

AGENDA

Grand Haven Charter Township Planning Commission
Monday, June 6, 2016 – 7:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the May 16, 2016 Meeting Minutes
- V. Correspondence
- VI. Public Comments/Questions on Agenda Items Only (Limited to 3 minutes)
- VII. Public Hearing
 - A. Special Land Use – Markets for the Sale of Farm Products – LaLonde
- VIII. Old Business
 - A. Special Land Use – Markets for the Sale of Farm Products – LaLonde
- IX. New Business
 - A. Site Plan Review – Transfer Tool
 - B. Pre-Application Presentation – Reenders/OCRC PUD – Senior Living Campus
 - C. Integrated Assessment Presentation from UM and LIAA
- X. Reports
 - A. Attorney’s Report
 - B. Staff Report
 - C. Other
- XI. Extended Public Comments/Questions on Non-Agenda Items Only (Limited to 4 minutes)
- XII. Adjournment

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

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 16, 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, Robertson, LaMourie, Kieft, Taylor, Cousins, Gignac,
Reenders, and Wilson

Members absent: None

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 May 2, 2016 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Rezoning – Pellegrom – AG to RP

Kantrovich opened the public hearing at 7:32 p.m.

Fedewa provided an overview through a memorandum dated May 11th.

Applicants, Rick and Gail Pellegrom, were present and available to answer questions:

- Intend to split and sell half of land to son.
- Son intends to build a single family dwelling.
- Daughter owns, and operates, Pine Hill Farm Pet Care east of the subject property.

Kantrovich closed the public hearing at 7:36 p.m.

B. Special Land Use – Motor Vehicle Sales – VIP Outdoor Power LLC

Kantrovich opened the public hearing at 7:37 p.m.

Fedewa provided an overview through a memorandum dated May 11th.

Applicants, Sam VanderPloeg and Curt Driesenga, were present and available to answer questions:

- Prefer to establish a border around the designated display area instead of installing a hard surface.
- Typically do not have any outdoor storage. Currently, working with property owner to lease more space inside the building to prevent outdoor storage between the two primary buildings on the property.

Kantrovich closed the public hearing at 7:49 p.m.

VIII. OLD BUSINESS

A. Rezoning – Pellegrom – AG to RP

The application was discussed by Commissioners and focused on:

- Have no issues with application, and are supportive of the request.

Motion by Wilson, supported by LaMourie, 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. **Which motion carried unanimously.**

B. Special Land Use – Motor Vehicle Sales – VIP Outdoor Power LLC

The application was discussed by Commissioners and focused on:

- Supportive of the business, its new location, and the desire to grow.
- Understanding that the proposed use is less intense than a typical motor vehicle sales establishment. Therefore, some regulations need to be commensurate with the use. Furthermore, the applicant is only leasing a portion of the site, and other tenants are located in the same building.
 - Attorney Bultje advised the Special Land Use requirements must be met in order for the proposed use to be considered legally valid. Confirmed the

requirements can be commensurate with the proposal, but each provision must be met to a certain degree and must meet the intent of the regulation as well.

- Questioned if the intent of the hard surface was to delineate the approved location for vehicle display, or if it was to prevent the vehicles from being parked on the grass.
 - Residential property owners are not permitted to park vehicles in the grass. Therefore, the applicant should not be permitted to park equipment in the grass. Need to maintain consistency between ordinances.
 - Suggestion of approving a delineation and simply reinspecting the site after 1 year to determine if a permanent hard surface is needed.
 - Questioned if screening is necessary because the parking lot may be considered “grandfathered” since it was in place before the application was received.
- Supportive of using pavers or concrete pads under each vehicle, or installing a hard surface over the entire approved display area.
- The road right-of-way is irregular in this location and the screening requirement may obstruct the view of the displayed equipment.
 - Landscaping requirements do not dictate the exact location where parking lot screening must be planted. Rather it must be planted somewhere between the road right-of-way and the edge of the parking lot.
 - If landscaping is going to be planted within the road right-of-way it must meet the regulations established by the Ottawa County Road Commission, and if needed, permits must be obtained.
- Discussed what constitutes a vehicle, and questioned if lawn equipment would fall into the Motor Vehicle Sales Establishment category.
 - Staff advised that a vehicle ranges from a standard passenger vehicle, to recreational vehicles, to utility trailers, to heavy equipment. Therefore, staff is confident that lawn equipment is considered a vehicle under Township Ordinances.
- Questioned if the entire site is able to provide enough parking, and will the lot be striped.
 - Staff confirmed the site can provide enough parking, and the lot will be striped by the property owner.

Motion by LaMourie, supported by Cousins, 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. A hard surface must be installed for the vehicle display area before equipment is placed outdoors. The hard surface can be:
 - a. An 80' x 20' hard surface (*e.g., asphalt, concrete, pavers, etc.*); or
 - b. A hard surface of the appropriate size to display each unit of lawn equipment.
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.

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.

IX. REPORTS

A. Attorney Report – None

B. Staff Report

- OCRC does not intend to conduct additional traffic counts to ascertain the M-231 impact. Will continue with the standard 3-year cycle of collecting counts.
- MDOT intends to conduct traffic counts on US-31 and M-231 in June 2016, but will not conduct traffic counts on local roads.
- The Stonewater PUD developer is in the process of revising the phasing in hopes of eliminating the provision of a financial surety to guarantee the construction of a looped roadway. Therefore, the application is not ready to have a formal motion and report read into the record.

C. Other – None

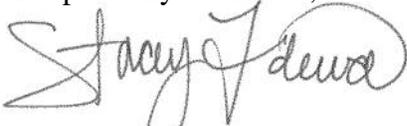
X. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY

- Gerrit Schaap – 15435 Meadowlark Drive
 - Requested the Planning Commission consider adopting a resolution asking for the Enbridge Oil Pipeline “Line 5” that carries 22 million gallons of crude oil in the Straits of Mackinac to be closed immediately.
- The resident was advised that resolutions are adopted by the Township Board, and the Planning Commission is the wrong forum for this request. Suggested the resident bring a copy of a resolution passed by other municipalities.

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:36 p.m.

Respectfully submitted,



Stacey Fedewa

Acting Recording Secretary



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: June 2, 2016

TO: Planning Commission

FROM: Stacey Fedewa, Planning & Zoning Official

RE: Special Land Use – Markets for the Sale of Farm Products – LaLonde

BACKGROUND

The applicant, Robert LaLonde, has applied for a special land use permit to grow and sell organic vegetables, perennial flowers, sunflowers, and ornamental grasses at 14967 168th Avenue.

The subject property is 20 acres in size and zoned AG. Approximately 2 acres will be utilized to grow and sell the products. Patrons would park on site and purchase the products that are for sale.

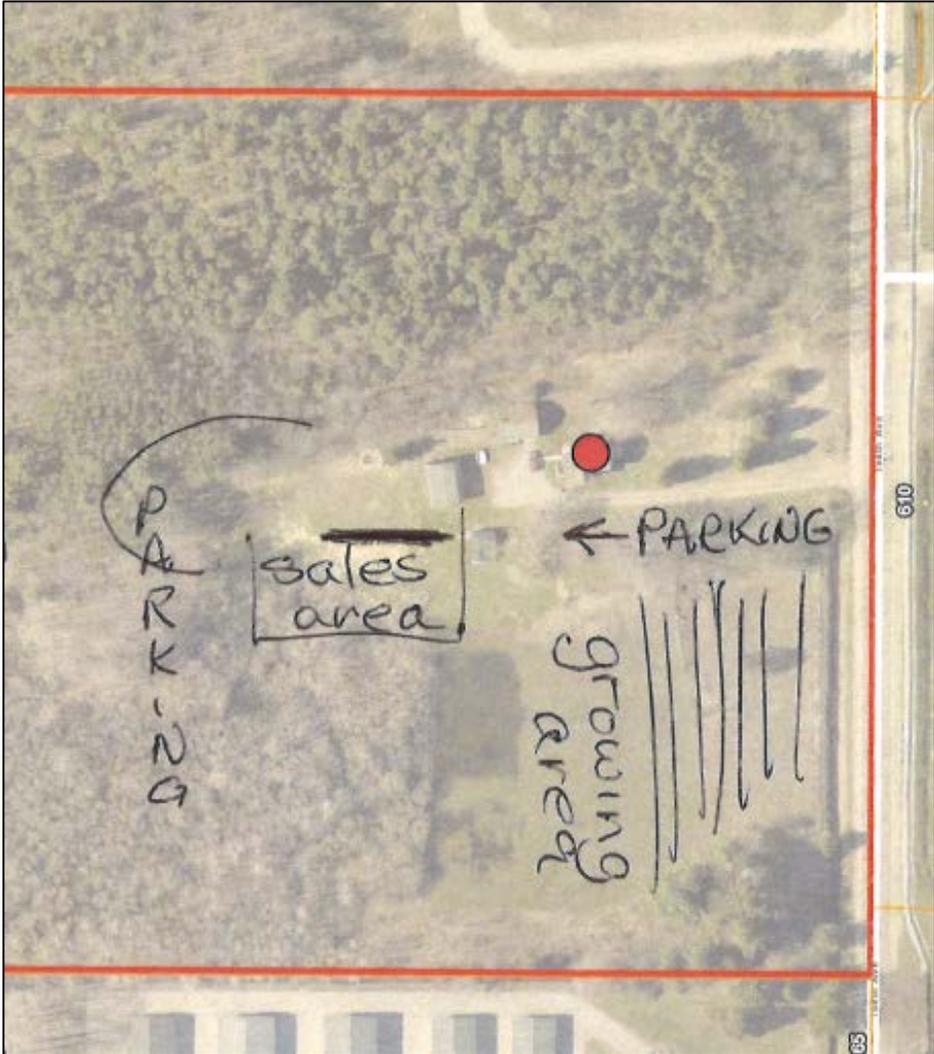


SPECIAL LAND USE REQUIREMENTS

There are five Special Land Use requirements for this land use:

Regulation	Compliance
All products must be grown or raised on the premises where it will be sold.	Yes
Products not grown on the premises may be sold if they're related to the other products and constitute an insubstantial portion of total sales.	Yes, an insubstantial portion of the total sales will include products grown on the applicant's primary residence.

Off-street parking shall be provided for customers.	Yes
The market, sales area, and outdoor displays shall be setback at least 30 feet from the right-of-way and 10 feet from side and rear lot lines.	Yes
Outdoor lighting shall be directed so away from traffic to not cause a traffic hazard.	Yes, no lighting is proposed.



SAMPLE MOTIONS

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

Motion to approve the Special Land Use application to allow a Market for the Sale of Farm Products on property located at 14967 168th Avenue, 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.

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 in need of revisions before a determination can be made, 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 revisions.*

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

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.

Narrative

Site plan - county GIS

RECEIVED
4/27/16



GRAND HAVEN CHARTER TOWNSHIP
SPECIAL LAND USE APPLICATION

Fees

- Original Application - \$125.00 plus a \$1,000.00 escrow*
- Special Land Use Amendment - \$100.00 plus a \$500.00 escrow*

Applicant information

Name Robert D. LaLonde
 Phone 616 502 0518 Fax _____
 Address 14704 Lakeshore

Owner information (if different from applicant)

Name Ken Hutterhoff (Gold Wind Developments LLC)
 Phone _____ Fax _____
 Address 18179 HOLCOMB GRAND HAVEN

Property information

Address/Location 14967 168TH
 Parcel # 70-03-33-200-023
 Property size (acres) _____
 Current Zoning Agriculture Master-Planned Zoning _____

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

Sales of PLANTS, Vegetables

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.

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

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

Robert D LaLonde
Signature of applicant

April 6, 2016
Date

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

Proposed Use of property at 14967 168th Avenue

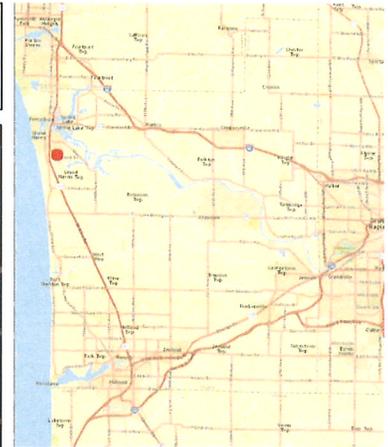
1. Portion of Parcel: a small section of the total parcel located at the extreme SE corner of Parcel number 70-03-33-200-023 (approx. 1.5 - 2 acres) a portion of this area is often not useable as it is under water due to heavy rain
2. This land to be used to grow a variety of ornamental grasses, perennial flowers, sunflowers and organic vegetables
3. Applicant would like to be able to grow, and market these items on the property
 - a. access to the land is readily available off of 168th Avenue on the present existing driveway
 - b. there is ample parking room available so there would be NO parking on 168th Avenue
 - c. The available times of sales has not yet been finalized, but generally the regular work day hours of 9 am - 5 pm would be used, perhaps 2, possibly 3 days a week and possibly one evening.

