schools, manufacturing shift change traffic, etc.). We were there primarily to make a formal recommendation on road improvements based on the results of that study. I did not feel comfortable asking my Planning Commission to do that based on the information provided by Spectrum's traffic engineer.

As I said in the meeting, I appreciate the Township inviting City staff and our Planning Commission to participate in the meeting. I look forward to more joint meetings in the future. Although these meetings can be uncomfortable and contentious, open communication is critical to our continued success as a community."

- Bultje provided an example of what kind of information can be included in a market study, and specifically referenced the Walmart PUD. A market study would not include information specific to a competing business.

VII. PUBLIC HEARING

A. Special Land Use – Soil Removal – Cech

Kantrovich opened the public hearing at 7:46 p.m.

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

Representatives Joe Cech, co-property owner and Jim Milanowski, engineer from Milanowski & Englert were present and available to answer questions:

- Jim Milanowski, engineer from Milanowski & Englert:
 - The noise rating of the proposed construction equipment exceeds the maximum permissible sound levels described in the Noise Ordinance. However, these are standard pieces of equipment, so he is unclear what type of resolution could be identified.
 - Additionally, the haul road is along the north boundary line, which abuts industrially zoned properties, and not the residential properties to the south.
 - Noise will be sporadic, and not continuous.

- If required by the Planning Commission, the applicant intends to follow through with performing a wetland determination and submitting to the DEQ to learn if a permit is required under part 303.
 - Final grade will assist with efficient percolation of soils.
 - Proposal will be demand-based excavation using an in-bank removal process.
 - Noted the parcel is zoned Agricultural, and master-planned for Medium Density Residential.
 - Intends to reclaim and rehabilitate property in 125' x 125' segments, which will restore the site much faster, and reduce the amount of stripped land that is exposed and could lead to sand blows. Meaning, each phase will be reclaimed incrementally before commencing to the next phase.
 - Haul road on the subject parcel is believed to be comprised of a combination of crushed concrete and milled asphalt. Understands that if dust is being created by the truck movements, the applicant will be responsible for treating the road to become compliant with the dustless surface requirement.
 - Confirmed the City of Grand Haven appears to be willing to grant the unobstructed use of the access road across their parcel for the duration of the project, but a fee is required before permission would be granted.
- Joe Cech, co-Trustee of the Anna Cech Trust, and applicant:
 - The current agricultural activity occurring on the 36± acre parcel are the growing of several types of berries, which comprises approximately 4 acres.
 - Long-term agricultural objective is to expand the berry farming operation.
- Ray Nelson – 16585 Sleeper Street, Grand Haven Township:
 - Lives adjacent to the subject property. Has reviewed the plans, and walked the property. Does not believe there will be any issues if the plans are followed.
 - Property is in an isolated location, and is not highly visible from the street.
 - Has two concerns:
 - Ensure reclamation and rehabilitation of the disturbed area is achieved.
 - Over the years the applicant has removed trees on the site and created a pseudo-berm around the property line. Believes this may have a negative effect on the surface waters ability to reach the wetlands. Furthermore, believes it is a physical barrier to wildlife movements.

- 61,000 cubic yards equates to approximately 3,000 truckloads of material leaving the site.
- Requests the applicant not be permitted to access 168th Avenue because that segment of road is not a designated truck route.

Kantrovich closed the public hearing at 8:07 p.m.

VIII. OLD BUSINESS

A. Special Land Use – Soil Removal – Cech

The application was discussed by Commissioners and focused on:

- Concerned about the lack of a designated access point for public roadways. The applicant has not secured permission from the City of Grand Haven to utilize the roadway on their parcel of land. Furthermore, the Jost International Corp permission is only valid until 12/31/2016.
- Questioned:
 - Anticipated number of trucks that would access the site each day. Likely 10 – 30 per day.
 - Noise rating of the equipment compared to the number of trucks access the site, and the proximity of the haul road.
 - Total depth of sand to be removed.
- Interested in requiring the applicant to schedule an inspection of each phase to ensure reclamation and rehabilitation has occurred prior to the commencement of a future phase.
- Compared the noise level of new residential developments to the applicant's proposal. New residential development may not have homes nearby. Whereas this proposal has approximately 8 adjacent homes. Furthermore, new development would not have the potential for dozens of trucks per day for a period of three years hauling excavation material off-site.
- 168th Avenue should not be utilized as a third option for access to a public roadway because that segment is not a designated truck route.
- Considered requiring the applicant to plant trees and shrubs to maximize erosion protection. However, the same effect can likely be achieved by utilizing a higher quality seed mixture. Requested staff contact the local branch of the US Department of Agriculture's Natural Resources Conservation Service for guidance.

