

AGENDA

Grand Haven Charter Township Planning Commission
Monday, August 1, 2016 – 7:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the July 18, 2016 Meeting Minutes
- V. Correspondence
- VI. Public Comments/Questions on Agenda Items Only (Limited to 3 minutes)
- VII. Public Hearing
 - A. SLU – Single Family Dwelling in AG District – Williams
 - B. Corrective Rezoning – Timber View PUD – RR to PUD (Township Initiated)
 - C. Zoning Text Amendment Ordinance – Maintain an Existing Dwelling During the Construction of a New Dwelling, and Maintain an Existing Accessory Building without a Principal Building
- VIII. Old Business
 - A. SLU – Single Family Dwelling in AG District – Williams
 - B. Rezoning – Timber View PUD – RR to PUD (Township Initiated)
 - C. Zoning Text Amendment Ordinance – Maintain an Existing Dwelling During the Construction of a New Dwelling, and Maintain an Existing Accessory Building without a Principal Building
 - D. Lincoln Pines PUD – Landscape and Signage Plan
 - E. Stonewater PUD – Formal Motion and Report
- IX. New Business
 - A. Citizen Request – 1 Domestic Farm-Type Animal on 2.5 Acres
 - B. Appointment of New Chairperson
- 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
JULY 18, 2016

I. CALL TO ORDER

Kantrovich called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:35 p.m.

II. ROLL CALL

Members present: Kantrovich, Robertson, Kieft, Taylor, Cousins, Reenders, and Gignac

Members absent: LaMourie and Wilson

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 June 6, 2016 meeting were approved.

V. CORRESPONDENCE

- Port Sheldon Township – Notice of Master Plan Update

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. OLD BUSINESS

A. Integrated Assessment Update from UM and LIAA

The project team, consisting of Richard Norton, Zachary Rable, and Katie Sieb gave a presentation on the project and offered several coastal issues that can be pursued.

1. Dunes/Fire Hazards

- Dwellings within the Critical Dune Area (CDA) provides a strong tax revenue, but the structures are in potentially dangerous locations.
- Regulatory takings are a real concern in the CDA, particularly with local preemption from the State of Michigan.
 - Township in a “double bind” because unable to regulate within the CDA but have a duty to protect structures that are difficult for emergency crews to access.

2. Coastal Wetlands

- Wetlands can fluctuate with lake levels. When the water level is high, the wetlands can be larger, but when levels are low the wetlands can be smaller.
- Should focus be given to protecting wetlands under 5 acres in size?
- Should focus be given to wetlands that drain into the watershed or other body of water?
- If regulations were enacted that restricted development, should a commensurate real property tax reduction be provided?

3. Water Quality

- Environmental Protection Agency (EPA) increasing requirements for stormwater disposition. No longer only regulating point-source-pollution.
- Reviewed the Ottawa County Water Resources Commissioner proposed MS4 draft ordinance that would increase the requirements for stormwater disposition.
- Important the Township incorporate Best Management Practices into a new ordinance.

4. Viewsheds

- The Township has a high aesthetic value due to the unique environmental features, and may want to consider incorporating viewshed requirements into the zoning ordinance.
- Boulder, CO and Village of Holly, MI were cited as examples.

5. Public Access

- Township may consider working towards developing new points of public access to the waterfront, or improve existing access points.
- Rosy Mound, Kirk Park, Buchanan Street road-end, and Brucker Street road-end are sufficient public access points. The majority of residents utilize the beach within the City of Grand Haven.
- Perhaps the Township could update the “Beach Access Rules and Regulations” to reflect the 2005 Michigan Supreme Court case findings in Glass v. Goeckel, which determined the public has a right to walk along the shores of the Great Lakes, even on privately-owned land. Lakefront property owners may own the land down to the water’s edge, but the public trust doctrine nevertheless allows the public to walk on the land between the water’s edge and the ordinary high water mark, the place on the shore up to which the presence and action of the water is so continuous as to leave a distinct mark.