- d. no heavy equipment will be moving in or out of the property other than an occasional trailer with a garden tractor / cultivator.
- e. a legal sized size would be used to mark the site for the public.

The actual area of sales would be no closer to the road than 250 feet. No lighting or other potential distractions would be involved.

Questions can be directed to:

Bob LaLonde
14704 Lakeshore
Grand Haven, Michigan
616 502 0518



Legend

Parcels

Notes

1: 2,257



376.2 0 188.08 376.2 Feet

Community Development Memo

DATE: June 2, 2016

TO: Planning Commission

FROM: Stacey Fedewa, Planning & Zoning Official

RE: Site Plan Review – Transfer Tool – Building Additions

SITE PLAN REVIEW APPLICATION

Transfer Tool Products, located at 14444 168th Avenue, which is on the NE corner of the 168th Avenue and Hayes Street intersection has submitted a Site Plan Review application for:

- 27,558 square foot manufacturing addition.
 - 4 new loading docks.
 - 1 new driveway on Hayes to give trucks direct access to the loading docks rather than having to travel through the parking lot.
 - OCRC has approved the new driveway.
 - Plans have been submitted to OCWRC for review and permitting.
 - Plans have been submitted to the FAA for review and permitting.
- 2,560 square foot administrative office addition.
 - Larger break room.
 - Larger locker area.

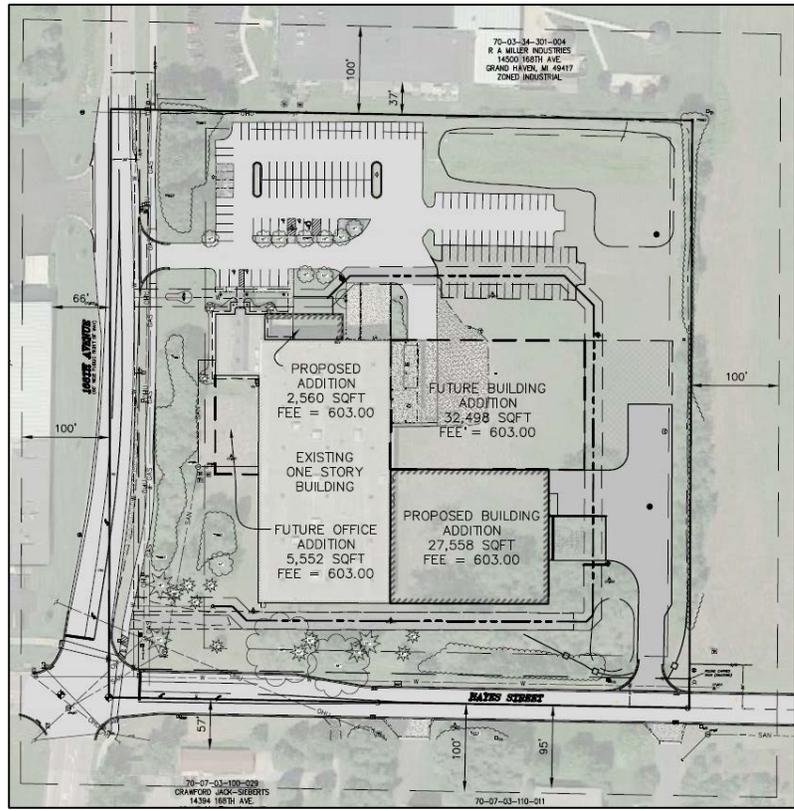


You may recall, the property owner received approval for a parking lot expansion in June 2015. The 30 space parking lot has been constructed, and no additional parking is proposed at this time.

ZONING COMPLIANCE

Staff notes the following:

- The site is compliant with all setbacks.
- The site includes screening that is not required.
- No additional refuse containers, HVAC units, or outdoor storage areas are proposed.
- When the property owner is ready to expand again, a Site Plan Amendment application will be submitted to review the areas marked as “future” on the current site plan.
- Existing building height is 27’-4” single story structure. The proposed building height for the addition is 34’ single story structure.



SAMPLE MOTIONS

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

Motion to conditionally approve the Site Plan Review application to allow Transfer Tool Products at 14444 168th Avenue to construct a 27,558 square foot manufacturing addition, 2,560 square foot addition to the administrative offices, and a driveway on Hayes Street. This is 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 and conditions:

1. Approval and compliance with all requirements set forth by the OCRC, OCWRC, and FAA. No building permits shall be issued until all permits have been obtained and copies provided to the Township.

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 Site Plan Review 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 in need of revisions before a determination can be made, the following motion can be offered:

Motion to **table** the Site Plan Review 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

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.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

SITE PLAN REVIEW APPLICATION

Application Type	Fee	Escrow*	Sewer Escrow**	
Overlay Zone	\$110	\$2,000	Main Extension	\$5,000
Non-Overlay Zone	\$100	\$1,000	Lift Station	\$2,000

Applicant Information

Name Lakewood Construction (Derk Walkotten Project Manager)

Phone (616) 392-6923 c.(616) 886-5334 Fax (616) 392-6923

Address 11253 James Street Holland, MI 49424

Email Address dwalkotten@lakewoodinc.com

Owner Information (If different from applicant)

Name Transfer Tool Products

Phone (616) 846-8510 Fax (616) 546-5628

Address 14444 168th Avenue Grand Haven, MI 49417

Property Information

Address/Location 14444 168th Avenue Grand Haven, MI 49417

Parcel Number 70 - 03 - 34 - 300 - 012 Size (acres) 9.24

Current Zoning I-1 Master-Planned Zoning I-1

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

Construct 2 additions to the existing manufacturing building.

A 28,000s.f. manufacturing addition to the S.E. corner of the existing facility and a 2,700s.f. addition on

the north side of the building for the expansion of the existing break room and locker area

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapter 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.

Derk Walkotten

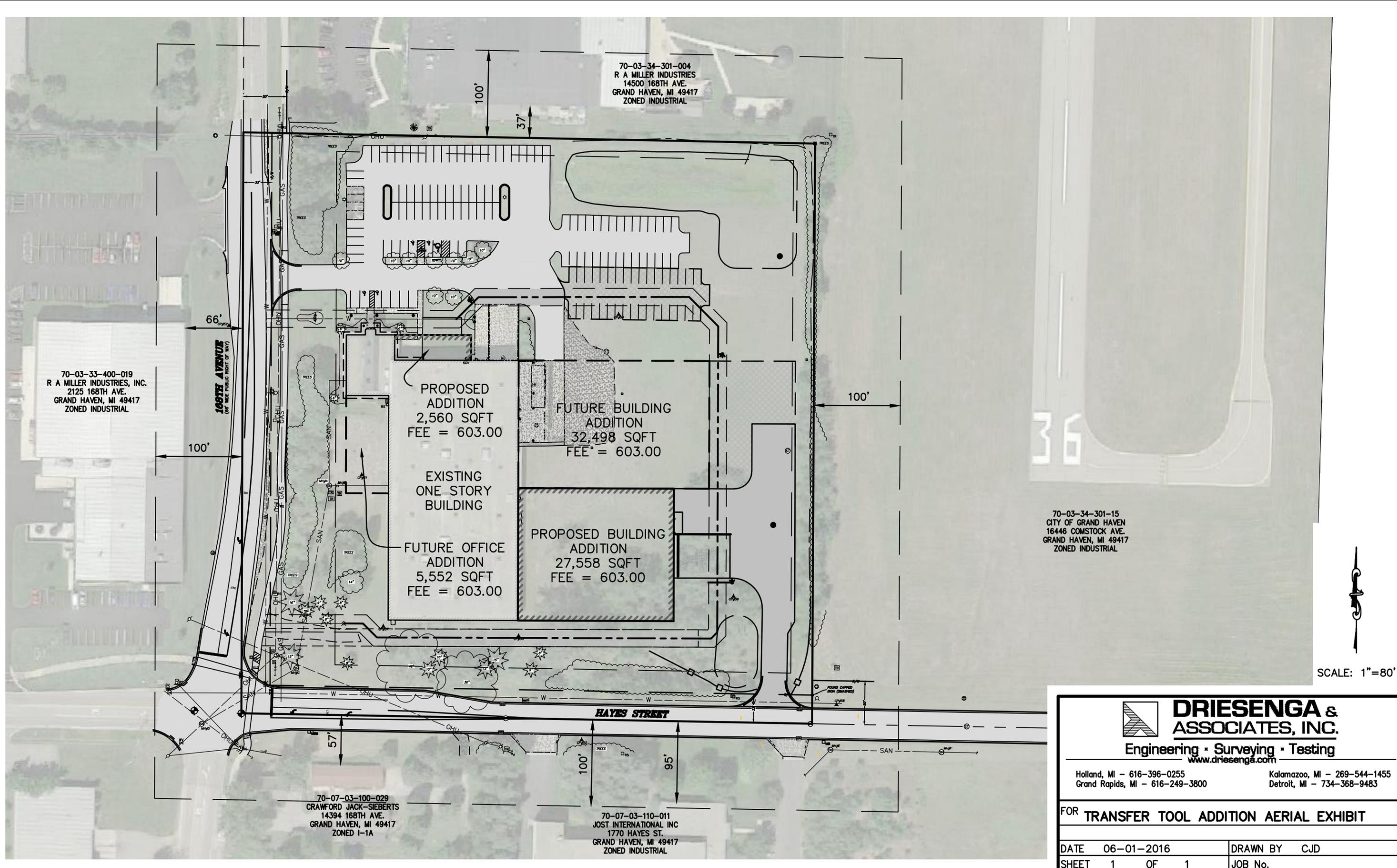
Signature of applicant

05/17/16

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.



DRIESENKA & ASSOCIATES, INC.

Engineering • Surveying • Testing
www.driesenga.com

Holland, MI - 616-396-0255
Grand Rapids, MI - 616-249-3800

Kalamazoo, MI - 269-544-1455
Detroit, MI - 734-368-9483

FOR **TRANSFER TOOL ADDITION AERIAL EXHIBIT**

DATE 06-01-2016 DRAWN BY CJD

SHEET 1 OF 1 JOB No.

TOPOGRAPHIC / BOUNDARY SURVEY

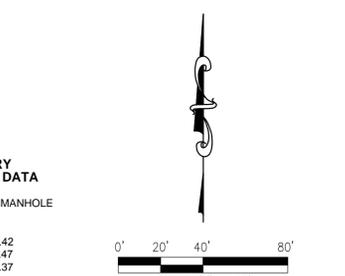
SCHEDULE "A" LEGAL DESCRIPTION
FROM: TRANSMISSION TITLE AGENCY OF MICHIGAN
TITLE NO.: 180083WMS (EFFECTIVE DATE: APRIL 15, 2016)

LOCATED IN THE TOWNSHIP OF GRAND HAVEN, COUNTY OF OTTAWA, STATE OF MICHIGAN.

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 16 WEST, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT AT THE SOUTH LINE OF SAID SECTION 34, THENCE SOUTH 88°57'11" EAST 354.98 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 00°15'09" EAST 669.73 FEET; THENCE SOUTH 88°52'15" EAST 305.62 FEET; THENCE SOUTH 00°18'25" WEST 669.28 FEET TO THE SOUTH LINE OF SAID SECTION 34; THENCE NORTH 88°57'11" WEST 304.98 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-II EXCEPTIONS
FROM: TRANSMISSION TITLE AGENCY OF MICHIGAN
TITLE NO.: 180083WMS (EFFECTIVE DATE: APRIL 15, 2016)

- 11 EASEMENT GRANTED TO CONSUMERS ENERGY COMPANY RECORDED IN LIBER 285, PAGE 22. (SHOWN ON DRAWING)
- 12 EASEMENT GRANTED TO MICHIGAN BELL TELEPHONE COMPANY RECORDED IN LIBER 816, PAGE 980. (SHOWN ON DRAWING)
- 13 EASEMENT TO COUNTY OF OTTAWA RECORDED IN LIBER 827, PAGE 729. (SHOWN ON DRAWING)
- 14 TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN BICYCLE PATH AND WALKWAY EASEMENT RECORDED IN LIBER 2750, PAGE 986. (SHOWN ON DRAWING)
- 15 TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN BICYCLE PATH AND WALKWAY EASEMENT RECORDED IN LIBER 3174, PAGE 972. (SHOWN ON DRAWING)
- 16 EASEMENT TO COUNTY OF OTTAWA RECORDED IN INSTRUMENT NO. 2009-0033189. (SHOWN ON DRAWING)



LEGEND

BENCHMARK

MONUMENT FOUND

SET CAPPED REBAR #47948

FOUND IRON

CONTROL POINT

DESCRIBED

MEASURED

STORM SEWER MANHOLE

CATCH BASIN

SANITARY SEWER MANHOLE

FIRE HYDRANT

SPRINKLER CONTROL VALVE

VALVE (WATER & GAS)

GAS METER

UTILITY RISERS

UTILITY POLE

LIGHT POLE

GUY ANCHOR

TRANSFORMER

HAND HOLE (ELECTRIC)