Motion by Robertson, supported by Gignac, to **conditionally approve** the Anna Cech Trustees Special Land Use application for the Removal and Processing of Natural Resources for a period of 3 years, and up to 61,000 cubic yards of material. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan, and based on the Special Land Use and Site Plan motion in the March 3, 2016 Community Development Memo. Approval shall be conditioned upon:

1. Prior to commencement, obtain a permit or Letter of No Authority from the DEQ as it relates to part 303, which is required if there are any wetland on the property that will be impacted by the road, stockpiling, excavation etc.
2. Prior to commencement, applicant shall submit a revised plan that identifies a higher quality seed mixture will be utilized around the perimeter of the Area of Disturbance. Shall be planted 30 feet to 40 feet in width to maximize erosion protection. Revised plans are subject to staff approval.
3. Prior to commencement, applicant shall submit documentation from the City of Grand Haven granting continuous and unobstructed access during the proposed three year removal process.
4. Minimally, staff must perform an annual inspection to ensure the reclamation and rehabilitation of each phase is adhering to the approved plans.
5. Required to adhere to the Truck Route Ordinance at all times.

Which motion carried unanimously.

B. PUD Amendment – Health Pointe Revisions

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

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

The application was discussed by Commissioners and focused on:

- Requested staff provide a review of the Special Joint Meeting that occurred between the City of Grand Haven and Township Planning Commissions.
 - Scope of the Health Pointe Traffic Impact Study was appropriate for the project.

- The City of Grand Haven will likely perform an expanded Traffic Impact Study to obtain additional data on tourism traffic, manufacturing shift-change traffic, and the impact surrounding schools have on the traffic patterns.
- Fedewa noted the applicant has amended the height of the proposed building. Intend to remove mechanical penthouse from the roof of the third-story, which will result in a maximum building height of 45 feet.
- Bultje described the addition findings identified in the proposed report, which included building height, land use interpretations of the zoning districts, and the incorporation of the proposed Zoning Text Amendment Ordinance.

Motion by Robertson, supported by Gignac, to recommend to the Township Board **approval with conditions** of the Health Pointe PUD Amendment, which includes the revised elevations and revised landscape plan, after the Planning Commission met with the City of Grand Haven Planning Commission to discuss the Traffic Impact Study as it relates to the Robbins Road Sub-Area Plan. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. The motion is subject to, and incorporates, the following report concerning the PUD Amendments, which report also references certain Zoning Ordinance amendments recently recommended by the Planning Commission concerning planned unit developments in general. Further, the Planning Commission respectfully requests that the Township Board not return this matter to the Planning Commission again; rather, the Planning Commission requests that the Township Board approve this recommendation by the Planning Commission or else work out any differences directly with the developer. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Kantrovich, Robertson, Cousins, Gignac, Wilson

Nayes: Kieft, Taylor

Absent: Reenders

Abstained: LaMourie

REPORT

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

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

(the “Final Site Plan”); final landscape plan, last revised 2/10/2016 (the “Final Landscape Plan”); and final building elevation renderings, last revised 2/19/2016 (the “Final Elevations”); collectively referred to as the “Documentation,” presently on file with the Township.

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

By this report, the Planning Commission affirms its prior recommendation of approval, made on December 7, 2015, after the Planning Commission has completed the tasks assigned by the Township Board at its meeting on January 25, 2016. Specifically, the Planning Commission has recommended certain amendments to the Zoning Ordinance, has reviewed certain revisions to the Project, and has met with the City of Grand Haven Planning Commission to discuss the Project.

The Planning Commission notes that the Developer's Traffic Impact Study concluded the Project would have “little or no additional impact on traffic operations” for Robbins Road or 172nd Avenue. Nonetheless, the Traffic Engineer for the Ottawa County Road Commission (“OCRC”) has requested certain infrastructure improvements, and the Developer has voluntarily offered to help fund them (as noted in Section 8.T below).

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 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 Documentation 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, as described in this report, 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, Section 17.02.1.B.3, and Section 17.02.1.B.4 of the Zoning Ordinance, as well as Section 503 of the Michigan Zoning Enabling Act, allow for departures from Zoning Ordinance requirements; these provisions are intended to result in land use development that is substantially consistent with the goals and objectives of the Township Master Plan and the Zoning Ordinance, and consistent with sound planning principles. The Developer requested five departures. The Planning Commission makes the following findings.
- a. A building height of 54' 10" (subsequently reduced to a maximum height of 45 feet) is permitted because of the following findings.

