

AGENDA

Grand Haven Charter Township Planning Commission
Monday, May 16, 2016 – 7:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the May 2, 2016 Meeting Minutes
- V. Correspondence
- VI. Public Comments/Questions on Agenda Items Only (Limited to 3 minutes)
- VII. Public Hearing
 - A. Rezoning – Pellegrom – AG to RP
 - B. Special Land Use – Motor Vehicle Sales – VIP Outdoor Power LLC
- VIII. Old Business
 - A. Rezoning – Pellegrom – AG to RP
 - B. Special Land Use – Motor Vehicle Sales – VIP Outdoor Power LLC
- IX. Reports
 - A. Attorney’s Report
 - B. Staff Report
 - OCRC & MDOT Plans for M-231 Traffic Counts
 - C. Other
- X. Extended Public Comments/Questions on Non-Agenda Items Only (Limited to 4 minutes)
- XI. Adjournment

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

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 2, 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, Kieft, Taylor, Cousins, Gignac, Reenders & Wilson

Members absent: Robertson

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 April 18, 2016 meeting were approved.

V. CORRESPONDENCE

- Curtis Schwartz – Text Amendment Request for Indoor Recreation, Exercise and Athletic Facilities

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

- Charles M. Schmidt – 15830 Lincoln Street:
 - Concerned with the volume of traffic on Lincoln Street. Noticeable increase in personal vehicles and commercial trucks since M-231 opened.
 - Difficult to enter/exit Lincoln Street.
 - Concerned the Stonewater PUD development will only exacerbate the traffic issues.
- Kip Nadeau – 15600 Lincoln Street:
 - Shared similar concerns with Lincoln Street traffic.
 - Lincoln Pines and the proposed Stonewater PUD will only add more traffic. Believes a left-turn lane and deceleration tapers are needed.
 - Questioned the setback of the Stonewater PUD condominiums. Concerned the location will inhibit his abilities to hunt.

VII. PUBLIC HEARING

A. Special Land Use – Single Family Dwelling in AG District – Vander Wal

Kantrovich opened the public hearing at 7:42 p.m.

Fedewa provided an overview through a memorandum dated April 28th.

Applicants, Daniel and Ashley Vander Wal, were present and available to answer questions:

- Have owned property for 3 years.
- Farming for personal sustenance.
- May expand agricultural uses in future, but do not have current plans for expansion.

Kantrovich closed the public hearing at 7:45 p.m.

VIII. OLD BUSINESS

A. Special Land Use – Single Family Dwelling in AG District – Vander Wal

The application was discussed by Commissioners and focused on:

- Inquired about duration of ownership and type of farming activities.
- Requested explanation from staff about the subject parcel being a legal lot of record:
 - The 10 acre subject parcel was created, and zoned AG, before the zoning ordinance required a minimum of 20 acres for parcels zoned AG.
 - The 10 acre subject parcel has the same land use rights as a compliant 20 acre AG parcel.
- Discussed the differences between a parcel zoned AG that is actively engaged in agricultural activities and has a dwelling, and a parcel zoned RP that has a dwelling that is also engaged in agricultural activities.
 - Fedewa explained a parcel zoned AG permits agricultural activities as a use by right, and only permits a dwelling through a special land use permit. Whereas a parcel zoned RP permits a dwelling as a use by right, and only permits agricultural activities through a special land use permit and/or zoning permit for the keeping of livestock as an accessory use.

Motion by Wilson, supported by Gignac, to **approve** the Special Land Use application to allow a Single Family Dwelling in the AG District for property located at 16293 Pierce Street, based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter

Township Zoning Ordinance. The motion is subject to, and incorporates, the following report. **Which motion carried unanimously.**

REPORT

1. This approval is based on the affirmative findings that each of the following standards has been fulfilled:
 - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
 - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
 - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
 - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
 - H. The proposed use is consistent with the health, safety, and welfare of the Township.
2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
 - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
 - C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

- D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
- E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
- F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
- G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
- H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
- J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
- K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
- L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

B. Stonewater PUD

Fedewa provided an overview through a memorandum dated April 28th.