GROUND MOUNTED LIGHT

SIGN

SOIL BORING

BOLLARD POST

POST

MAIL BOX

NEWSPAPER BOX

UNDERGROUND CABLE MARKER

UNDERGROUND GAS MARKER

"MISS DIG" FLAG - CATV

"MISS DIG" FLAG - ELECTRICAL

"MISS DIG" FLAG - GAS

"MISS DIG" FLAG - WATER

FENCE LINE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

UNDERGROUND COMMUNICATION

FIBER OPTIC

GAS LINE

EXISTING WATER LINE

EXISTING STORM SEWER

EXISTING SANITARY SEWER

BITUMINOUS SURFACE

CONCRETE SURFACE

GRAVEL SURFACE

CONFEROUS TREE

DECIDUOUS TREE

ORNAMENTAL BUSH

STORM STRUCTURE DATA

CB #1 - STORM CATCH BASIN
RIM 600.27
4' Ø CONC
INV (N) 60" CONC=596.87
INV (S) 60" CONC=596.87
INV (W) 12" CPP=596.97
INV (E) 12" CPP=597.07
SUMP=591.07

CB #2 - STORM CATCH BASIN
RIM 601.45
2' Ø CONC
INV (NW) 18" PVC=595.70
SUMP=589.85

CB #3 - STORM CATCH BASIN
RIM 600.27
4' Ø CONC
(NO PIPES VISIBLE)
FLOWING SOUTHWEST
SUMP=590.05

CB #4 - STORM CATCH BASIN
RIM 599.63
4' Ø CONC
(NO PIPES VISIBLE)
FLOWING SOUTHWEST
SUMP=589.47

CB #5 - STORM CATCH BASIN
RIM 595.76
4' Ø CONC
INV (SSE) 12" CONC=591.86
SUMP=591.36

CB #6 - STORM CATCH BASIN
RIM 595.89
4' Ø CONC
INV (NNE) 10" CONC=591.49
SUMP=590.79

MH #7 - STORM MANHOLE
RIM 596.49
4' Ø CONC
INV (NW) 12" CONC=592.04
INV (E) 12" CONC=591.97
INV (SSW) 4" CPP=592.02

CB #8 - STORM CATCH BASIN
RIM 594.24
4' Ø CONC
INV (NW) 12" PVC=591.62
INV (NNE) 12" CONC=591.44
INV (NW) 18" PVC=595.70
SUMP=589.85

CB #9 - STORM CATCH BASIN
RIM 594.15
4' Ø CONC/BRICK
INV (NE) 12" CONC=590.95
INV (S) 12" PVC=590.85
SUMP=590.05

MH #10 - STORM MANHOLE
RIM 594.95
4' Ø CONC/BRICK
INV (NW) 12" CONC=590.65
INV (W) 12" CONC=590.65
INV (SE) 12" CONC=590.55
INV (E) 18" CONC=590.45

MH #11 - STORM MANHOLE
RIM 595.99
4' Ø CONC
INV (NW) 12" CONC=590.24
INV (E) 18" CONC=590.14
INV (W) 18" CONC=590.14

CB #12 - STORM CATCH BASIN
RIM 594.85
4' Ø CONC/BRICK
INV (N) 10" PVC=592.40
INV (S) 12" CONC=591.55
SUMP=590.65

CB #13 - STORM CATCH BASIN
RIM 593.42
2' Ø CONC
INV (SW) 12" CONC=591.52
SUMP=590.92

MH #14 - STORM MANHOLE
RIM 599.30
4' Ø CONC
INV (N) 12" PVC=592.37
INV (NW) 4" CPP=592.37
INV (S) 12" PVC=592.25
INV (SSW) 4" CPP=592.25

MH #15 - STORM MANHOLE
RIM 602.52
4' Ø CONC
INV (N) 15" PVC=596.47
INV (S) 10" PVC=596.62

CB #16 - STORM CATCH BASIN
RIM 599.99
2' Ø CONC
INV (N) 12" PVC=596.49
INV (S) 10" PVC=596.99
INV (NW) 12" CONC=596.39
SUMP=595.39

CB #17 - STORM CATCH BASIN
RIM 602.76
SIZE UNKNOWN
(NO PIPES VISIBLE)
FULL OF WATER
SUMP=600.58

MH #18 - SANITARY MANHOLE
RIM 602.01
4' Ø CONC
INV (N) 8" PVC=597.42
INV (E) 8" PVC=597.47
INV (S) 8" PVC=597.37

MH #9 - SANITARY VAULT
RIM 601.97
2'X2' OPENING
8" PVC=598.97
BOTTOM=596.27

MH #10 - SANITARY MANHOLE
RIM 603.19
4' Ø CONC
INV (NNE) 12" PVC=595.59
INV (SW) 12" PVC=595.54

MH #11 - SANITARY MANHOLE
RIM 599.83
4' Ø CONC
INV (NE) 8" PVC=592.23
BOTTOM=574.93

MH #12 - SANITARY MANHOLE
RIM 595.75
4' Ø CONC
INV (E) 8" PVC=591.95
INV (W) 6" PVC=591.97

MH #13 - SANITARY MANHOLE
RIM 596.23
4' Ø CONC
INV (E) 8" PVC=591.50
INV (W) 8" PVC=591.53

BENCHMARK DATA

ELEVATIONS BASED ON JOINER ENGINEERING, INC. SURVEY #J970552, DATED 11/20/1997 (USGS DATUM)
(SUBTRACT 1.30' FROM ELEVATIONS TO CONVERT TO NAVD' 88 DATUM)

BM #1 EL= 605.49' (USGS DATUM)
TOP OF NORTHEAST FLANGE BOLT UNDER "USA" ON HYDRANT, LOCATED 30'± EAST OF CENTERLINE OF 168TH AVENUE & 130'± SOUTH OF THE CENTERLINE OF DRIVE TO "TRANSFER TOOL".

BM #2 EL= 597.13' (USGS DATUM)
TOP OF HEAD OF RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE #8693, LOCATED 30'± SOUTH OF THE CENTERLINE OF HAYES ROAD AND 24'± EAST OF THE CENTERLINE OF DRIVE TO "LOOSE SPOKES".

BM #3 EL= 603.60' (USGS DATUM)
TOP OF SOUTHEAST FLANGE BOLT UNDER "V" IN "EJIM" ON HYDRANT (2.0' ABOVE GROUND), LOCATED 17'± WEST OF WESTERLY TRUCK DOCK RETAINING WALL AND 55'± NORTH OF NORTH FACE OF BUILDING.

BM #4 EL= 603.03' (USGS DATUM)
CUT "X" IN TOP OF EXPOSED FOUNDATION WALL, LOCATED 109'± NORTH OF SOUTHWEST BUILDING CORNER & 4'± WEST OF SOUTHEAST CORNER OF CONCRETE PAD.

SURVEY CONTROL

POINT NUMBER	NORTHING (ASSUMED)	EASTING (ASSUMED)	ELEVATION (USGS DATUM)
50	2969.2703'	3393.3920'	596.02'
51	3274.9712'	3193.2379'	602.90'
53	3536.5497'	3207.8640'	601.25'
52	3447.2270'	2985.7608'	603.10'
54	3459.9387'	3436.2603'	600.57'
55	3089.0983'	3320.4609'	601.74'
56	3134.8147'	3369.0609'	596.03'
57	3100.2474'	3164.1068'	601.75'
58	3009.8088'	3688.1068'	595.16'

SURVEYOR'S NOTES

- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM LOCAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
- NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.
- CONTOUR INTERVAL = 1 FOOT.
- TITLE WORK DOES NOT INDICATE ANY AIR RIGHTS OVER SUBJECT PARCEL. PER PREIN & NEWHOFF, THERE IS A 7:1 SIDE SLOPE RATIO FOR HEIGHT THAT STARTS 125 FEET FROM RUNWAY CENTERLINE.
- CENTERLINE OF GRAND HAVEN MUNICIPAL AIRPORT NORTH/SOUTH RUNWAY LIES 293.2'± EAST OF NORTHEAST PROPERTY CORNER WITH AN ELEVATION OF 601.4'± (USGS DATUM). CENTERLINE AT SOUTH END OF NORTH/SOUTH RUNWAY LIES 285.4'± EAST OF EAST PROPERTY LINE WITH AN ELEVATION OF 599.9'± (USGS DATUM).

MISS DIG INFORMATION

- MISS DIG SURVEY TICKET # A060460083-00A
- MERIT NETWORK, INC. - 02/23/2016 (MAPS PROVIDED)
 - WESTERN TEL-COM, INC. - 02/23/2016 (MAPS PROVIDED)
 - CONSUMERS ENERGY (LOW VOLTAGE DISTRIBUTION) - 02/26/2016 (CLEAR)
 - MICHIGAN GAS UTILITIES (INTERGRYS) - 02/15/2016 (MAPS PROVIDED)
 - WOLVERINE PIPELINE CO. - 02/15/2016 (CLEAR)
 - AT&T - 03/21/2016 (MAPS PROVIDED)



Know what's below.
Call before you dig.

File Name: N:\Utilities\Projects\2016\1610054-5A.dwg Plot Date: 6/7/2016 2:18:41 PM



Alan E. Dahl
ALAN E. DAHL
P.S. NO. 47948

DRIESEN & ASSOCIATES, INC.
Engineering • Surveying • Testing
www.driesen.com
Kalamazoo, MI - 269-544-1455
Detroit, MI - 734-368-9483

REVISIONS

- UPDATED MISS DIG INFO. 03-22-2016, GLK
- ADDED SCHEDULE "A" LEGAL DESCRIPTION, SCHEDULE B-II EXCEPTIONS, AND EASEMENTS TO DRAWING. 05-05-2016, GLK
- ADDITIONAL UTILITY INFORMATION AND TOPOGRAPHIC INFORMATION IN AREAS OF PREVIOUS SNOW FILES. 06-01-2016, GLK

TRANSFER TOOL - BUILDING ADDITION
SEC. 34, T8N, R15W
NBS, LLC
11253 JAMES STREET
HOLLAND, MICHIGAN 49424
TOPOGRAPHIC / BOUNDARY SURVEY

Designed By: _____
Drawn By: GLK
Checked By: _____ Date: _____
Plot: _____
Scale: 1"=40'
Date: 02-12-2016
Job No.: 1610054.5A
Sheet No.: 1 of 1



Know what's below.
Call before you dig.

KEYNOTES:

- A PROP. DRIVE ENTRANCE (PER OCR REQUIREMENTS)
- B PROP. FUTURE PARKING
- C PROP. HEAVY-DUTY P.V.M.T. (SEE DETAIL)
- D 4" CONC. P.V.M.T. (SEE DETAIL)
- E 6" CONC. P.V.M.T. (SEE DETAIL)
- F MDOT B2 CONC. CURB & GUTTER (SEE DETAIL)
- G 36" CONC. GUTTER PAN (SEE DETAIL)
- H PROP. CONC. BOLLARD (SEE DETAIL)
- I PROP. RETAINING WALL
- J 4" BLUE BARRIER FREE P.V.M.T. MARKINGS
- K BARRIER FREE SIGN (SEE DETAIL)
- L LOADING DOCKS (MINIMUM OF 14 FOOT CLEARANCE REQUIRED.)