- i. The Resilient Master Plan Draft encourages vertical expansion to reduce sprawl, preserve open space, and limit the cost of extending infrastructure.
 - ii. The Robbins Road Sub-Area Plan encourages new development to expand vertically by exceeding 2.5 stories and 35 feet.
 - iii. The Grand Haven Charter Township Fire/Rescue Department has an emergency vehicle with the ability to exceed the proposed building height, so public safety is not compromised.
 - iv. Section 17.05.2.A.2 requires mechanical equipment to be visually screened from adjacent properties, public roadways, or other public areas.
 - v. The Township has approved height departures for previous PUDs and even buildings outside of any PUD.
 - vi. The Project is not surrounded by unique landscapes (e.g., wetlands, dunes, floodplains, etc.).
 - vii. The Project does not abut residentially zoned properties, either in the Township or in the City of Grand Haven. The nearest single family dwelling is located in the City, over 1,100 feet away. The nearest dwelling located in the Township, is in a high density residential development, and is more than 550 feet away.
 - viii. The parcels abutting the Project are not master planned for residential use.
 - ix. In addition to all of the above, which the Planning Commission finds is adequate justification without more, the Planning Commission notes that it has recommended to the Township Board a Zoning Ordinance amendment which eliminates any doubt whatsoever that the increased height requested by the Developer for the Project is allowed in a commercial planned unit development.
- b. A total of 577 parking spaces, which is 93 spaces more than allowed by the US-31 and M-45 Area Overlay Zone (the “Overlay Zone”), is permitted because of the following findings.
- i. Sections 15A.05.13, 15A.10.10, 17.05.1.F, and 24.03.1 require a maximum number of parking spaces unless the applicant provides a parking study that demonstrates the need for additional parking. The Developer has an established history with similar developments which establishes the need for additional parking, and has submitted a parking study to further establish the need.
 - ii. Outside of the Overlay Zone this project would have been permitted 1,200 parking spaces.
 - iii. The excess parking will not be highly visible from US-31.
- c. Three ground signs, each 48 square feet in size and six feet in total height, are permitted because of the following findings.
- i. The original Planned Unit Development approval memorialized in the March 9, 1998 Township Board meeting minutes permits one monument (ground) sign for each outlot, not to exceed 52 square feet and five feet in

- height, subject to review by the Planning Commission for location. This PUD Amendment comprises five of the six outlots.
- ii. The three permitted ground signs reduce the amount of signage permitted under the 1998 PUD by 116 square feet.
 - iii. A total height of six feet is permitted under Section 24.13 of the current Zoning Ordinance.
- d. 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.
- e. A departure from Section 15A.10.7 of the Zoning Ordinance, which requires concrete curb and gutter throughout the parking lot and paved areas, is denied because of the following findings.
- 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.
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 Documentation.
 - 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 Ottawa County Water Resources Commissioner (“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 Documentation, 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 are “backloaded,” which means that the Final Site Plan has been 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 Documentation and these conditions, these conditions shall control.
 - T. The Township understands it could not require this condition. However, the Developer has voluntarily made an offer, and the Township has relied upon the offer in considering this application. Specifically, the Developer offered to pay 15 percent of the cost of restriping Robbins Road, based on finalized scope and pricing, not to exceed \$7,000.00; and 50 percent of the cost of Box Span type traffic signal upgrades at the Robbins Road and Ferry Street/172nd Avenue intersection, based on finalized scope and pricing, not to exceed \$125,000.00. The Township and the Developer shall enter into a contract for these payments by the Developer.
9. The Planning Commission finds that the Project complies with the uses permitted for a commercial planned unit development, as described in Section 17.08 of the Zoning Ordinance
- A. Office buildings, together with accessory buildings and uses customarily incidental to office buildings, have historically been and are currently permitted to be located in commercial planned unit developments.

- B. "Office buildings" are not defined in the Zoning Ordinance, but they are commonly defined to include professional activities such as medical offices.
- C. Although the Service Professional District specifically references medical offices, among other offices, since 1979, when the Service Professional District was established, the Township has consistently interpreted its Zoning Ordinance to not limit medical offices and other offices described in the Service Professional District to just being located in the Service Professional District. Rather, medical offices and other offices specifically described in the Service Professional District have since 1979 routinely been allowed in the Commercial District as well, which allows "office buildings."
- D. Chapter Six, Future Land Use Plan, of the 2009 Township Master Plan, states on page 6-9 that the Commercial, the Service Professional, and the Commercial Planned Unit Development Districts should **all** be considered as commercial, and that **any** commercial development proposal significant in scale or scope (as the Planning Commission finds this Project is) should be considered as a planned unit development.
- E. In addition to all of the above, the Planning Commission notes that it has recommended to the Township Board, and the Planning Commission anticipates that the Township Board will adopt, the Zoning Ordinance amendment which eliminates any doubt whatsoever that all uses allowed either by right or by special land use in the Service Professional District are also allowed in a commercial planned unit development.