The developer, Dale Kraker, and project engineer Rick Pulaski, were present and available to answer questions:

Rick Pulaski, project engineer with Nederveld:

- New design increases open space.
- Phasing has been adjusted.
- Overall, believes the new design is better than the previous.

Dale Kraker, developer:

- Does not believe his lender will grant a financial guarantee for the completion of Norwalk Road in order to create a looped roadway that provides two points of ingress/egress for the residents.
- Still agreeable to adding a temporary construction/emergency vehicle road that would be “closed” on each end using a bollard or chain system.
- Anticipated build-out timeline is:
 - Earth work during 2016
 - Begin construction of Phase 1 in 2017
 - Begin construction of Phase 2 in 2018
 - Begin construction of Phase 3 in 2018 – 2019
 - Construction of remaining phases is yet to be determined.
- Has not provided parking at the tot-lot or beach/open space area because it will result in a loss of open space that is needed to meet Township requirements.

The application was discussed by Commissioners and focused on:

- Supportive of the new design.
- The revised phasing is an improvement.
- Questioned why parking is not being provided at the tot-lot or beach/open space area. Accessibility is important for elderly and disabled residents.
 - Providing said parking may encourage non-Stonewater residents to use them as public parks.
- Discussed the need for a looped roadway that provides two points of ingress/egress for the residents.
 - The proposed temporary construction/emergency vehicle road would prevent the beach/open space area from being developed in the beginning, which will

result in dozens of Stonewater residents not being able to utilize that open space area.

- Should this temporary road be approved the PUD Contract will need to specify a time limit on when the road must be removed and the beach/open space area constructed.

Motion by Reenders, supported by Gignac, to direct staff to draft a formal motion and report of findings, which will recommend **conditional approval** of the Stonewater PUD application, with those Zoning Ordinance compliance departures which were discussed and will be found in the minutes of this meeting. This will be reviewed and considered for adoption at the next meeting. Lastly, the Planning Commission directs staff to publish the notice of public hearing for the Township Board after the language found in the Master Deed, Bylaws, and Declaration of Covenants have been approved by the Township Attorney. **Which motion carried unanimously.**

C. Potential Zoning Ordinance Text Amendments:

Motion by LaMourie, supported by Cousins, to remove this item from the table. **Which motion carried unanimously.**

Fedewa provided an overview through a memorandum dated April 14th.

The information was discussed by Commissioners and focused on:

- Increase building heights
 - Not in favor of increasing heights for single family dwellings.
 - Multiple family structures including apartment buildings, nursing homes, etc. should be allowed a height and/or story increase to encourage a vertical expansion that will preserve open space.
 - Commercial and Industrial districts should also be permitted to have a greater building height and/or additional stories to encourage a vertical expansion that will preserve open space.
 - Interested in establishing a formula that would require greater setbacks for a greater building height.
 - Generally, locations that may be eligible for the increased height/story include:
 - US-31 and M-45 Area Overlay Zone
 - Properties north of Ferris Street

- Properties within 2,700 feet of public utilities (*the distance established in the Township Code of Ordinances*) and also consistent with the master-planned service boundaries for public water and sanitary sewer.
 - Directed staff to proceed with additional research on location, building height, number of stories, and setback formula. This discussion will be continued at a future meeting.
- Demolition of dwelling resulting in nonconforming accessory buildings
 - Acknowledged there is a distinction between typical property owners requesting this kind of agreement versus a dangerous building scenario.
 - Typical property owner may wish to demolish the dwelling, but keep the accessory buildings while a new dwelling is being constructed.
 - There are too many variables for dangerous building scenarios, and believe staff should not be able to make determinations without approval by the Township Board, per the Dangerous Building Ordinance.
 - Directed staff to proceed with drafting a proposed text amendment ordinance that states dangerous buildings are not eligible for this type of agreement.
- Two dwellings on property while new home is constructed
 - Questioned if a staff member should be granted this type of power.
 - A financial guarantee must be required to ensure the demolition of the prior dwelling.
 - Questioned if a second staff member should have to sign the agreement as well.
 - Directed staff to proceed with drafting a proposed text amendment ordinance that requires a financial guarantee, but does not require a second staff member to sign the agreement.