LAYOUT & UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF AGENCIES HAVING JURISDICTION.
- CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY PROVIDERS PRIOR TO STARTING ANY CONSTRUCTION.
- CONTRACTOR SHALL HAVE THE SITE STAKED BY A LICENSED SURVEYOR.
- REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDINGS ARE TO BE STAKED FROM FOUNDATION PLAN PROVIDED BY THE ARCHITECT.
- IF ANY ERRORS, DISCREPANCIES OR OMISSIONS BECOME APPARENT, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- REFER TO EXISTING TOPOGRAPHIC SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION. CONTRACTOR TO FIELD VERIFY LAYOUT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
- PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PAVED AREAS BEFORE BITUMINOUS OR CONCRETE IS CURED.
- AT ALL EDGES OF EXISTING SIDEWALK OR CURB AGAINST WHICH NEW CONCRETE IS TO BE PLACED, SAW CUT AND REMOVE CONCRETE BACK TO THE NEAREST CONTROL JOINT TO PROVIDE A SMOOTH TRANSITION TO THE NEW CONCRETE.
- INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR BITUMINOUS PAVEMENT.
- BARRIER-FREE PARKING SPACES SHALL BE 8' WIDE AND MARKED WITH APPROVED PAVEMENT SYMBOL. MARK PARKING SPACES AND ACCESS AISLES WITH 4" WIDE BLUE PARKING LOT PAINT AND SIGNS PER MUTCD. CONTRACTOR SHALL CONSTRUCT ALL HANDICAP RAMPS AND SIDEWALK RAMPS TO MEET CURRENT A.D.A. STANDARDS.
- CALL "MISS DIG", 811, 72 HOURS PRIOR TO THE START OF ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAKE AVAILABLE TO THE ENGINEER DIMENSIONS TO LOCATE UTILITY STUBS AND/OR ANY UTILITY CONDUIT STUBS INSTALLED.
- ALL UTILITY WORK SHALL BE COMPLETED, INCLUDING TRENCH BACKFILL AND COMPACTION, PRIOR TO PLACEMENT OF ANY GRAVEL BASE.
- EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND SITE TOPOGRAPHIC SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING FOR NEW UTILITIES SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
- EXCEPT FOR THOSE UTILITIES NOTED TO BE PLUGGED OR REMOVED, RECONNECT ALL LINES ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH UTILITY PROVIDER.
- UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE RAISING OR LOWERING OF ALL EXISTING MANHOLES AND CATCH BASINS, FRAMES AND COVERS, VALVE BOXES AND CLEANOUTS TO MEET FINISH GRADES.
- ALL STORM SEWER STRUCTURES, INCLUDING SUMPS, WITHIN THE PROPERTY LIMITS SHALL BE INSPECTED AND CLEANED OUT AS NECESSARY. IF SOME SPECIFIC PROBLEM IS IDENTIFIED DURING THIS ACTIVITY, CONTACT THE ENGINEER FOR FURTHER INSTRUCTIONS.
- ALL SITE LIGHTING SHALL BE PER GRAND HAVEN TOWNSHIP ZONING ORDINANCE REQUIREMENTS AND SHIELDED AND DIRECTED DOWNWARD TO REDUCE GLARE ONTO ADJACENT PROPERTIES. COORDINATE LOCATION OF LIGHT POLES WITH OWNER PRIOR TO CONSTRUCTION.
- REFER TO ARCHITECTURAL/MECHANICAL PLANS FOR EXACT BUILDING SANITARY, STORM AND WATER SERVICE CONNECTION LOCATIONS. FIELD ADJUST AS NECESSARY.
- NO ADDITIONAL AREAS FOR REFUSE CONTAINERS, HVAC UNITS OR OTHER STORAGE AREAS ARE BEING PROPOSED BEYOND WHAT IS ALREADY EXISTING.
- NO ADDITIONAL OVERHEAD ELECTRIC LINES/POLES ARE BEING PROPOSED.
- SEE ADDITIONAL DRAWINGS IN SHEET SET FOR MORE INFORMATION.

SITE NOTES

1. ZONING REQUIREMENTS:
 CURRENT ZONING I-1 INDUSTRIAL
 MINIMUM LOT AREA 1.0 ACRE
 MINIMUM LOT WIDTH 110 FT
 MAXIMUM BUILDING HEIGHT 35 FT OR 2 1/2 STORIES

2. SETBACKS:
 FRONT YARD 75 FT
 SIDE YARD 20 FT (40 TOTAL)
 REAR YARD 25 FT

3. SUMMARY OF LOADING SPACES:
 NUMBER OF LOADING SPACES EXISTING = 2
 (NUMBER OF LOADING SPACES REQ'D = 2)
 (ONE SPACE + 1/20,000 SFT = 2)
 NUMBER OF LOADING SPACES REQUIRED PROP. = 4
 (ONE SPACE + 1/20,000 SFT = 4)
 NUMBER OF LOADING SPACES PROPOSED = 6
 (2 EXISTING SPACES + 4 PROP. SPACES = 6)
 NUMBER OF LOADING SPACES REQUIRED FUTURE = 5
 (100,000 SFT AND ABOVE = 5)

4. SUMMARY OF LAND:
 TOTAL ACRES = 8.24 ACRES
 EXISTING BUILDING SIZE = 4696 SFT
 PROP. BUILDING ADDITION = 30118 SFT
 FUTR. BUILDING ADDITION = 38050 SFT
 LOT COVERAGE = 12.1%
 PROP. LOT COVERAGE = 19.6%
 FUTR. LOT COVERAGE = 29.0%
 EX. BUILDING HEIGHT = 27' 4"
 PROP. BUILDING HEIGHT = 34' 0"

REVISIONS

1	ISSUED TO CLIENT FOR REVIEW (02/28/16)
2	REVISED PER CLIENT (03/09/16)
3	ISSUED TO CLIENT FOR REVIEW (03/10/16)
4	ISSUED TO CLIENT FOR REVIEW (03/17/16)
5	ISSUED TO CLIENT FOR REVIEW (04/15/16)
6	REVISED PER CLIENT (05/05/16)
7	ISSUED TO CLIENT FOR PERMITTING (05/16/16)
8	REVISED PER TOWNSHIP (06/01/16)

SITE ADDRESS

PPN #70-03-34-300-012
 14444 168TH AVENUE
 GRAND HAVEN, MICHIGAN 49417

DEVELOPER

LAKEWOOD CONSTRUCTION
 11253 JAMES STREET
 HOLLAND, MI 49424
 (616) 392-6923
 CONTACT:
 BERN WALKOTTON
 EMAIL: DWalkotton@lakewoodinc.com

ENGINEER

DRIESENGA & ASSOCIATES, INC.
 12330 JAMES STREET, SUITE H80
 HOLLAND, MICHIGAN 49424
 (616) 396-0255
 CONTACT:
 REBECCA K. PAGE, P.E.
 EMAIL: beckyp@drisenga.com

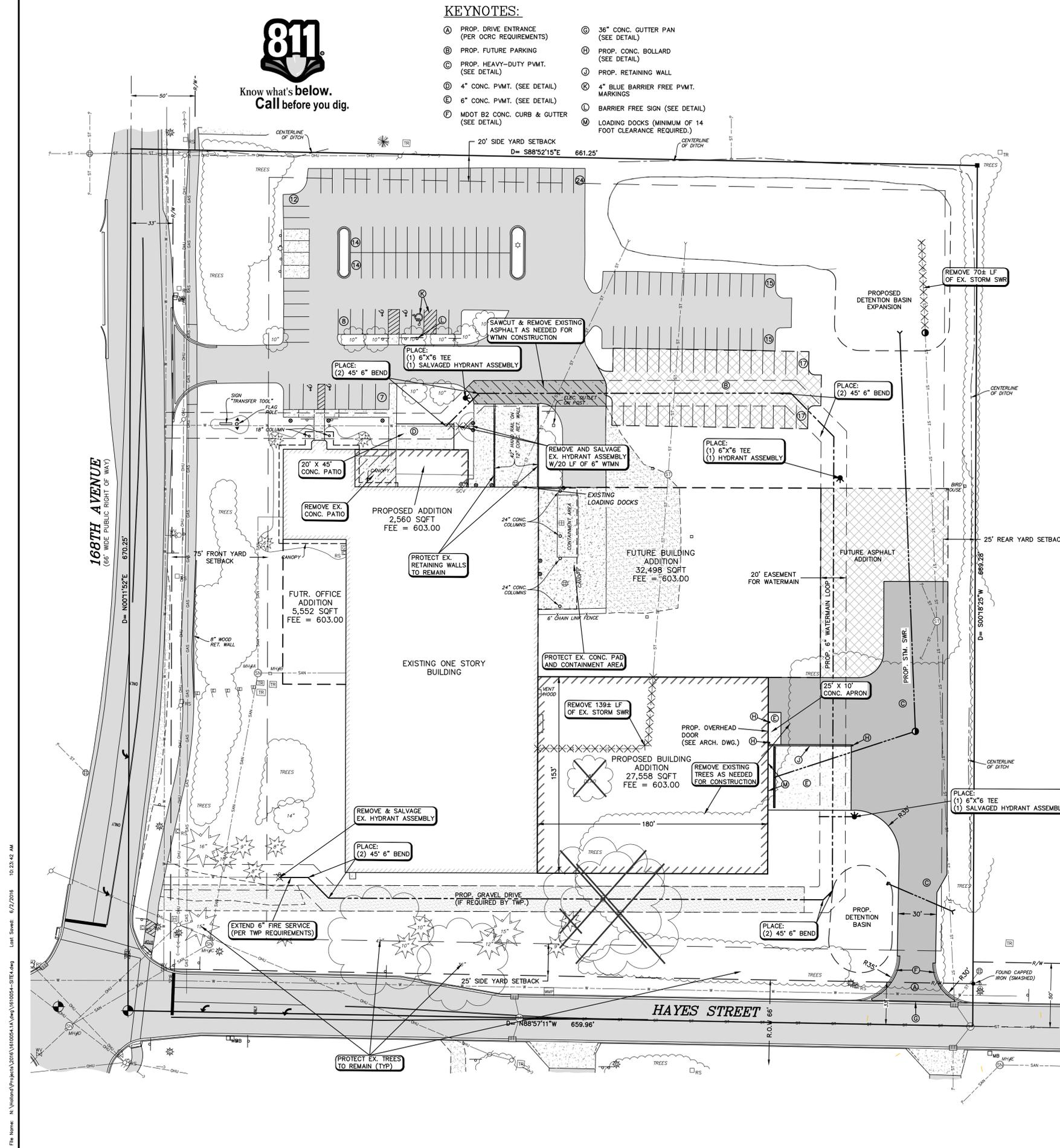
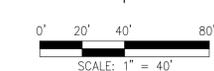
ISSUED FOR REVIEW
 NOT FOR CONSTRUCTION

LEGEND

- EXISTING PROPOSED
- BENCHMARK
 - MONUMENT FOUND
 - SET CAPPED REBAR #47948
 - FOUND IRON
 - CONTROL POINT
 - DESCRIBED
 - MEASURED
 - STORM SEWER MANHOLE
 - CATCH BASIN
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - SPRINKLER CONTROL VALVE
 - VALVE (WATER & GAS)
 - GAS METER
 - UTILITY RISERS
 - UTILITY POLE
 - LIGHT POLE
 - GUY ANCHOR
 - TRANSFORMER
 - HAND HOLE (ELECTRIC)
 - GROUND MOUNTED LIGHT
 - SIGN
 - SOIL BORING
 - BOLLARD POST
 - POST
 - MAIL BOX
 - NEWSPAPER BOX
 - UNDERGROUND CABLE MARKER
 - UNDERGROUND GAS MARKER
 - FENCE LINE
 - ELECTRIC
 - TELEPHONE
 - FIBER OPTIC
 - GAS LINE
 - EXISTING WATER LINE
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - GRAVEL SURFACE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - ORNAMENTAL BUSH

REMOVAL LEGEND:

- CONCRETE REMOVAL
- ASPHALT REMOVAL
- TREE/SHRUB REMOVAL
- FENCE/GUARDRAIL/WALL UTILITY REMOVAL



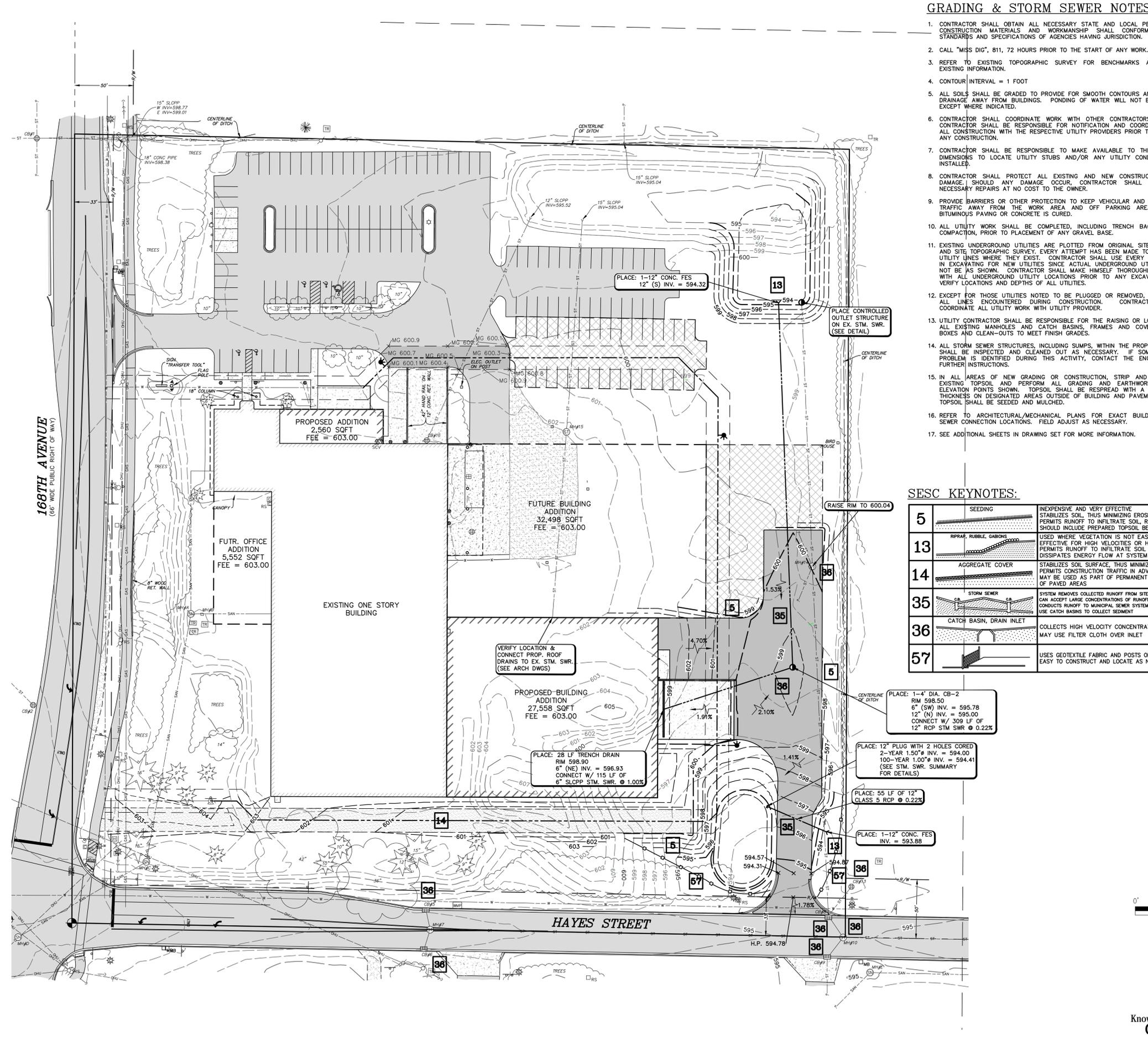
DRIESENGA & ASSOCIATES, INC.
 Engineering • Surveying • Testing
 Kalamazoo, MI - 269-544-1455
 Detroit, MI - 734-368-9483
 Holland, MI - 616-396-0255
 Grand Rapids, MI - 616-249-3800