6. Other

- May recommend the creation of new zoning district(s) to better accommodate waterfront and coastal area properties.
- Will work towards establishing development review coordination process/checklist with the myriad of other agencies involved with development projects.

- Township is interested to learn more about regulating hard structures, such as seawalls, along the shoreline because it can cause significant erosion to adjacent property owners.

VIII. NEW BUSINESS

A. PUD Minor Amendment Report

Fedewa provided an overview of the PUD Minor Amendments through a memorandum dated July 13th. There was no discussion.

IX. REPORTS

A. Attorney Report

- Brief review of the July 11th Health Pointe Claim of Appeal Hearing.

B. Staff Report – None

C. Other

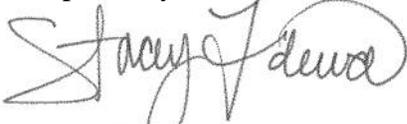
- Commissioners requested staff consider drafting a Drone Ordinance.
- Commissioners requested staff incorporate short-term rental regulations when the Zoning Ordinance is updated.
- Informed staff that Bignell Ridge appears to be experiencing issues with standing water.
 - Fedewa explained staff is aware that one, or more, catch basins was covered during the construction of a dwelling. The developer is required to clear the catch basins and pipes prior to receiving an occupancy certificate.

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

XI. ADJOURNMENT

Without objection, the meeting adjourned at 9:22 p.m.

Respectfully submitted,



Stacey Fedewa

Acting Recording Secretary

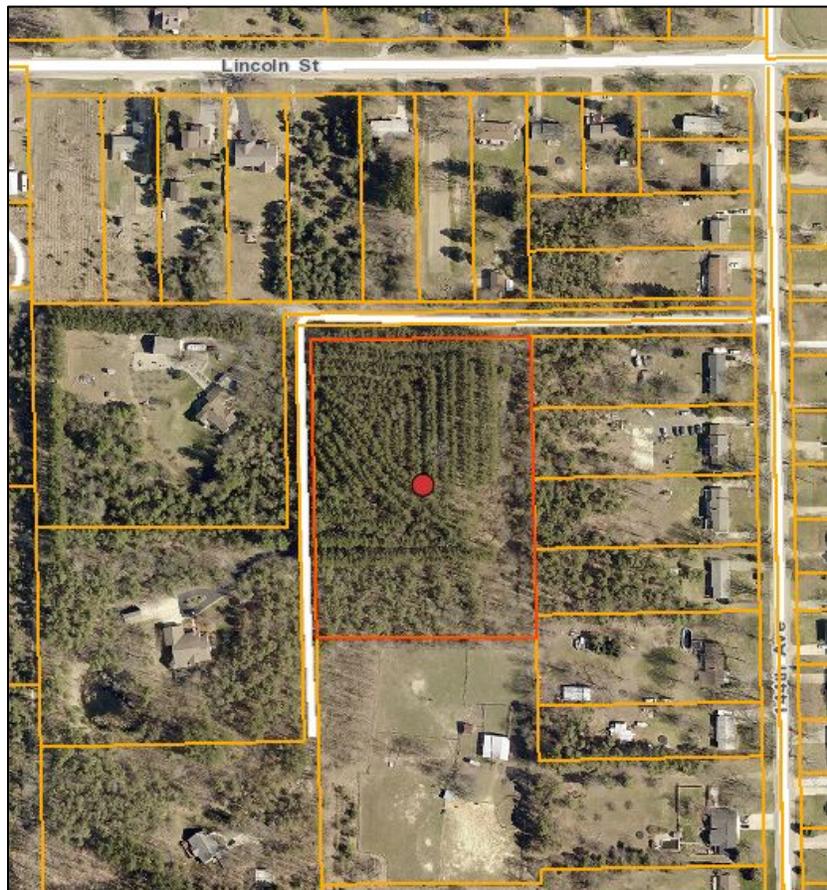


Community Development Memo

DATE: July 27, 2016
TO: Planning Commission
FROM: Stacey Fedewa, Community Development Director
RE: Special Land Use – Single Family Dwelling in AG Zoning District

BACKGROUND

The applicants, Adele and Robert Williams, submitted a Special Land Use application to construct a ≈1,700 square foot single family dwelling. The dwelling will be located on a 5 acre parcel zoned Agricultural (AG) at 14615 Hunters Court.