IX. NEW BUSINESS

A. Text Amendment Request for Indoor Recreation, Exercise and Athletic Facilities

Fedewa provided an overview through a memorandum dated April 28th.

The information was discussed by Commissioners and focused on:

- Original intent with this special land use category was to encourage recreation to take place in vacant industrial buildings. For example, batting cages.
- Believe the Township and surrounding community is a prime location for indoor recreation, exercise and athletic facilities.

- Agree this land use should also be included in the C-1 Commercial district. However, the building must be cohesive with surrounding commercial buildings and not have the appearance of an industrial building.
 - Aesthetic requirements must be reasonable, so the business owner is not “priced-out.”
- Directed staff to proceed with drafting a proposed text amendment ordinance that includes aesthetic requirements.

X. REPORTS

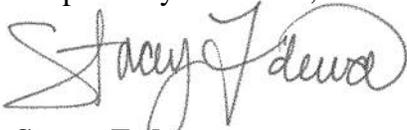
- A. Attorney Report – None
- B. Staff Report – None
- C. Other – None

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

XII. ADJOURNMENT

Without objection, the meeting adjourned at 9:23 p.m.

Respectfully submitted,



Stacey Fedewa

Acting Recording Secretary



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

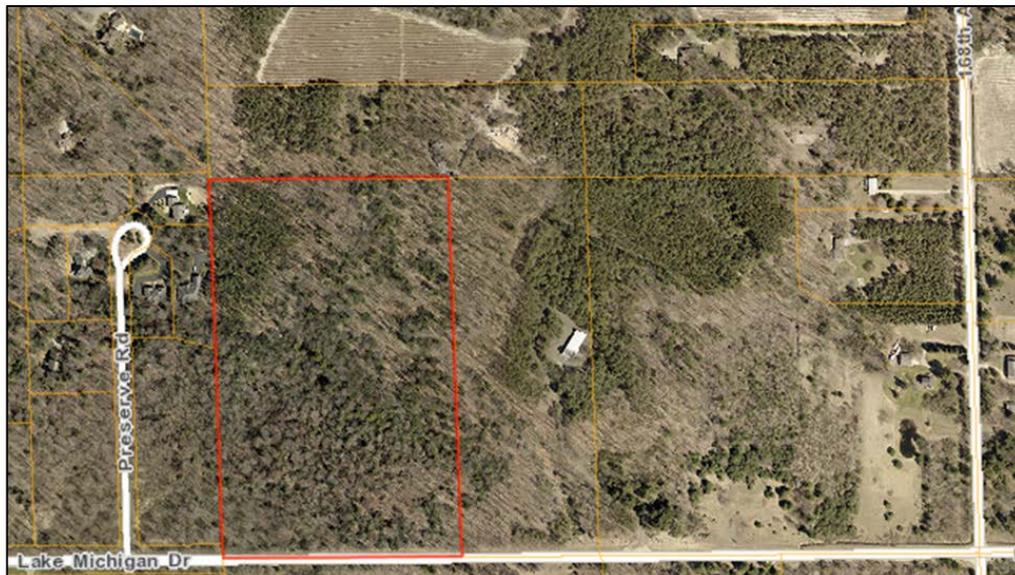
DATE: May 11, 2016
TO: Planning Commission
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Pellegrom – Rezoning Application (AG to RP)

BACKGROUND

The applicants, Richard and Gail Pellegrom, attended the April 18th public hearing for the Master Plan and requested the Future Land Use Map be amended to master-plan their 25 acre parcel for Rural Residential instead of Agricultural. The Planning Commission agreed with the request, and the Map was amended.

The Pellegrom's desire to rezone their 25 acre parcel (70-07-21-400-015) from Agricultural (AG) to Rural Preserve (RP). If approved, they will apply for a land division to create 10 acre, and 15 acre, child parcels. One of the child parcels will be sold to their son who intends to build a single family dwelling.

The rezoning application was tested against the "Three C's" evaluation method.