TRANSFER TOOL - BUILDING ADDITION
 SEC. 34, T8N, R15W GRAND HAVEN TWP., OTTAWA CO.
 NBS, LLC
 11253 JAMES STREET
 HOLLAND, MICHIGAN 49424
SITE & DEMOLITION PLAN

Designed By: RKP
 Drawn By: CJD
 Checked By: Date:
 Plot:
 1" = 40'
 Scale:
 Date: 06/01/2016
 Job No.: 1610054.1A
 Sheet No.: C-101

File Name: N:\Users\Project\2016\1610054.1A\Draw\1610054-SITE.dwg Last Saved: 6/2/2016 10:23:42 AM

File Name: N:\Users\Project\2016\1610054-1A\Draw\1610054-1A-STA.dwg Date: 6/7/2016 1:27:00 PM
 Project: 1610054-1A Job No.: 1610054-1A



GRADING & STORM SEWER NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF AGENCIES HAVING JURISDICTION.
- CALL "MISS DIG", 811, 72 HOURS PRIOR TO THE START OF ANY WORK.
- REFER TO EXISTING TOPOGRAPHIC SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION.
- CONTOUR INTERVAL = 1 FOOT
- ALL SOILS SHALL BE GRADED TO PROVIDE FOR SMOOTH CONTOURS AND POSITIVE DRAINAGE AWAY FROM BUILDINGS. PONDING OF WATER WILL NOT BE ALLOWED EXCEPT WHERE INDICATED.
- CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY PROVIDERS PRIOR TO STARTING ANY CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAKE AVAILABLE TO THE ENGINEER DIMENSIONS TO LOCATE UTILITY STUBS AND/OR ANY UTILITY CONDUIT STUBS INSTALLED.
- CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
- PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM THE WORK AREA AND OFF PARKING AREAS BEFORE BITUMINOUS PAVING OR CONCRETE IS CURED.
- ALL UTILITY WORK SHALL BE COMPLETED, INCLUDING TRENCH BACKFILL AND COMPACTION, PRIOR TO PLACEMENT OF ANY GRAVEL BASE.
- EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND SITE TOPOGRAPHIC SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING FOR NEW UTILITIES SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
- EXCEPT FOR THOSE UTILITIES NOTED TO BE PLUGGED OR REMOVED, RECONNECT ALL LINES ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH UTILITY PROVIDER.
- UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE RAISING OR LOWERING OF ALL EXISTING MANHOLES AND CATCH BASINS, FRAMES AND COVERS, VALVE BOXES AND CLEAN-OUTS TO MEET FINISH GRADES.
- ALL STORM SEWER STRUCTURES, INCLUDING SUMPS, WITHIN THE PROPERTY LIMITS SHALL BE INSPECTED AND CLEANED OUT AS NECESSARY. IF SOME SPECIFIC PROBLEM IS IDENTIFIED DURING THIS ACTIVITY, CONTACT THE ENGINEER FOR FURTHER INSTRUCTIONS.
- IN ALL AREAS OF NEW GRADING OR CONSTRUCTION, STRIP AND STOCKPILE EXISTING TOPSOIL AND PERFORM ALL GRADING AND EARTHWORK TO THE ELEVATION POINTS SHOWN. TOPSOIL SHALL BE RESPREAD WITH A 4" MINIMUM THICKNESS ON DESIGNATED AREAS OUTSIDE OF BUILDING AND PAVEMENT AREAS. TOPSOIL SHALL BE SEEDED AND MULCHED.
- REFER TO ARCHITECTURAL/MECHANICAL PLANS FOR EXACT BUILDING STORM SEWER CONNECTION LOCATIONS. FIELD ADJUST AS NECESSARY.
- SEE ADDITIONAL SHEETS IN DRAWING SET FOR MORE INFORMATION.

SESC NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE SOIL EROSION AND SEDIMENTATION CONTROL (SESC) PERMIT.
- PLACE EROSION CONTROL MEASURES AS INDICATED ON DRAWING PRIOR TO EARTH MOVING AND GRADING ACTIVITIES.
- CONTRACTOR SHALL AVOID THE UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER.
- INSPECT AND MAINTAIN CHECK DAMS, SEDIMENT TRAPS, RIP RAP, SILT FENCING AND OTHER MEASURES DAILY AND AFTER STORM EVENTS AND AS NECESSARY TO ASSURE PROPER FUNCTION.
- TEMPORARY SEEDING FOR EROSION CONTROL CONSISTS OF THE FOLLOWING SEED MIX PLACED AT 5 LBS PER 1,000 SQUARE FEET:
 50% PERENNIAL RYE GRASS
 35% CREEPING RED FESCUE
 15% KENTUCKY BLUEGRASS
 SEED AND MULCH ALL DISTURBED AREAS.
- EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY ESTABLISHED. RE-GRADE, RE-SEED AND PLACE ADDITIONAL TOPSOIL IN ERODED AREAS AS NECESSARY UNTIL FINAL LANDSCAPING IS INSTALLED.
- ALL SWALES, SLOPES 1 ON 4 OR STEEPER AND THE STORM WATER DETENTION AREA SHALL BE SEEDED AND MULCHED WITH NORTH AMERICAN GREEN EROSION CONTROL BLANKET AND AS INDICATED ON THIS DRAWING. THIS BLANKET, ALONG WITH THE NECESSARY STAPLES OR WOOD PEGS, SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. SEAMS SHALL BE PLACED PARALLEL TO THE DIRECTION OF SURFACE RUNOFF.
- RIP RAP SHALL BE NATURAL STONE. PLAIN RIP RAP SHALL CONSIST OF INDIVIDUAL STONES HAVING A LEAST DIMENSION OF 8 INCHES. SMALLER PIECES MAY BE USED TO FILL SPACES FOR BETTER PROTECTION OF THE SLOPE. RIP RAP SHALL BE PLACED OVER AMOCO 4553 NON-WOVEN GEOTEXTILE FABRIC OR EQUAL.
- INSTALL "SILT SACK" INLET SEDIMENT TRAPS IN ALL PROPOSED CATCH BASINS AS INDICATED ON THIS DRAWING. CLEAN "SILT SACK" ON A WEEKLY BASIS AT A MINIMUM.
- PLACE SILT FENCING AS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS. THIS SILT FENCING MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED. THE SILT FENCE MUST BE TOED IN A MINIMUM OF 6 INCHES ALONG ITS BASE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DAILY SWEEPING OF TRACKED MATERIALS ONTO ALL ROADWAYS. THE CONTRACTOR IS RESPONSIBLE TO IMMEDIATELY SWEEP ANY TRACKED MATERIAL OFF ALL ROADWAYS.
- ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE, STOCKPILES MUST BE IMMEDIATELY PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
- DUE TO THE SPREAD OF THE EMERALD ASH BORER: ALL MOVEMENT OF HARDWOOD LUMBER CLEARED FOR SITE DEVELOPMENT FROM THE 21 QUARANTINE COUNTIES AND 31 OUTLIER IS PROHIBITED (REFER TO EMERALD ASH BORER QUARANTINE AREA MAPS AT WWW.MICHIGAN.GOV/EAB). ALL MOVEMENT OF HARDWOOD LUMBER CLEARED FOR SITE DEVELOPMENT FROM MICHIGAN'S ENTIRE LOWER PENINSULA INTO THE UPPER PENINSULA, OTHER STATES OR CANADA IS PROHIBITED.
- THE MINIMUM AMOUNT OF SOIL EROSION & SEDIMENTATION CONTROLS ARE SHOWN ON THIS PLAN. DUE TO SITE ACTIVITIES AND SCHEDULES, ADDITIONAL CONTROLS WILL LIKELY BE REQUIRED TO MAINTAIN SITE ACCORDING TO APPLICABLE STATE AND FEDERAL GUIDELINES AT NO ADDITIONAL COST TO THE OWNER.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL COMPLY WITH STANDARDS AND REQUIREMENTS OF PERMITTING AGENCY HAVING JURISDICTION.
- EXCESS SOIL IS NOT TO BE PLACED ON ANY AREAS ON OR ADJACENT TO THE SITE WHERE THE PLAN DOES NOT SHOW THE AREA BEING DISTURBED.
- THE DETENTION BASIN SHALL BE CONSTRUCTED FIRST.
- SEE ADDITIONAL SHEETS IN DRAWING SET FOR MORE INFORMATION.

SESC KEYNOTES:

5	SEEDING	INEXPENSIVE AND VERY EFFECTIVE STABILIZES SOIL, THUS MINIMIZING EROSION PERMITS RUNOFF TO INFILTRATE SOIL, REDUCING RUNOFF VOLUME SHOULD INCLUDE PREPARED TOPSOIL BED
13	RIPRAP, RUBBLE, GABIONS	USED WHERE VEGETATION IS NOT EASILY ESTABLISHED PERMITS RUNOFF TO INFILTRATE SOIL, REDUCING RUNOFF VOLUME SHOULD INCLUDE PREPARED TOPSOIL BED
14	AGGREGATE COVER	STABILIZES SOIL SURFACE, THUS MINIMIZING EROSION PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS
35	STORM SEWER	SYSTEM REMOVES COLLECTED RUNOFF FROM PAVED AREAS CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF CONDUITS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION USE CATCH BASINS TO COLLECT SEDIMENT
36	CATCH BASIN, DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATION RUNOFF MAY USE FILTER CLOTH OVER INLET
57		USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY.

LEGEND

EXISTING	PROPOSED
BENCHMARK	MONUMENT FOUND
SET CAPPED REBAR #47948	FOUND IRON
CONTROL POINT	DESCRIBED
MEASURED	STORM SEWER MANHOLE
STORM SEWER MANHOLE	CATCH BASIN
SANITARY SEWER MANHOLE	FIRE HYDRANT
SPRINKLER CONTROL VALVE	VALVE (WATER & GAS)
GAS METER	UTILITY RISERS
UTILITY POLES	UTILITY POLE
UTILITY POLE	GY ANCHOR
TRANSFORMER	HAND HOLE (ELECTRIC)
GROUND MOUNTED LIGHT	SIGN
SOIL BORING	BOLLARD POST
POST	MAIL BOX
NEWSPAPER BOX	UNDERGROUND CABLE MARKER
UNDERGROUND GAS MARKER	UNDERGROUND GAS MARKER
FENCE LINE	ELECTRIC
TELEPHONE	FIBER OPTIC
GAS LINE	EXISTING WATER LINE
EXISTING WATER LINE	EXISTING STORM SEWER
EXISTING STORM SEWER	EXISTING SANITARY SEWER
BITUMINOUS SURFACE	CONCRETE SURFACE
CONCRETE SURFACE	GRAVEL SURFACE
GRAVEL SURFACE	CONFEROUS TREE
CONFEROUS TREE	DECIDUOUS TREE
DECIDUOUS TREE	ORNAMENTAL BUSH
ORNAMENTAL BUSH	



Know what's below.
Call before you dig.