IX. REPORTS

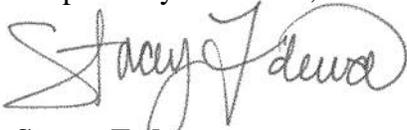
- A. Attorney Report – None
- B. Staff Report – None
- C. Other – None

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

XI. ADJOURNMENT

Without objection, the meeting adjourned at 9:01 p.m.

Respectfully submitted,



Stacey Fedewa

Acting Recording Secretary

March 10, 2016

Grand Haven Charter Township Board of Trustees
13300 168th Avenue
Grand Haven, Michigan 49417

Re: **Medical Office Use is a Use Permitted by Right in the PUD District**

Dear Honorable Members of the Grand Haven Charter Township Board of Trustees:

This office represents Health Pointe, a Michigan nonprofit corporation (“**Health Pointe**”), which is proposing to erect a medical office building in the Township. Health Pointe’s purpose is to provide health care at a single convenient location for patients who live in the greater Grand Haven area.

The property that Health Pointe owns and on which it intends to erect its medical office building is in the PUD Planned Unit Development District (“**PUD District**”). Permitted uses in the PUD District include “office buildings”. Zoning Ordinance, Sections 15.1708.2.D. and 15.1710.1.B.

I wanted to take this opportunity to address an argument that has been raised by the opponents to the proposed Health Pointe medical office building – that medical office uses are permitted only in the SP Service/Professional District (“**SP District**”).

These opponents claim that when the Township added the SP District regulations to its Zoning Ordinance in approximately 1979 the Township intended that any future medical office uses be located only in the SP District because the SP District specifically allows “[m]edical and dental offices, including clinics” along with “[o]ffice buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, and sales representatives”. Zoning Ordinance, Section 15.1402.1 and 2.

However, this argument fails for three independent reasons.

First, the express stated purpose of the SP District is “to accommodate uses such as offices, banks, and personal services which can serve as transitional areas between residential and commercial districts”. Zoning Ordinance, Section 15.1401. In other words, the purpose of the SP District is not to be the exclusive district for medical office uses. Rather, it is expressly intended to allow certain less intense commercial uses, such as a medical office, to buffer residential uses from the full suite of commercial uses.

Second, the term used by the Zoning Ordinance in the PUD District for permitted uses is “office buildings” without limitation. While the Township’s Zoning Ordinance does not define the word “office”, the American Heritage College Dictionary, 4th Edition, defines an office as “[a] place in which business, clerical, or *professional activities* are conducted” (emphasis added). The website dictionary.com defines an office as “a room, set of rooms, or building where the business of a commercial or industrial organization or of a *professional person* is conducted: the main office of an insurance company; a *doctor’s office*” (emphasis added).¹ And, the Township defines “building” as “[a]ny structure, either temporary or permanent, having a roof and used or built for the shelter or enclosure of persons, animals, or property of any kind.” Zoning Ordinance, Section 15.0203.

In other words, when the PUD District is permitting “office buildings” as a use by right it means that it is permitting “a structure in which business, clerical, or professional activities are conducted.” This is a broader permitted use than allowed in the SP District because it includes non-clerical and non-professional office uses that would fall under the general rubric of business office uses (such as call centers or government social services). This is consistent with the stated intent of the SP District to allow certain, presumably less intense, office uses to be located in the SP District to buffer residential uses from other more intense commercial uses. In addition, “[w]hen interpreting the language of an ordinance to determine the extent of a restriction upon the use of property, the language must be interpreted, where doubt exists regarding legislative intent, in favor of the property owner.” *Talcott v City of Midland*, 150 Mich App 143, 147 (1985).

Third, since 1979 the Township has understood its own Zoning Ordinance to provide that office uses permitted in the SP District are also permitted in districts, such as the C-1 Commercial District (“**C-1 District**”), that permit “office buildings” as a use by right.

For example, the following medical office uses are currently present in the C-1 District and appear to have been established after 1979: Shoreline Center Mental Health facility at 16930 Robbins Road; general dentistry office of Dr. Casey Bruhn, DDS, at 16930 Robbins Road; DaVita Dialysis and Hemodialysis Medical Clinic at 16964 Robbins Road; and Judge Chiropractic at 16964 Robbins Road.