COMPATIBILITY

*Is the proposed rezoning **compatible** with the existing developments or zoning in the surrounding area?*

The zoning for parcels that border the applicants' parcel is:

North	AG
South	RP
East	AG
West	Residential-PUD

The 2016 Future Land Use Map has master-planned the subject parcel for Rural Residential.

The **RR future land use category includes RP and RR as the corresponding zoning districts**, and the Pellegrom's are requesting a rezoning to RP.



CONSISTENCY

*Is the proposed rezoning **consistent** with the goals and objectives of the Master Plan and does it coincide with the Future Land Use Map in terms of an appropriate use of the land?*

The proposed rezoning is consistent with surrounding land uses and the Statement of Purpose narrative for the RP district, which includes:

- The purpose of the RP District is to provide an intermediate district between the AG District and other residential districts.
- It is intended to be a low density type of use, on which minimum residential development is permitted because of proximity to agricultural uses and practices.
- It is intended to provide a district for large parcels that are unsuitable for agricultural uses.

As noted above, the applicant intend to divide, and sell, approximately 10 acres to their son for the construction of a single family dwelling, which aligns with the purpose of the district.

CAPABILITY

*Does the proposed rezoning require an extension of public sewer and water, roadway improvements, or enhanced fire and police protection, and if so, is it in an area **capable** of being provided with such services?*

Parcels within the RP district should be supported by minimal infrastructure features, such as unpaved roads. The subject parcel has access to public water, natural gas, and paved roads.

SAMPLE MOTIONS

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

Motion to recommend to the Township Board **approval** of the Pellegrom rezoning application of parcel 70-07-21-400-015 from Agricultural (AG) to Rural Preserve (RP) based on the application meeting applicable rezoning requirements and standards of the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

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

Motion to recommend to the Township Board **denial** of the Pellegrom rezoning application of parcel 70-07-21-400-015 from Agricultural (AG) to Rural Preserve (RP) because the application does not meet the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

If the Planning Commission finds the rezoning application is premature or needs revisions, the following motion can be offered:

Motion to **table** of the Pellegrom rezoning application, and direct the applicant to address the following items:

1. *List the items...*

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



GRAND HAVEN CHARTER TOWNSHIP

ZONING AMENDMENT REQUEST APPLICATION

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

Applicant information

Name RICHARD + GAIL Pellegroni
Phone 616-842-8055 Fax
Address 11261 168th AVE, GRAND HAVEN

Owner information (If different from applicant)

Name Pellegroni TRUST
Phone
Address

Property information

Address/Location LAKE MICHIGAN DR
Parcel # 70-07-21-400-015
Subject Property size (acres) 25+ (Include a survey with the legal description)
Zoning (current) AG Zoning requested RP
Adjacent Zoning AG RP AG PUD
North South East West

Master Planned Zoning Is Request Consistent with Township Master Plan?

Does this property abut a Township border? NO

Present use of the subject property VACANT

Proposed use of the subject property 2-10+ACRES SINGLE FAMILY DWELLINGS

Number and type of existing structures on the subject property -0-

Is the subject property located on a paved road? LK MI DRIVE

Is municipal water located within 2,700 feet of the subject property? ?

Is municipal sewer located within 2,700 feet of the subject property? NO

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

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.
Signature of Applicant [Signature] Date 3-14-16

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

Notice

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

Signed *Ronald Pellegrom* Date 3-14-16
Gail K.

For Office Use Only

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



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: May 11, 2016
TO: Planning Commission
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Special Land Use – Motor Vehicle Sales Establishment – VIP Outdoor Power

BACKGROUND

The applicant, VIP Outdoor Power, submitted a Special Land Use application to obtain approval to display and sell lawn equipment at 17169 Hayes Street.

One reason for VIP's relocation to 17169 Hayes Street was to expand the business in size and scope. The business has now expanded from small engine repair to a sales establishment that continues to repair small engines and also sells accessory parts for the outdoor equipment.



With the larger scope of this business, the land use is now more accurately classified as a Motor Vehicle Sales Establishment. This classification will permit the business to display equipment outdoors, repair small engines indoors, and sell accessory parts indoors.