SPECIAL LAND USE REQUIREMENTS

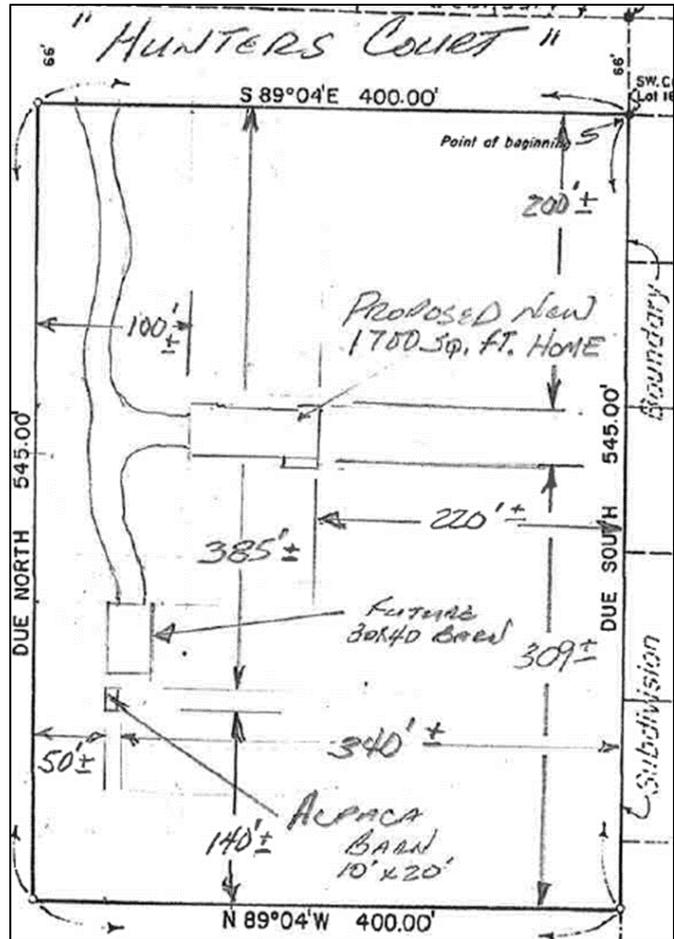
Section 19.07.39 of the Zoning Ordinance established 4 criteria to approve a Single Family Dwelling in AG District.

1. Dwelling shall be occupied by a person actively engaged in an activity permitted by right, or by special land use.

- **Compliance is Pending**— Alpaca and Lavender Crop

- The applicants desire to begin constructing their home in 2016, so the Ag Exempt permit application and Special Land Use application were submitted simultaneously. According to the contractor they had trouble clearing some of the land, which has delayed the Alpaca and Lavender Crop.

- Rather than canceling the public hearing and having to reschedule staff believes it is reasonable to include a condition if the application is approved. The condition would state that no building permits would be issued until



the property owners are actively engaged in an agricultural activity. Staff would perform a site inspection to confirm the presence of an agricultural activity and submit photographs of such to the Planning Commission, if desired.

- It is possible the agricultural activity will be in place over the weekend of July 30th however the applicant did not want to make that promise and be unable to deliver.

2. Site plan shall be reviewed by the Fire/Rescue Department to assure adequate access for emergency vehicles.

- Must submit a driveway permit application. The application must be approved prior to the issuance of final occupancy.

3. Must comply with standards outlined in Chapter 21—Schedule of District Regulations

- **Compliant** (lot size, width, setbacks, minimum floor area, all footnotes).