In addition, the following non-medical office uses specifically permitted in the SP District – executive, administrative, professional, accounting, writing, clerical, stenographic, and sales representatives – are also currently present in the C-1 District and also appear to have been

¹ “[U]nless explicitly defined in . . . [an ordinance], ‘every word or phrase of . . . [an ordinance] should be accorded its plain and ordinary meaning, taking into account the context in which the words are used.’ ” *Yudashkin v Linzmeyer*, 247 Mich App 642, 650 (2001) (citation omitted). Because such undefined terms must be given their plain and ordinary meanings, it is proper to consult a dictionary to define such terms. *Robinson v Ford Motor Co*, 277 Mich App 146, 152 (2007).

established after 1979: Farm Bureau Insurance sales representative office at 16844 Robbins Road; GHSP administrative offices at 16916 Robbins Road; Transnation Title Insurance offices at 16930 Robbins Road; and Strategic Financial Group Accounting office at 16964 Robbins Road.

The Michigan Supreme Court has stated that “in cases of ambiguity in a municipal zoning ordinance, where a construction has been applied over an extended period by the officer or agency charged with its administration, that construction should be accorded great weight in determining the meaning of the ordinance.” *Macenas v Village of Michiana*, 433 Mich 380, 398 (1989).

In sum, the Township has stated that the purpose of the SP District is as a transitional district and not as the only district in which medical office uses can be located, the Township has appropriately used the broader term “office buildings” as a permitted use by right in the districts such as the PUD District where the Township intends to allow all office uses including medical office uses, and the Township has consistently interpreted its own Zoning Ordinance to allow office uses in the C-1 District that are also permitted in the SP District.

Therefore, the medical office building proposed by Health Pointe is a use permitted by right in the PUD District and Health Pointe’s request for approval should be granted under the terms of the current Zoning Ordinance.

Very truly yours,



Christian E. Meyer

CM/cd



TRIO

REAL ESTATE MANAGEMENT SERVICES

February 17, 2016

Mr. William Cargo
Grand Haven Township
13300 168th Avenue
Grand Haven, MI 49417

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

Re: Health Pointe Project

Dear Mr. Cargo and Ms. Fedewa:

I am representative for Robbins Road Real Estate LLC and Bowling Family Investments, LLC, owners of the 7-acre parcel located at 17200 Robbins Road in Grand Haven. On behalf of the owners, I am writing to express our excitement and voice our support for the Health Pointe project.

As you know, our parcel lies directly to the north of the project location. As an owner of adjacent property, we believe the presence of the Health Pointe project will be a great addition to the southern gateway to Grand Haven and to the entire Tri-Cities area. We anticipate that the presence of Health Pointe will spur additional development and improvement not only on our own site but on other surrounding sites as well.

The value of our property and surrounding properties will be greatly enhanced by the presence of Health Pointe, not only from a financial perspective but from a quality of life perspective as well.

We are excited about the possibilities inherent with the approval of this project and are pleased to give our full support to it.

Sincerely,

*For Robbins Road Real Estate, LLC
and Bowling Family Investments, LLC*

Charlie Hoats, CPM®
Trio Real Estate Management Services, LLC

From: [Greg Ransford](#)
To: [Stacey Fedewa](#)
Cc: [Bill Cargo](#)
Subject: Spectrum Health Proposal
Date: Tuesday, February 02, 2016 2:47:52 PM

Stacey:

Good afternoon. I haven't been following the proposed Spectrum Health facility in GHT very closely but understand that NOCH is pushing back against it for whatever political/business reasons. I also understand the township may appreciate my comments.

I am unsure the particulars of the project but wanted to express my concern for lack of medical access in the Grand Haven area and share my personal experience. In short, my primary care doctor left his office a few years ago for Colorado. I called last week to visit that office and was told they are no longer accepting patients. Even though I was a patient of that office for years, they could not accommodate me. After calling another doctor, I was told the same. I had to settle on a doctor in the north side of Holland. While I expect to be happy with my new doctor, I would prefer closer care for me since I live in the City.

Based on my own, unintended survey, it is clear to me that additional medical offices in the Grand Haven area are necessary.

Thanks,

Greg

From: Jeff.Meyers@spectrumhealth.org
To: [Stacey Fedewa](#)
Cc: [Bill Cargo](#); Rick.Redetzke@spectrumhealth.org
Subject: Health Pointe - Building Height Change
Date: Thursday, March 03, 2016 1:04:15 PM

Hi Stacey,

In addition to our building roofline and landscape design revisions, I wanted to confirm that we have also decided to remove the mechanical units and screen wall from the rooftop to reduce our overall building height to not exceed 45-feet (versus our previous building height request of 54'-10").