APPLICATION REQUEST

The applicant is proposing to designate an 80' x 20' area west of the building to display new lawn equipment. The equipment would be on display during normal business hours, which are:

- M – F, 8 – 5pm
- Saturday, 8 – Noon
- Sunday – Closed



SPECIAL LAND USE REQUIREMENTS

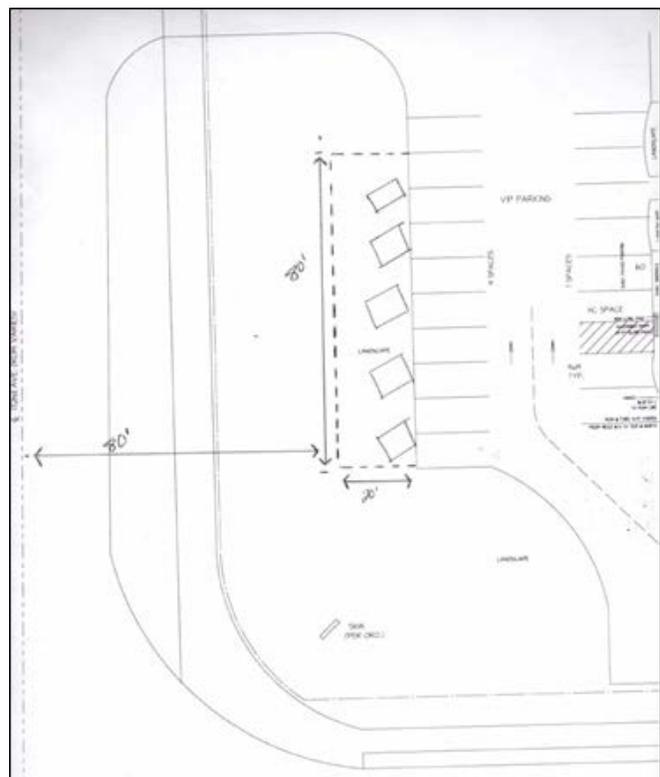
Section 19.07.26 of the zoning ordinance identifies 11 provisions that must be met in order to receive an SLU permit for a Motor Vehicle Sales Establishment, which are:

No.	Provision	Met?
1	Must be 100'+ from a dwelling or residential district	Y
2	Min lot size = 2 acres & Min lot width = 200'	Y
3	Outdoor display area must be setback 30 feet from lot lines	Y
4	All equipment, activities, and repairs must be done indoors.	Y
5	Inoperative vehicles must be stored indoors.	Y
6	Storage of parts, trash, supplies, or equipment must be kept indoors or within a screened area that has a maximum size of 200 sqft.	Y*
7	Driveways must be 100' from an intersection and 75' from other driveways.	Y
8	Exterior lighting must be sharp-cutoff and shielded.	N/A
9	Use shall be screened from adjacent properties, as outlined in Section 20.13 Landscaping Requirements.	N**
10	Lot area used for parking shall be paved, graded, and drained to dispose of surface water.	N***
11	Must be supported by paved roads, natural gas, public water & sanitary sewer.	Y

* Generally, the storage of parts, trash, supplies, or equipment has been kept indoors. However, staff has noticed in recent weeks that items are beginning to accumulate on the north side of VIP's suite.

** Applicant has not proposed screening, and staff requests the Planning Commission make a determination on where/if landscaping should be placed. The applicant only leases a portion of the building, so staff does not believe they should be responsible for screening the entire parcel.

*** Because the proposed use is not as intense as a typical vehicle sales establishment (e.g., car dealership) staff recommends the Planning Commission require the applicant to install some sort of hard surface (asphalt,



concrete, pavers, etc.) in the 80' x 20' area that is proposed to display equipment. Doing so will delineate the approved location for the equipment and meet the intent of this provision.



VIP Outdoor Power Suite/Lot Area

Approximate location where items appear to be stored

SAMPLE MOTIONS

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

Motion to conditionally approve the Special Land Use application to permit a Motor Vehicle Sales Establishment at 17169 Hayes Street, Suite B based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. The motion is subject to, and incorporates, the following report. The approval is conditioned upon the following:

1. Landscape plan shall be submitted and approved by the Planning & Zoning Official.
2. Approved landscaping shall be planted before the vehicles are displayed.
3. An 80' x 20' hard surface (*e.g., asphalt, concrete, pavers*) shall be installed in the vehicle display area before equipment is placed outdoors.