- Parcel is legal lot of record (*legally nonconforming*) because it is only 5 acres in size where 20 acres is required for the AG district.
4. The right for continued occupancy is dependent upon the active conduct of a permitted land use, or special land use, of the AG District. If discontinued, the Township may revoke the Special Land Use permit. From that time the dwelling will be considered a nonconforming use.
- To Be Determined

SAMPLE MOTIONS

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

Motion to **conditionally approve** the Special Land Use application to allow a Single Family Dwelling in the AG District for property located at 14615 Hunters Court, 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 condition:

1. No building permits shall be issued until the property is engaged in an active agricultural activity that is permitted in the AG zoning district. The applicant shall schedule a site inspection with the Zoning Administrator to confirm the activity prior to issuance of building permits.

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.

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.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

SPECIAL LAND USE APPLICATION

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

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

Applicant Information

Name Adele + Robert Williams
 Phone 586-477-8299 Fax _____
 Address 28797 Stonehenge, Chesterfield MI 48047
 Email Address adnabbit.9w@gmail.com

Owner Information (If different from applicant)

Name _____
 Phone _____ Fax _____
 Address _____

Property Information

Address/Location 14615 HUNTERS CT GRAND HAVEN 49417
 Parcel Number 70-07-13-200-004 Size (acres) 5
 Current Zoning AGRICULTURAL Master-Planned Zoning _____