At the Township Board's meeting on 1/25/16 it was apparent to us that some board members are uncomfortable with the magnitude of our original building height departure request. We've since challenged our design team to develop an alternative engineered solution that relocates the mechanical units below the 3rd story rooftop in a manner that still meets our building design principles without sacrificing patient experience. We now have a satisfactory solution and we're happy to confirm our commitment to this updated design approach.

Per your instructions we will provide all updated design revision drawings for the building roofline, landscape, and building height changes to be included for the Township Board's meeting on 3/14/16. Also, as a courtesy to the Planning Commission we wanted to confirm our approach to this voluntary building height change today, so to be included in your report for their meeting on 3/7/16.

We are committed to be good partners with the Township and we trust that these changes will be met favorably by all.

Jeff

Jeff A. Meyers, CCIM, LEED-AP
Director, Real Estate Development
Associate Broker

Spectrum Health System
Facilities & Real Estate, MC067
648 Monroe Ave. NW, Suite 410
Grand Rapids, MI 49503
phone: 616.391.6075
mobile: 616.340.5965
email: jeff.meyers@spectrumhealth.org



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From: Jeff.Meyers@spectrumhealth.org
To: [Stacey Fedewa](#)
Cc: [Bill Cargo](#); Rick.Redetzke@spectrumhealth.org; Kyle.Prochaska@spectrumhealth.org
Subject: Health Pointe - Voluntary Contribution to Traffic Control Improvements along Robbins Rd
Date: Tuesday, February 23, 2016 8:54:57 AM

Hi Stacey,

Subject to the approval of the Health Pointe PUD Amendment, Health Pointe is willing to participate in a share of the costs for traffic control improvements now being considered along Robbins Road. As you are aware, the Traffic Impact Study conducted by AECOM/URS concluded that the added traffic from the proposed Health Pointe development will have “little or no additional impact on traffic operations” on Robbins Road or 172nd Avenue. However, Health Pointe does see a benefit to our project with the proposed traffic signal and pavement marking improvements contemplated by the City and the County Road Commission.

We understand the improvements under consideration are currently proposed to include:

- i) Restriping of Robbins Road from US-31 to Beechtree/168th Avenue, currently estimated at \$54,350.00.
- ii) Box Span type traffic signal upgrades at the Robbins Rd. and S. Ferry Street/172nd Ave intersection, currently estimated at \$223,768.00.

With the above understanding, we offer to contribute the following:

- i) For the restriping of Robbins Road, 15% of the costs based on finalized scope and pricing, not to exceed \$7,000.
- ii) For the Box Span type traffic signal upgrades at the Robbins Road and Ferry St/172nd Ave intersection, 50% of the costs based on finalized scope and pricing, not to exceed \$125,000.

As stated above, the Traffic Impact Study conducted by AECOM/URS showed little or no impact on the Robbins Road or 172nd Avenue operations as a result of the Health Pointe project. However, we are happy to step up and make a commitment to contribute in this way as these improvements will further enhance the safety of township residents and visitors, as well as our own patients, employees and visitors.

Should our project be approved by the Township, and should the Township and the City Council agree to move forward with the proposed traffic improvements above, we would be happy to move forward to draft a formal agreement.

Sincerely,

Jeff

Jeff A. Meyers, CCIM, LEED-AP
Director, Real Estate Development
Associate Broker

Spectrum Health System

Facilities & Real Estate, MC067
648 Monroe Ave. NW, Suite 410
Grand Rapids, MI 49503
phone: 616.391.6075
mobile: 616.340.5965
email: jeff.meyers@spectrumhealth.org

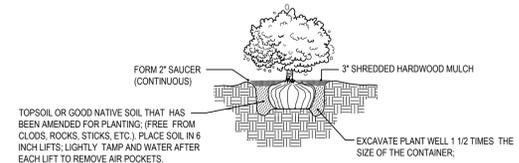


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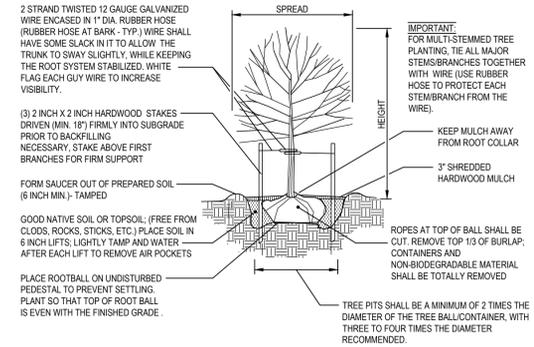


UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

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



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.