4. Shall maintain continuous compliance with Sections 19.07.26.D – F that require all vehicles, equipment, parts, trash, supplies, etc. to be stored in an enclosed building, or within an approved storage area that is screened from view.

If the Planning Commission finds the application does 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 Special Land Use 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 Planning Commission finds the application is premature or in need of revisions, the following motion can be offered:

Motion to **table** the Special Land Use application, and direct the applicant to make the following revisions:

1. *List the items that need to be addressed...*

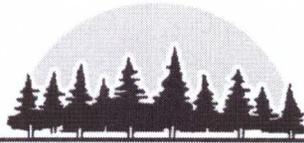
Please contact me prior to the meeting with questions or concerns.

REPORT

1. The application meets the special land use standards of Section 19.05 of the Zoning Ordinance. Specifically, the Planning Commission affirmatively finds as follows:
 - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
 - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
 - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
 - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and

convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.

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



GRAND HAVEN CHARTER TOWNSHIP

SPECIAL LAND USE APPLICATION

Application Type	Fee	Escrow*
Original	\$125	\$1,000
Amendment	\$100	\$500

Sewer Escrow**	
Main Extension	\$5,000
Lift Station	\$2,000

Applicant Information

Name VIP Outdoor Power LLC
 Phone 616-842-0229 Fax 616-743-5908
 Address 17169 Hayes st., Ste.B
 Email Address viprepairs@att.net

Owner Information (If different from applicant)

Name Dale Reenders
 Phone _____ Fax _____
 Address _____

Property Information

Address/Location 17169 Hayes St.,Ste.B
 Parcel Number 70 - - - - Size (acres) 4
 Current Zoning _____ Master-Planned Zoning _____

Description of Proposed Use/Request (attach additional pages as needed)

We would like to Place New Power equipment on the Front Lawn facing 172nd ave. . The equipment would be new and only placed out for display during business hours Monday - Saturday. The Equipment would not interfere with road traffic or Our Customer parking. I have also sent a drawing along with this Application. Please look over this and call me with any Questions

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 19 and 23 of the Zoning Ordinance. Initially, submit five copies of the required information for staff review. Once staff has granted tentative approval, additional copies will be required as requested by staff.