**ISSUED FOR REVIEW
NOT FOR CONSTRUCTION**

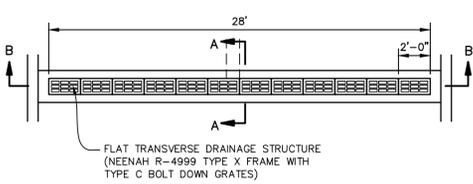
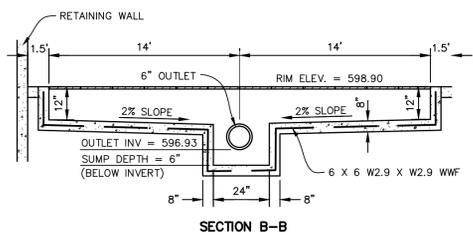
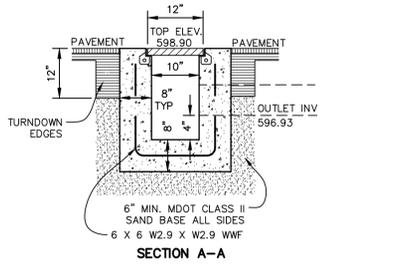
DRIESENGA & ASSOCIATES, INC.
 Engineering • Surveying • Testing
 Kalamazoo, MI - 269-544-1455
 Detroit, MI - 734-368-9483
 Holland, MI - 616-396-0255
 Grand Rapids, MI - 616-249-3800
 www.driesenga.com

REVISIONS

1	ISSUED TO CLIENT FOR REVIEW (02/28/16)
2	REVISED PER CLIENT (03/09/16)
3	ISSUED TO CLIENT FOR REVIEW (03/10/16)
4	ISSUED TO CLIENT FOR REVIEW (03/17/16)
5	ISSUED TO CLIENT FOR REVIEW (04/15/16)
6	REVISED PER CLIENT (05/05/16)
7	ISSUED TO CLIENT FOR PERMITTING (05/16/16)
8	REVISED PER TOWNSHIP (06/01/16)

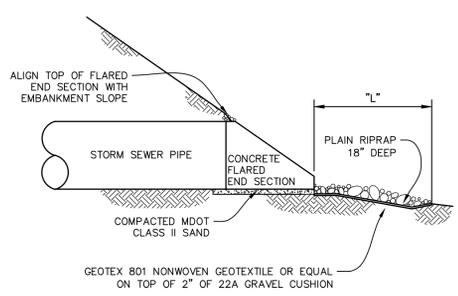
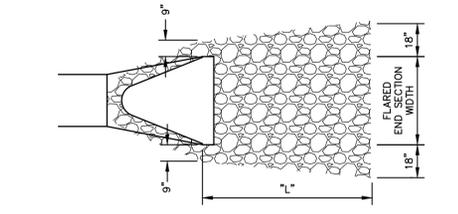
TRANSFER TOOL - BUILDING ADDITION
 SEC. 34, T8N, R15W GRAND HAVEN TWP., OTTAWA CO.
 NBS, LLC
 11253 JAMES STREET
 HOLLAND, MICHIGAN 49424
STORM SEWER & SESC PLAN

Designed By: RKP
 Drawn By: CJD
 Checked By: Date:
 Plot:
 Scale: 1" = 40'
 Date: 06/01/2016
 Job No.: 1610054.1A
 Sheet No.: C-102

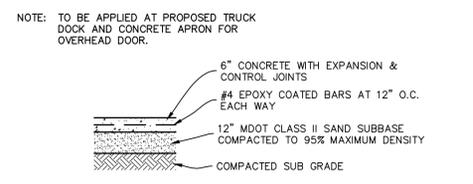


TRENCH GRATE - TRUCK DOCK
NO SCALE

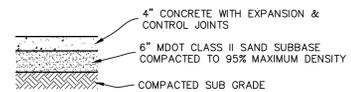
PIPE DIA (FEET)	"L" (FEET)
12"	5
15"	5
18"	5
21"	10
24"	10
30"	10
36"	10
42"	10
48"	15
54"	15
60"	15
66"	15
72"	20
78"	20
84"	20



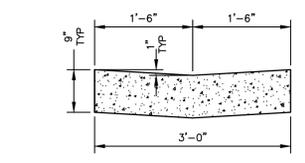
FLARED END SECTION
NO SCALE



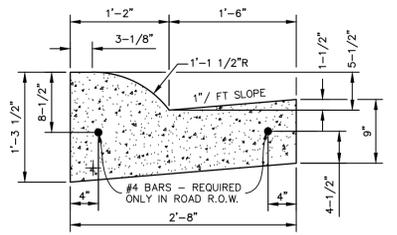
6" REINFORCED CONCRETE PAVEMENT
NO SCALE



4" CONCRETE PAVEMENT
NO SCALE

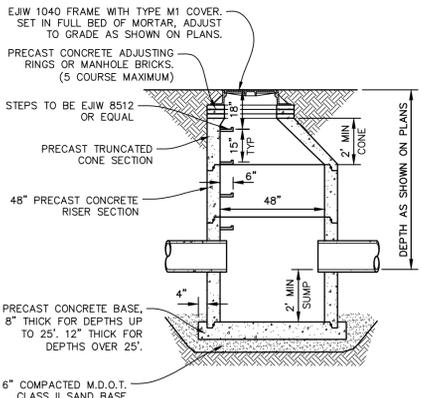


36" CONCRETE GUTTER
NO SCALE

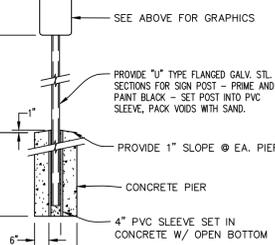
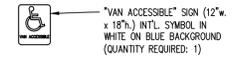


CURB & GUTTER - MDOT DETAIL B2
NO SCALE

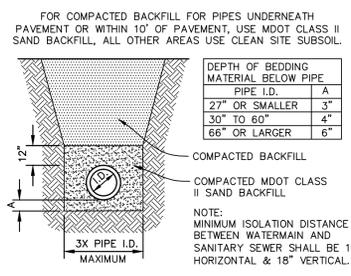
- NOTES:
 1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10'.
 2. PLACE EXPANSION JOINTS AT 350' MIN. AND ALL RADIUS POINTS.
 3. CONCRETE SHALL CONFORM TO MDOT SPEC. 602.



48" DIAMETER CATCH BASIN
NO SCALE

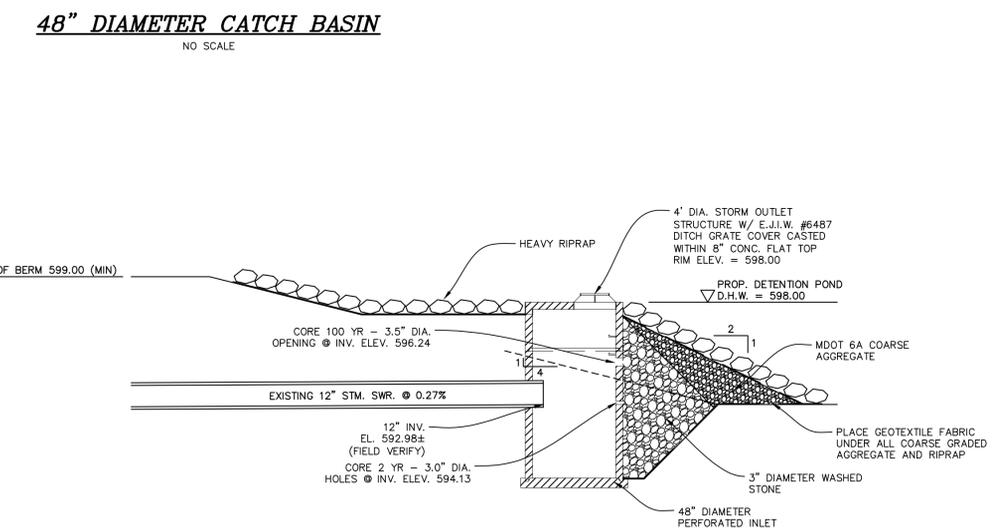


BARRIER FREE PARKING SIGN
NO SCALE

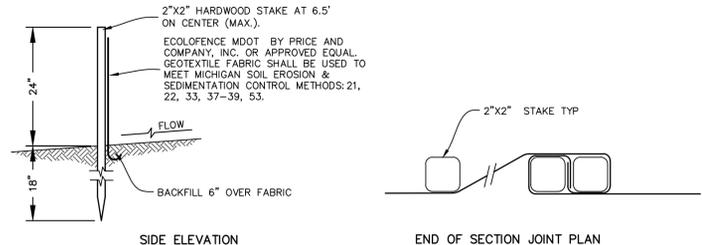
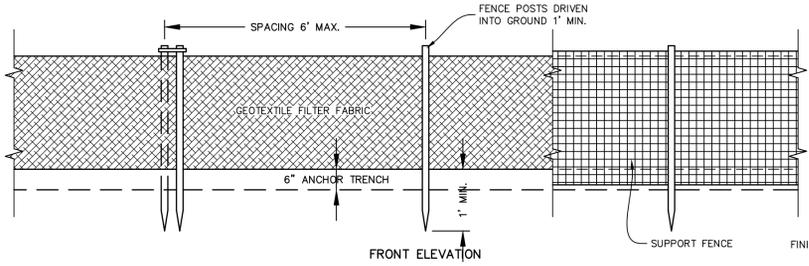


CLASS B PIPE BEDDING
NO SCALE

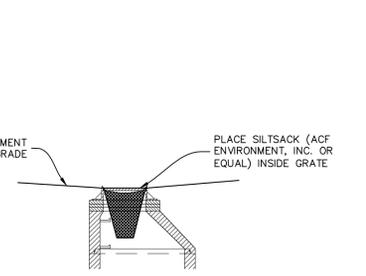
DEPTH OF BEDDING MATERIAL BELOW PIPE	PIPE I.D.	A
27" OR SMALLER	3"	
30" TO 60"	4"	
66" OR LARGER	6"	



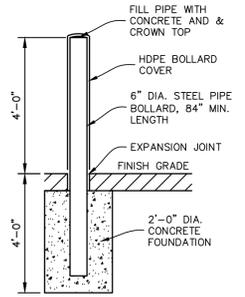
NE POND CONTROLLED OUTLET STRUCTURE
NO SCALE



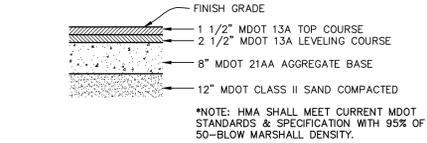
SEDIMENT CONTROL FENCE
NO SCALE



SILT SACK
NO SCALE



STEEL BOLLARD
NO SCALE



PARKING LOT SECTION (HEAVY DUTY)
NO SCALE

**ISSUED FOR REVIEW
NOT FOR CONSTRUCTION**

DRIESEN & ASSOCIATES, INC.
 Engineering • Surveying • Testing
 Kalamazoo, MI - 269-544-1455
 Holland, MI - 616-396-0255
 Grand Rapids, MI - 616-249-3800
 Detroit, MI - 734-368-9483
 www.driesen.com

REVISIONS

1	ISSUED TO CLIENT FOR REVIEW (02/28/16)
2	REVISED PER CLIENT (03/09/16)
3	ISSUED TO CLIENT FOR REVIEW (03/10/16)
4	ISSUED TO CLIENT FOR REVIEW (03/17/16)
5	ISSUED TO CLIENT FOR REVIEW (04/15/16)
6	REVISED PER CLIENT (05/05/16)
7	ISSUED TO CLIENT FOR PERMITTING (05/16/16)
8	REVISED PER TOWNSHIP (06/01/16)

TRANSFER TOOL - BUILDING ADDITION
 SEC. 34, 78N, R15W GRAND HAVEN TWP., OTTAWA CO.
 NBS, LLC
 11253 JAMES STREET
 HOLLAND, MICHIGAN 49424

Designed By: RKP
 Drawn By: CJD
 Checked By: Date:
 Plot:
 NO SCALE
 Scale:
 06/01/2016
 Date:
 1610054.1A
 Job No.:

Sheet No.: **C-501**



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: June 1, 2016

TO: Planning Commission

FROM: Stacey Fedewa, Planning & Zoning Official

RE: Pre-Application Presentation – Reenders Inc. Senior Living Campus PUD

BACKGROUND

As you may recall, Reenders Inc. has a purchase agreement with the OCRC to buy 27 acres south of Rosy Mound Drive. The intent is to develop a senior living campus that would include senior apartments, assisted living, and senior cottages.

The land is currently zoned Service Professional, and is master-planned for Medium-High Density Residential PUD.

Staff notes, this development is within the US-31 Area Overlay Zone, so the stricter regulations regarding access management and aesthetics will apply.