TYPICAL TREE PLANTING DETAIL
N.T.S.

LANDSCAPE LEGEND / SCHEDULE

TREES					
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	AA	7	Quercus robur f. fastigiata	Fastigate Oak	3.5" cal. min.
	AF	29	Nyssa sylvatica	Black Gum	3.5" cal. min.
	AS	19	Acer saccharum	Sugar Maple	3.5" cal. min.
	CC	29	Cercis canadensis	Eastern Redbud	3" cal. min.
	GB	25	Ginkgo biloba	Ginkgo (Male)	3.5" cal. min.
	PP	31	Picea pungens	Colorado Blue Spruce	6' hgt. min. ⁽¹⁾
	SR	25	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	3" cal. min.

(1) Colorado Blue Spruce shall be planted at varying heights, approximately 6'-10'.

SHRUBS					
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	HI	9	Hamamelis x intermedia 'Arnold Promise'	'Arnold Promise' Witch Hazel	7 gal.
	Hp	90	Hydrangea paniculata 'Limelight'	'Limelight' Hydrangea	5 gal.
	Jp	85	Juniperus pfitzeriana 'Mint Julep'	'Mint Julep' Juniper	5 gal.
	Js	358	Juniperus sabina 'Broadmoor'	'Broadmoor' Juniper	3 gal.
	Mp	55	Myrica pensylvanica	Bayberry	5 gal.
	Pf	98	Potentilla fruticosa	Shrubby Cinquefoil	3 gal.
	Rk	157	Rosa 'Knockout'	'Knockout' Rose	3 gal.
	Sb	320	Spiraea x bumalda	Bumald Spiraea	3 gal.
	Tm	196	Taxus x media 'Densiformis'	Compact Yew	3 gal.
	Wf	353	Weigela florida 'Dark Horse'	'Dark Horse' Weigela	3 gal.

PERENNIALS & GRASSES					
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	bs	65	Baptisia 'Solar Flare Prairie Blues'	'Solar Flare Prairie Blues' False Blue	2 gal.
	bg	2303	Bouteloua gracilis 'Blonde Ambition'	'Blonde Ambition' Blue Grama Grass	2 gal.
	ca	144	Calamagrostis x acutiflora 'Karl Foerster'	'Karl Foerster' Feather Reed Grass	3 gal.
	cr	58	Cimicifuga racemosa 'Pink Spire'	'Pink Spire' Snakeroot	2 gal.
	hh	340	Hemerocallis 'Happy Returns'	'Happy Returns' Daylily	2 gal.
	hf	1193	Nepeta x fassenii 'Walkers Low'	'Walkers Low' Catmint	2 gal.

GROUND COVER					
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	As Needed ⁽¹⁾		N/A	Bark Mulch	3" depth
	As Needed ⁽²⁾		Poa pratensis	Kentucky Bluegrass Sod	Roll
	11,563 sq ft ⁽³⁾		Liriope spicata	Lily Turf	Flat
	As Needed		N/A	Native Meadow Grass Seed Mix	Hydroseed