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

Signature of applicant

April 13, 2016
 Date

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

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

For Office Use Only

Date Received _____

Fee Paid? _____

Materials Received: Site Plans _____

Location Map _____

Survey _____

Legal Description _____

Dated copy of approved minutes sent to applicant? _____

Date Sent _____

PLANNING COMMISSION USE ONLY

Approval _____

Tabled _____

Denied _____

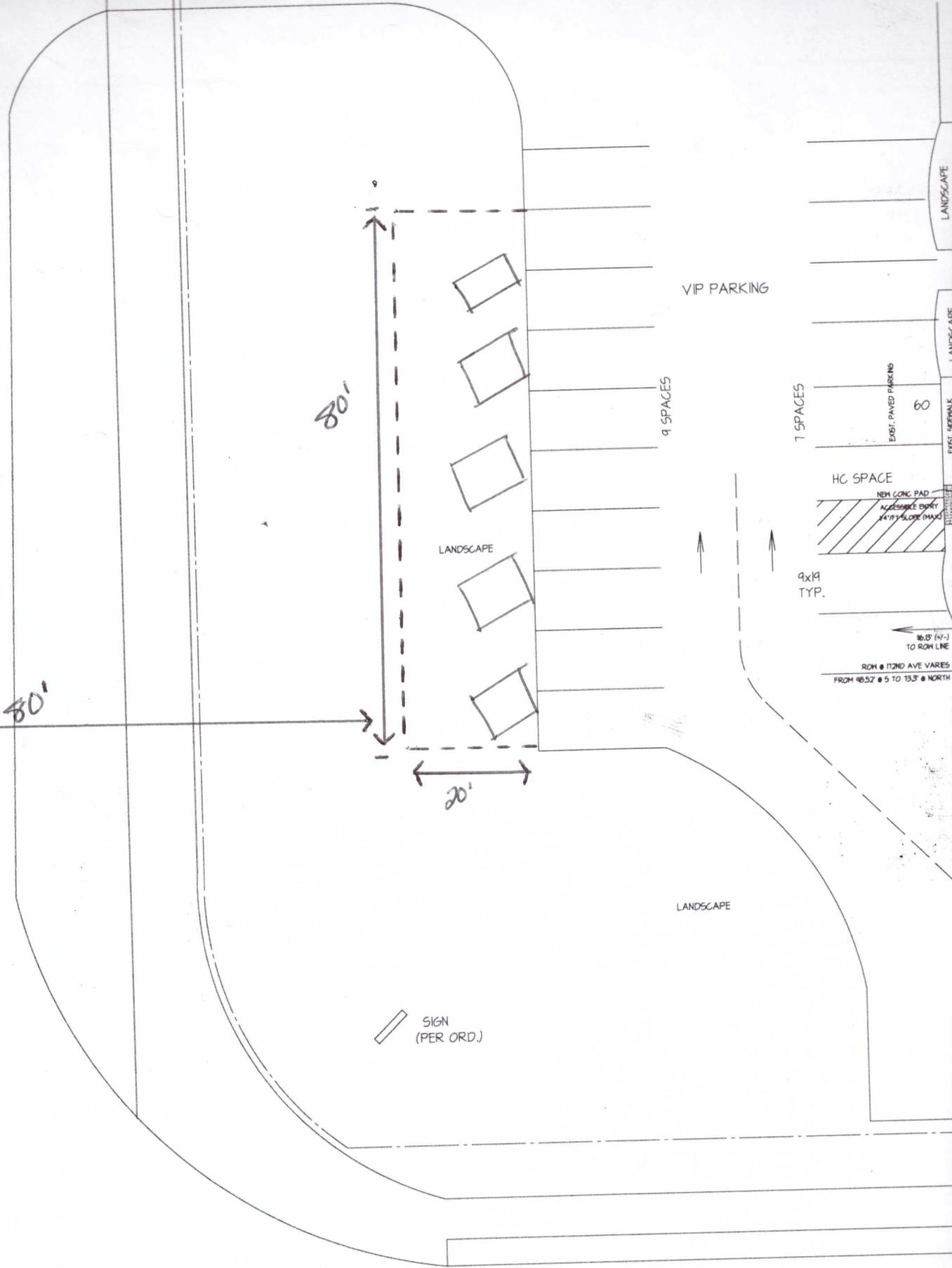
Conditional Approval _____

The following conditions shall be met for approval:

Signature of Planning Commission Chair

Date

CL 112nd AVE. (ROW VARIES)

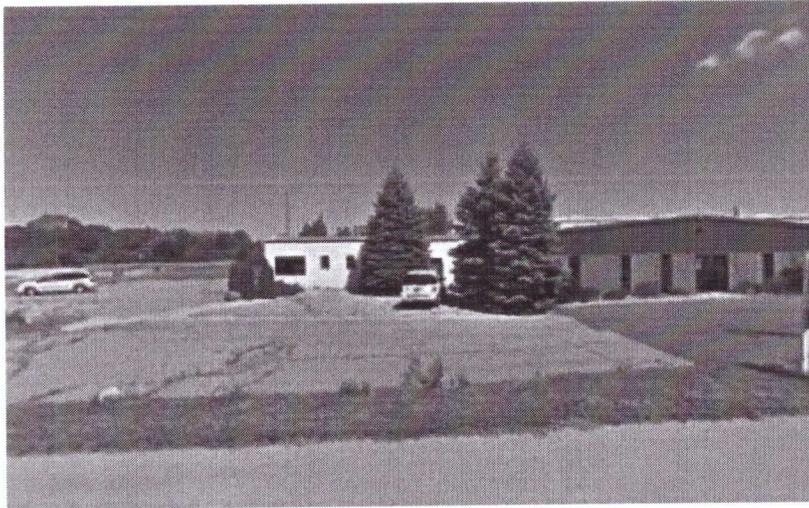


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