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

TO CONSTRUCT 1700 sq ft HOME ON SITE TO CARE FOR ALPACA'S & PURSUE A LAVENDER FARM

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

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

Adele Williams
 Signature of applicant

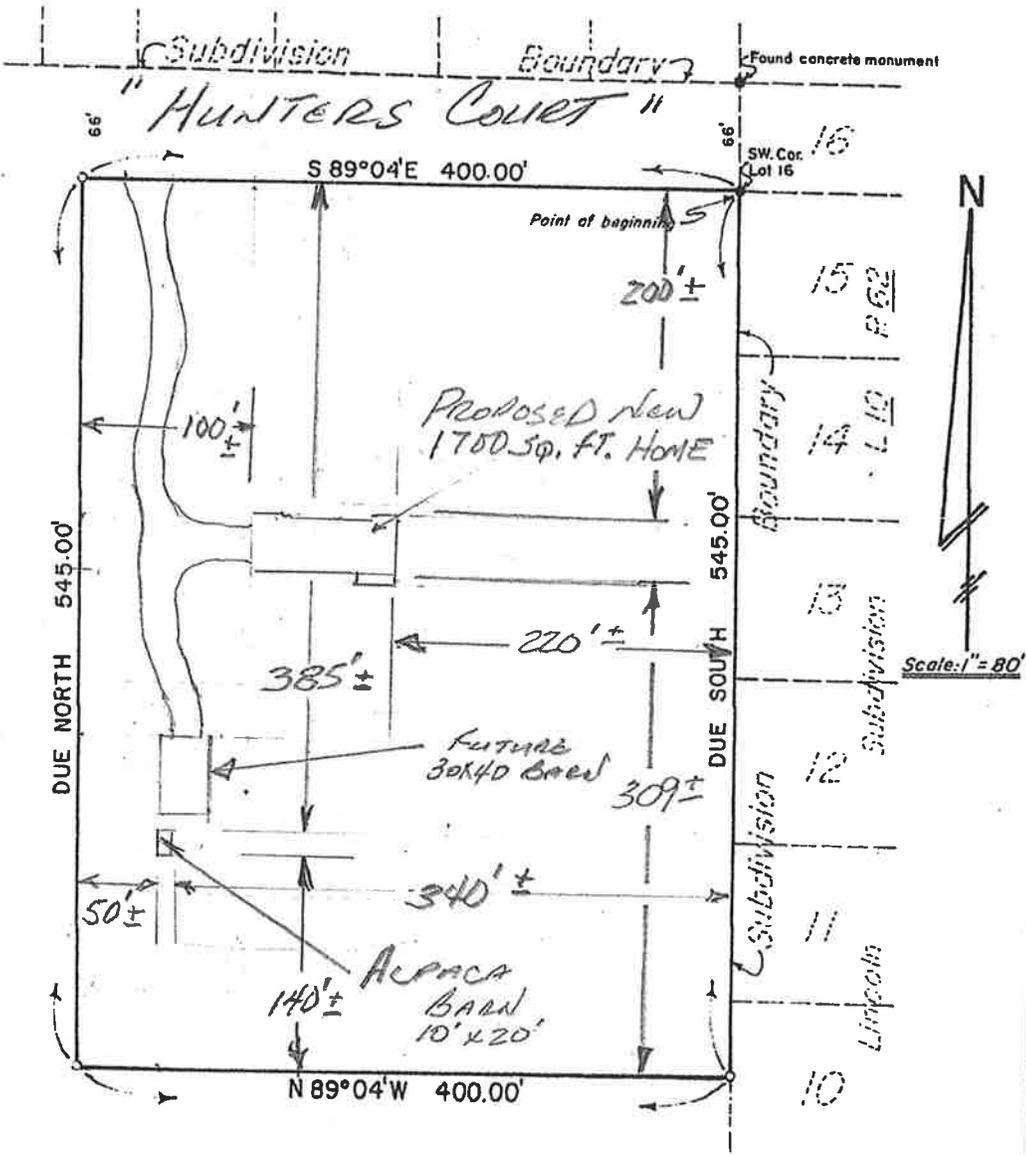
6-27-16
 Date

* 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.

DESCRIPTION OF SURVEY

Part of the East 1/2 of the Northeast 1/4 of Section 13, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan, described as beginning at the Southwest corner of Lot 16 of "Lincoln Subdivision" as recorded in Liber 10 of plats on page 62 and proceeding thence along the subdivision line due South 545.00 feet; thence North 89 degrees 04 minutes West 400.00 feet; thence due North 545.00 feet; thence South 89 degrees 04 minutes East 400.00 feet to the point of beginning, containing 5.003 acres.



To Robert Lemmon:
 I, John P. Clepp, a Registered Surveyor in the State of Michigan, hereby certify that I have surveyed the parcels of land described and delineated hereon; that said plat is a true representation of the survey as performed by me; that there are no encroachments other than as shown hereon; that said survey was performed with an error of closure no greater than 1 in 5,000; and that I have fully complied with the requirements of Section 3, Act #132, P.A. 1970. This survey was made from the attached legal description. The description was given to us by the person certified to, or was prepared by us from information or documents given to us by the person certified to, and should be compared with the Abstract of Title or Title policy for accuracy, easements or exceptions.

John P. Clepp
 C.L.S. #1409117

- LEGEND
- - SET CAPPED IRON NO. 14091
 - - FOUND IRON STAKE
 - - PLAT
 - M - MEASURED
 - D - DESCRIPTION

John Kistler & Associates, Inc. Civil Engineers, Land Surveyors and Community Planning		
P.O. BOX 213 GRAND HAVEN, MICH. 49417		
DATE	DRAWN BY	SURVEYED BY
2-8-73	MBR	DWS
SEC. 13 T. 7 N. R. 16 W. Grand Haven TWP.		
Robert Lemmon		JOB NO.
SHEET 1 OF 1 SHEETS		6726



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: July 27, 2016
TO: Planning Commission
FROM: Stacey Fedewa, Community Development Director
RE: Rezoning – Timber View & Canaan Development – RR to PUD

BACKGROUND

The Timber View PUD was developed in two independent phases. Phase 1 only included the two buildings on Dune View Drive and was approved around 2001, but was not a PUD. Subsequently, a new developer purchased surrounding land and submitted a PUD application to expand the development and include 16 additional buildings (*18 in total*), a club house, and two commercial outlots.

In March of 2003, the Township approved the second phase of the Timber View PUD, which included a rezoning from RR to PUD. Based on the research performed by staff it appears Rezoning Ordinance No. 373 was supposed to include 5 parcels, but inadvertently only listed 4 parcels on the ordinance.

Staff came to this conclusion because several memos and meeting minutes specified the two commercial outlots must be developed as an Amendment to the Timber View PUD. Only one of the outlots was included in the 2003 rezoning. The second outlot and a portion of the Reid Court Pod were not included, thus the need for this rezoning ordinance.