Not included in development or FLU request

PROPOSED DEVELOPMENT DETAILS

Details of the three housing types that would be found on the senior living campus are:

Senior Apartments

- 116 units
 - 700 – 1,000 sqft
 - 1 & 2 bedrooms
 - 3 stories
- 119 parking spaces

Assisted Living

- 110 units
 - 250 – 900 sqft
 - 1 & 2 bedrooms
 - 1 story
- 55 parking spaces

Senior Cottages

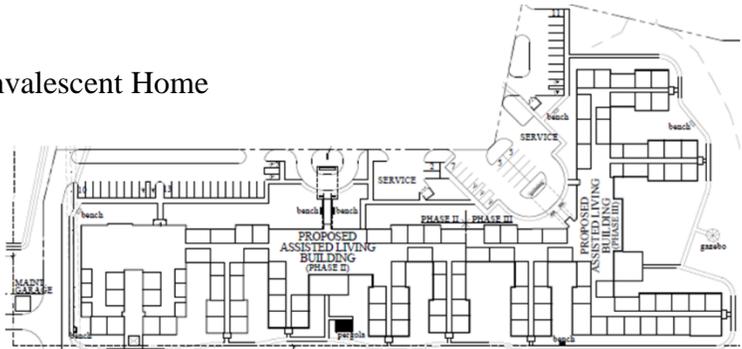
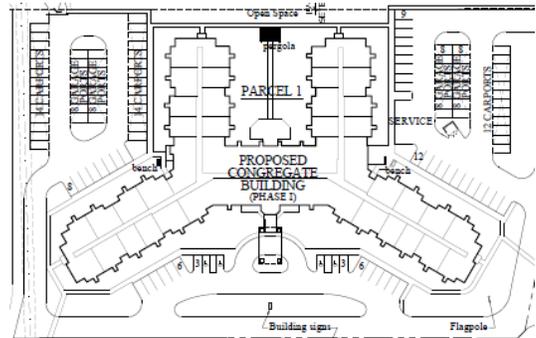
- 30 units
 - 1,100 sqft
 - 2 bedrooms
 - 1.5 baths
 - Attached garage

TOPICS FOR DISCUSSION

WHICH REGULATIONS TO USE

There is one overarching issue that will follow this project—which land uses and zoning districts should be used to formulate the regulations for this development? The PUD Chapter allows “Housing for the Elderly,” but there are no corresponding regulations.

- Senior Apartments – Multiple Family Dwellings
 - R-3 (*special land use*)
 - R-3.5 (*permitted use, but regulations vary by adjacent zoning districts*)
 - R-4 (*permitted use*)
- Assisted Living – Nursing & Convalescent Home
 - R-3 (*special land use*)
 - R-4 (*permitted use*)
- Senior Cottages – Multiple Family Dwellings
 - R-3 (*special land use*)
 - R-3.5 (*permitted use, but regulations vary by adjacent zoning districts*)
 - R-4 (*permitted use*)



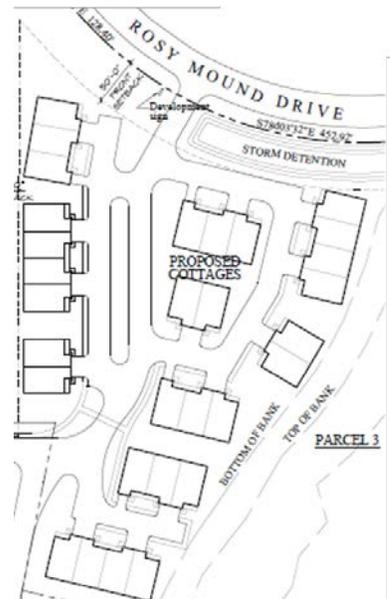
If the Planning Commission feels strongly about utilizing one zoning district over another please voice that information during the meeting. Otherwise, staff will use our best judgment on which regulations to utilize during plan review.

POSSIBLE DEPARTURES

Minimally, staff can confirm the developer will request the following departures:

Senior Apartments

- Number of stories
 - Requesting 3 rather than 2½
- Minimum square footage per dwelling unit (*aka min lot size*)



- Requesting 2,585 sqft per unit rather than 3,000 – 7,800 sqft (*depending on which zoning district is used for base regulations*)
- Minimum floor area per dwelling unit
 - Requesting a minimum 700 square feet rather than 884 – 1,100 (*depending on which zoning district is used for base regulations*)
- Number of parking spaces
 - Requesting 119 rather than 75

Assisted Living

- Minimum square footage per dwelling unit (*aka min lot size*)
 - Requesting 4,508 sqft per dwelling unit (*R-3 requires 7,500 sqft and R-4 requires 3,000 sqft*)

Senior Cottages – it is unknown if the cottages will need departures at this time, but staff would like more information on the proposed “apron space” that would be provided to each unit.

OTHER

Other items that could be discussed include:

- Design aesthetics and architectural features as they relate to the US-31 Area Overlay Zone
- Walkability within the site and along Rosy Mount Drive.
- Is there an anticipation of this development growing? Is the current design of the site conducive to future growth?
- Utilizing a “green roof” on the canopies?
- Adding an outdoor community garden for residents to enjoy?
- Are there an ample number of strategically placed windows to provide residents with unobstructed views of the designated open space?

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



REENDERS, INC.

PARK PLACE CENTER
950 TAYLOR AVENUE
GRAND HAVEN, MI 49417
616/846-4700 PHONE • 616/842-8939 FAX
TTY MI RELAY 800/649-3777

May 20, 2016

Ms. Stacey Fedewa
Planning & Zoning Official
Grand Haven Charter Township
13300 168th Avenue
Grand Haven, MI 49417

Re: Ottawa County Road Commission Parcel lying south of Rosy
Mound Drive

Dear Ms. Fedewa:

I would like to request a Pre-Application Presentation with the Grand Haven Township Planning Commission to review the site plan for the 27 acre Ottawa County Road Commission parcel lying south of Rosy Mound Drive.

It is our intent to develop this property to provide a number of senior housing options on one Continuum of Care campus. Our development plans include a mix of both affordable and market rate units and various housing options that will allow our residents to "Age in Place" and continue to reside on our campus as their personal care needs change.

We believe that the Rosy Mound Drive site is the appropriate location to construct additional senior living units as it is located in reasonable proximity to shopping, medical services, recreation areas and other community facilities. It has access to public utilities, including public water and sanitary sewer, and it has good access to major roads and public transportation. It is sufficient in size to provide for the construction of an Aging in Place senior campus. And lastly, we believe that the senior housing campus proposed is an appropriate transitional use between the Commercial and Industrial uses to the North, East and West of the property and the R-1 single family homes to the South.

While this concept is not unique, the current Grand Haven Township Zoning Ordinance does not adequately take the unique aspects of this type of use into consideration. While the various residential units themselves are in most cases smaller in size than those required for "family" use in the Multiple Family Residential Districts, our buildings provide significant common areas that are

supplemental to those provided within each individual unit. Additionally, senior housing produces less traffic than a traditional multiple family development.

Our plans include a 116 unit senior congregate building independent rental housing for those 55 years of age and older. Designed specifically with seniors in mind, the congregate building includes both one and two bedroom apartments and also provides optional services such as housekeeping, laundry and meals. These units range in size from roughly 700 to 1,000 square feet. In addition, the building provides a grand foyer, central dining room, private dining room for special events, theater room, laundry rooms, guest suite, library, game and billiards room, fitness center, art and crafts room, beauty salon and conveniently located elevators.

The second component of the development is a 110 unit senior assisted living, offering studio, one and two bedroom apartments to area seniors requiring personalized assistance and care. These units range in size from 250 to 900 square feet and most do not have any kitchens facilities. In addition, the building provides a grand lobby, dining rooms, activity rooms, resident lounges, sunrooms beauty salon, and spa.

The 30 senior cottages will be two bedroom, 1.5 baths and include a single stall attached garage and be approximately 1100 square feet in size.

The senior campus would be locally owned and managed by Heritage Property Management of Grand Haven – www.heritageseniorcommunities.com.

The Resilient Grand Haven Charter Township Master Plan has identified a need for senior housing options for the residents of Grand Haven Township and we request your support of our proposal as represented on the enclosed Site Plan and Project Narrative.

If you have any questions or need any further information, please let me know.

Sincerely,



Shirley Woodruff

Enclosures

Narrative

Residential PUD Request for Ottawa County Road Commission Land South of Rosy Mound Drive

Justification for Request:

We are seeking the Residential PUD as a way to tie the proposed development together and allow for coordination of the three elements of the Senior Continuum of Care Campus concept. Since the proposed use is not specifically defined within the ordinance, the PUD is the ideal classification. If all three components of the development are coordinated and effectively operate as one senior retirement community as we propose, they will offer a greater benefit to the residents and citizens of Grand Haven Township. The commonality of design, ownership and management will provide an opportunity for our seniors to age in place.

The following section takes excerpts from the zoning ordinance and follows with our explanation of how the development will meet the requirement. The answers will be written in an italic font to distinguish it from the language of the Ordinance.

17.01 INTENT AND OBJECTIVES

1. This Chapter provides enabling authority and standards for the submission, review, and approval of applications for Planned Unit Developments (PUDs).
2. All PUDs must be serviced by certain minimum infrastructure features, including paved roads, natural gas, underground electrical service, municipal water, and municipal sanitary sewer.
3. The intent of a PUD is to provide regulation for developments that would result in recognizable and substantial benefits to the ultimate users of a project, and to the community in general where such benefits would be unfeasible or unlikely to be achieved under the requirements of the other districts in this Ordinance.
4. Any Planned Unit Development shall be designed to accomplish one or more of the following objectives:
 - A. To encourage the use of land in accordance with its natural character and adaptability;
We believe our design adapts very well to the character of the property by tying all of the design elements and circulation of the three uses together in a unified design.
 - B. To promote the conservation of natural features and resources;
We have designed the site in a way to minimize impact to the natural character of the land. We will be trying to preserve as much of the boundaries and wooded areas as possible as well as leaving the wetland to the East untouched.
 - C. To encourage innovation in land use planning and development;

Providing the continuum of care campus concept is an innovative way to allow the seniors of Grand Haven Township to remain in their community and age in place. It also allows couples with varied needs to live in close proximity to each other.

- D. To promote the enhancement of housing, commercial and industrial employment, traffic circulation, and recreational opportunities for the residents of the Township;
This development provides a concept in senior housing that does not now exist in Grand Haven Township, enhancing the diversity of housing available to our seniors. The site also offers the residents the benefits and access to the Rosy Mound Natural Area, and when built out, will offer over 100 new jobs to the area.
 - E. To promote and ensure greater compatibility of design and better use between neighboring properties;
Our architects have chosen materials and colors in order to ensure compatibility of design and use with the neighboring properties.
 - F. To promote more economical and efficient use of the land while providing harmonious variety of housing choices and the integration of necessary commercial and community facilities; and
The continuum of care campus concept offers a great variety of housing options to area seniors in the form of cottages, congregate care, and assisted living.
 - G. To promote the preservation of open space for parks, recreation, or agriculture.
While the site at completion will not incorporate any large parks or recreational areas, we do like to see green areas, and provide many walking paths throughout the entire campus
5. The provisions of this Chapter are not intended as a device for ignoring the Zoning Ordinance, or the planning upon which it has been based. The provisions of this Chapter are intended to result in land use development that is substantially consistent with the goals and objectives of the Township Master Plan, this Ordinance, and consistent with sound planning principles.

17.02 QUALIFICATIONS

- 1. A PUD shall not be accepted for consideration unless the following requirements are met:
 - a. The minimum size of a PUD shall be five (5) acres of contiguous land, unless the Planning Commission finds that consideration of a PUD on lesser acreage substantially accomplishes the intent of the Master Plan, meets the Intent and Objectives of Section 17.01, or permits an improved layout of land uses, roadways, or other site features that could not otherwise be achieved under normal zoning.
The site is 26.7 acres.
 - b. The proposed development must also demonstrate at least one (1) of the

following conditions:

- i. The PUD contains two (2) or more separate and distinct uses, for example, single family and multiple family dwellings.
The site incorporates 3 distinct separate uses. Standalone cottage units, congregate care, and assisted living facilities.
- ii. The PUD site exhibits significant natural features encompassing more than twenty-five percent (25%) of the land area of the PUD which will be preserved as a result of the PUD plan, such as, but not limited to, dunes, wetlands, forested areas, etc.
While the land does have a large wetland area which will be preserved, it is only 5 acres, thus only about 20% of the site.
- iii. The PUD site has distinct physical characteristics which makes compliance with the strict requirements of this Ordinance impractical.
N/A
- iv. The proposed design of the PUD includes innovative development concepts that substantially forward the Intent and Objectives of Section 17.01, or permit an improved layout of land uses, roadways, or other site features that could not otherwise be achieved under normal zoning.
The other current zoning districts do not allow for this development of Housing for the Elderly. The proposed continuum of care meet the intent and many of the objectives put forward in Section 17.01.