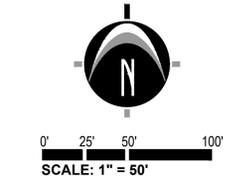
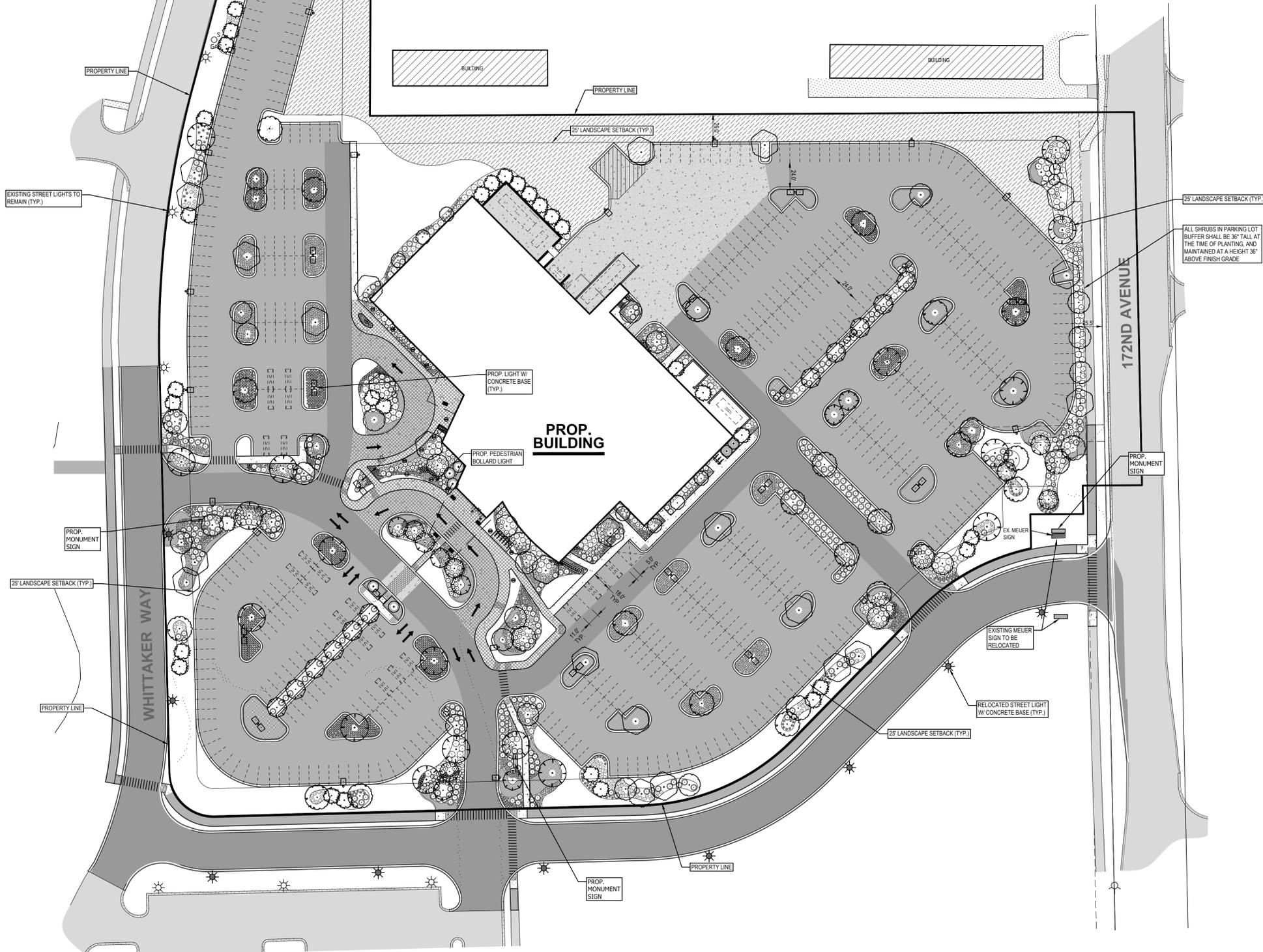
- (1) All disturbed areas programmed as planting beds shall receive bark mulch to a depth of 3".
- (2) All disturbed areas not otherwise programmed shall receive turf grass sod.
- (3) All areas programmed as Lily Turf shall be planted with spacing of 6"-10".

LANDSCAPE NOTES

- PLANTING NOTES:**
- ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
 - SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
 - ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
 - PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
 - REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
 - FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
 - PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

- TOPSOIL AND TURF NOTES:**
- WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
 - DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
 - ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
 - SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER. ROLL PERPENDICULAR TO LENGTH OF SOD.
 - TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEUS MATERIAL, INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
 - ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

- IRRIGATION NOTES:**
- ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM FITS INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.



NEDERVELD

www.nederveld.com
800.222.1868

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

Health Pointe
Attn: Jeff Meyers

648 Monroe Ave NW
Suite 410
Grand Rapids, MI 49345

REVISIONS:

Title: DD Submittal	V. Date: 02.08.16
Drawn: BEM	Checked: RUB
Title: OOCR Submittal	V. Date: 02.10.16
Drawn: BEM	Checked: RUB
Title: OOCR Submittal	V. Date: 02.10.16
Drawn: BEM	Checked: RUB

HEALTH POINTE

Landscape Plan

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

STAMP:

STATE OF MICHIGAN
REGISTERED LANDSCAPE ARCHITECT
JAMES C. WALTER, JR.
LANDSCAPE ARCHITECT
No. 1588

J. C. Walter, Jr.

PROJECT NO:
14201485

SHEET NO:
L-101



OLD WEST ELEVATION

Additional Architectural Features

- 1) Added Cast Stone Projection Column
New Material Added
Varying Roofline Element
- 2) Added Metal Louvered Sunshades
- 3) Relocation of Mechanical Units



REVISED SOUTHWEST PERSPECTIVE

mark	date	description

HEALTH POINTE
GRAND HAVEN,
MICHIGAN
HEALTH POINTE MOB

Project Name	
Author	Designer
Project	

EXTERIOR ELEVATIONS

A213 - E