Issued For:
REVIEW
8.28.15
REVIEW
9.1.15
REVIEW
1.7.16
REVIEW
1.13.16
REVIEW
1.18.16
REVIEW
4.12.16
REVIEW
4.14.16
REVIEW
4.22.16
REVIEW
5.3.16
REVIEW
5.20.16



ROSY MOUND ELEMENTARY SCHOOL
 PUBLIC/QUASI-PUBLIC
 ZONED R-1

ZONED SP
 PUBLIC/QUASI-PUBLIC

GRAND HAVEN HIGH SCHOOL
 PUBLIC/QUASI-PUBLIC
 ZONED R-1

SITE DATA

EXISTING ZONING: SP (SERVICE / PROFESSIONAL)
 PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)
 SITE AREA: 26.92 acres (1,173,195 sf)
 MINIMUM LOT AREA REQUIRED: 768,000 sf (3,000 sf/unit)

PARCEL 1
 SITE AREA: 299,790 sf
 IMPERMEABLE SURFACE: 144,543 sf
 OPEN SPACE REQUIRED: 74,948 sf (25%)
 OPEN SPACE PROVIDED: 155,247 sf (52%)
PROPOSED CONGREGATE BUILDING
 BUILDING HT: 3 STORY
 BUILDING FOOTPRINT: 51,045 sf
 TOTAL # OF UNITS: 116
 # OF PARKING REQUIRED: 75 (1 per 3 residents)
 # OF PARKING PROVIDED: 119 (1 per unit)
 OPEN PARKING SPACE - 47
 GARAGEPORTS - 32
 CARPORTS - 40

PARCEL 2
 SITE AREA: 495,944 sf
 IMPERMEABLE SURFACE: 150,410 sf
 OPEN SPACE REQUIRED: 123,986 sf (25%)
 OPEN SPACE PROVIDED: 345,534 sf (70%)
PROPOSED ASSISTED LIVING BUILDING
 BUILDING HT: 1 STORY
 BUILDING FOOTPRINT: 96,804 sf
 TOTAL # OF UNITS: 110
 # OF PARKING REQUIRED: 55 (1 per 2 beds)
 # OF PARKING PROVIDED: 55

PARCEL 3
 SITE AREA: 377,476 sf
 IMPERMEABLE SURFACE: 81,993 sf
 OPEN SPACE REQUIRED: 94,369 sf (25%)
 OPEN SPACE PROVIDED: 295,483 sf (78%)
PROPOSED COTTAGES
 BUILDING HT: 1 STORY
 TOTAL # OF UNITS: 30 (2bed/1.5 bath)
 # OF PARKING REQUIRED: 60 (2 per unit)
 # OF PARKING PROVIDED: 60
 (1 garage space + 1 apron space per unit)

Developer:
 Reenders, Inc.

Project:

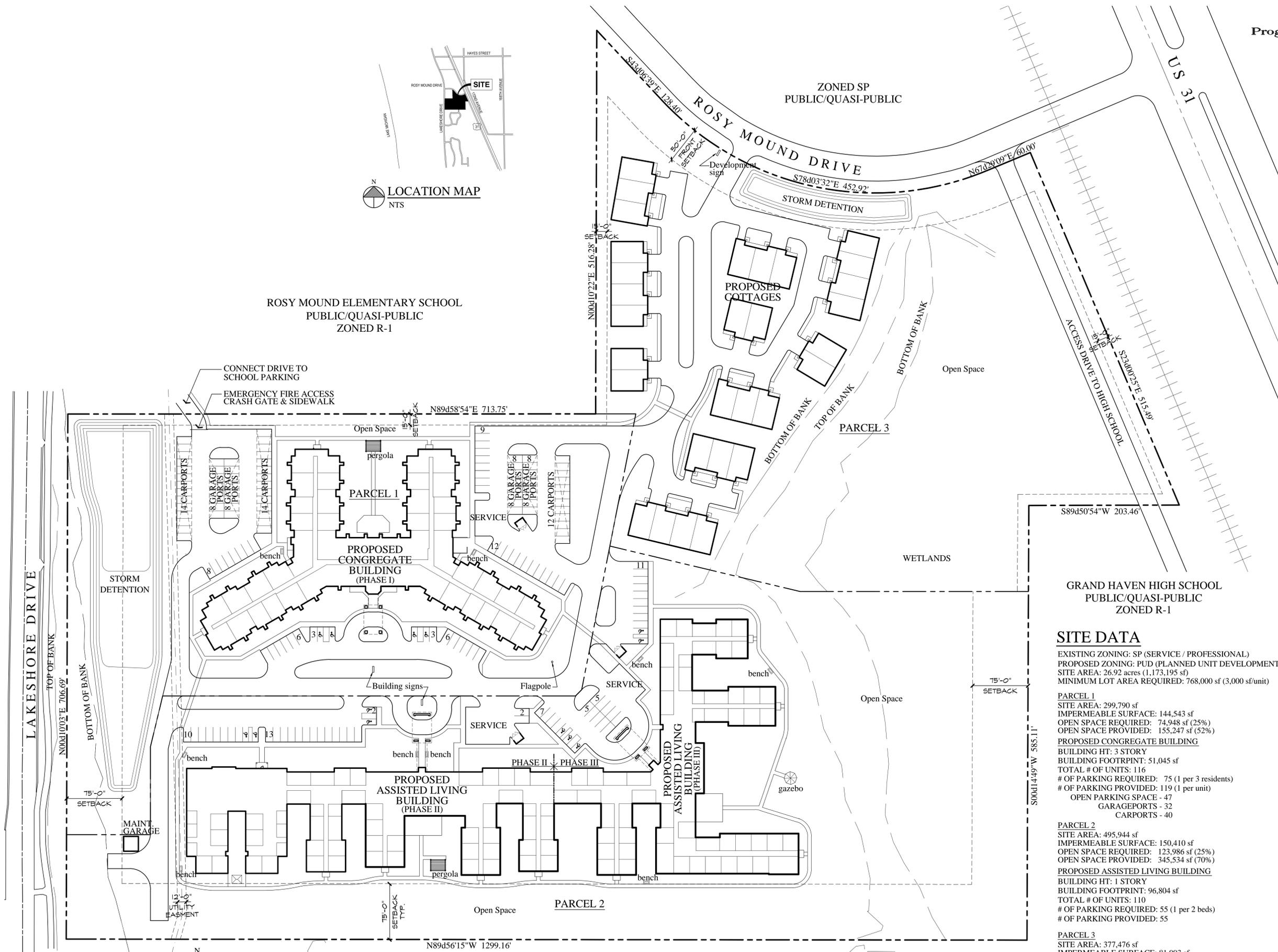
Proposed Senior Village

Grand Haven Township, Michigan
 Sheet Title:

SITE CONCEPT/
 LAND STUDY

Project Number: 15-140
 Drawn: VC
 Checked: DT
 Date: 8.28.15
 Sheet Number:

SP



CONCEPT SITE PLAN
 SCALE: 1" = 60'

GENERAL NOTE:
 ALL PROPOSED BUILDINGS/USES (CONGREGATE BUILDING, ASSISTED LIVING BUILDING AND COTTAGES) ARE CONSIDERED TO BE A "RESIDENTIAL USE". ALL SUPPORT AND ANCILLARY FUNCTIONS THAT ARE PROVIDED WITHIN THE SPECIFIC BUILDINGS ARE INTENDED FOR THE SOLE PURPOSE AND USE OF THE RESIDENTS.



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: June 2, 2016
TO: Planning Commission
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Integrated Assessment Introduction

BACKGROUND

As you know, GHT and the City of Grand Haven were selected to participate in “phase 2” of the Resilient Michigan project. Staff has been working with the University of Michigan (UM) and the Land Information Access Association (LIAA) to identify areas of the zoning ordinance that could be updated to have our Township become more resilient.

The goal is to provide potential text amendments in late Fall 2016. At that point the Planning Commission and Township Board would determine which amendments should be incorporated into the ordinance.

PURPOSE

UM and will be attending the June 6th meeting to provide an overview of the project and inquire what the main goals and objectives are for the Planning Commission as it relates to the Master Plan. This information will be used to help the project team formulate text amendments.

HOMEWORK ASSIGNMENT

In order to assist UM and LIAA please **identify your top 3 goals or objectives** from the Master Plan and be prepared to provide that information on Monday. For your convenience, the goals and objectives are provided on the next 3 pages (*please feel free to just circle your top 3*) ☺



Goal 1: The Township will preserve valuable natural resources, and the shorelines along Lake Michigan and the Grand River. These natural assets provide a cultural identity and add economic value to the community.

1. The sensitive natural resources that distinguish the Grand Haven landscape will be identified and protected, which include but are not limited to: wetlands, critical dunes, high risk erosion, floodplains, and water resources.
2. Develop and implement shoreline protection standards such as riparian buffers, erosion protection with native vegetation plantings, and low-impact development.
3. Limit the amount of impermeable surface with all new development to minimize surface runoff and maintain infiltration.
4. The Township will take thoughtful measures to ensure residents will have long-term sustainable water sources.
5. Develop best management practices to prevent the introduction, and spread, of invasive species and diseases transmitted by flora and fauna.
6. Encourage forest stewardship practices through public education.

Goal 2: The preservation and enhancement of natural features of the community will be a central consideration in all civic decisions in Grand Haven Township. Buildings and infrastructure will be planned, constructed and maintained to protect and improve the quality of the natural environment while serving the needs of the population and allowing residents and visitors appropriate access to enjoy natural features.

1. Develop a green infrastructure plan to enhance and sustain the network of natural features.
2. Preserve the viewsheds of Lake Michigan, the Grand River, and the bayous by minimizing encroachment into riparian areas, floodplains, and steep slope areas within the Township.
3. Recognizing the importance and value of tree coverage the Township will evaluate the need and feasibility of implementing a tree planting policy.
4. Incorporate the use of renewable energy whenever feasible.
5. Support the goals and objectives of the Explore the Grand Region: A Community Parks and Recreation Plan in Northwest Ottawa County, 2015 – 2019.

Goal 3: Discourage the inappropriate and unplanned use of land through sporadic and isolated land divisions. Encourage carefully planned developments that are responsive to market demands.

1. Support a Township land use policy that results in a well-balanced, but diverse pattern of land uses that incorporates sustainable growth principles.
2. Establish ordinances to achieve the targeted growth areas defined in the 2009 Master Plan.
 - a. Land east of US-31 – new residential development should generally be limited to the north side of Lincoln Street. However, the Township may consider future residential

Planned Unit Developments or Cluster Developments along the immediate southern edge of Lincoln Street in limited circumstances. Such as, the proposed development would fulfill a unique housing niche (i.e., affordable housing, senior housing, assisted living, PUD with a crop and livestock theme, etc.).

- b. Land west of US-31 – limit new residential development to land north of Buchanan Street.
 - c. Limit future commercial and industrial development along US-31 and M-45 to those areas that are currently served, or are planned to be served, by municipal water and sewer. The costs associated with any utility extensions must be assumed by the developer.
 - d. Limit new development to land that is supported by existing infrastructure and paved roads. All proposed developments within 2,700 feet of municipal water or sewer must bear all costs to extend the infrastructure services.
3. Preserve the local character of the Township by implementing development regulations to protect the rural character, thriving agricultural operations, and successful agri-businesses, which include roadside stands and farmers markets.
 4. Refine and enhance the Planned Unit Development (PUD) and Cluster Development Ordinances to ensure that residential developments are designed to promote the goals of clustered residential development, the preservation of large tracts of contiguous open space, and the preservation of development buffers along external county roads.
 5. Support an amendment of the PUD ordinance that permits residential crops and livestock as the main theme of the new development.

Goal 4: Support multiple housing options and mixed-use developments for all segments of the population that place users near daily services.

1. Support the development of diverse housing types to expand choices available to current, and new, Township residents.
2. Examine the need, and viability, of increasing densities in certain segments of the Township.
3. Support and encourage senior housing and assisted living facilities (i.e., aging in place).

Goal 5: Grand Haven’s public facilities, including its roads, utilities, parks, and public buildings will be carefully planned, constructed and maintained to efficiently serve the needs of current and future generations.

Goal 6: Residents and visitors to the greater Grand Haven community will have safe and convenient access by way of non-motorized pathway system, private automobiles, and public transportation.

1. Expand the Township’s pathway system to promote the health and safety of residents and visitors.

2. Investigate the potential impacts of the new M-231 bypass on future development, traffic, and infrastructure in the Township.
3. Develop a best practices access management plan with OCRC and Ottawa County Planning Commission. This plan will strive to reduce traffic volumes; correct unacceptable traffic conditions; address safety concerns on major thoroughfares; and develop street design standards.
4. Coordinate current and future development projects with the Ottawa County Road Commission (OCRC).
5. Support efforts to increase access to a regional transit system. This includes supporting the goals and objectives of Harbor Transit's strategic plan.

Goal 7: Grand Haven Township will continue to be a vital economic center that includes a balance of clean manufacturing, professional and personal service, the arts, hospitality, retail, commercial, and institutional employment.

1. Research the viability of incorporating an incentive-based development plan for all land uses, including energy efficiency and brownfield redevelopment.
2. Support the manufacturing sector in the Township by promoting existing opportunities and encouraging future growth.
3. Support the expansion, and improved access, to high-speed and reliable wireless broadband service.

Goal 8: Grand Haven Township will be a leader in working with other units of government, state agencies, schools, and special authorities to manage growth and service delivery to the residents and businesses of the area in the most efficient and transparent manner possible.

1. Coordinate planning efforts with surrounding municipalities for well-planned and cooperative communities.
2. Cooperate with other area communities in the evaluation and implementation of any feasible joint approach to service delivery.
3. Consolidate separate community initiatives into a common vision, which results in sound community building, promotes leadership, engages volunteers, and involves students.
4. Complete an evaluation of Township buildings and facilities to identify improvements to reduce energy consumption and stormwater runoff and implement those that prove feasible.
5. Partner with the Tri-Cities to create a marketing and branding strategy for the community.

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