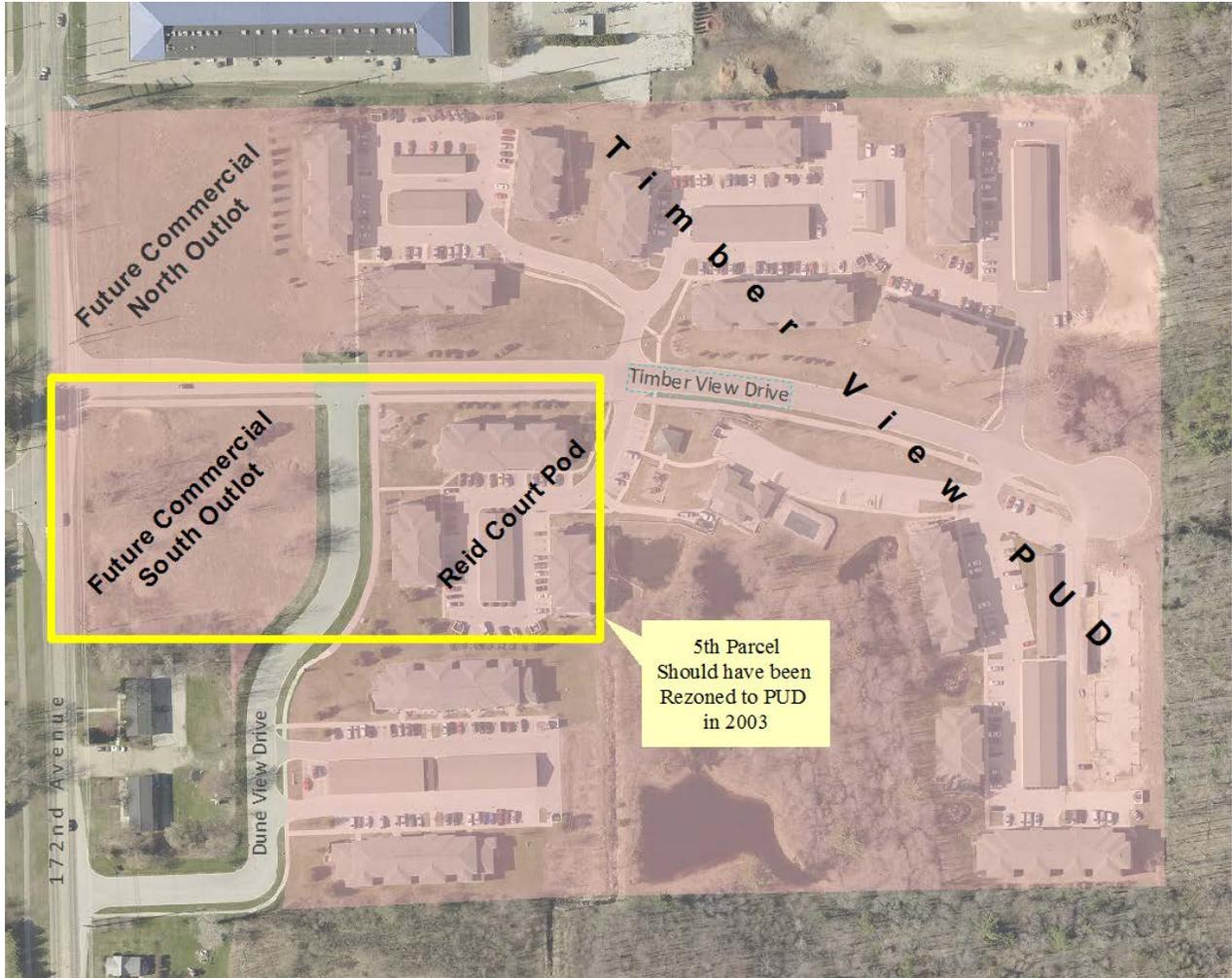
REZONING

The need to correct the zoning has come to light because the two outlots have been sold to business owners within the last 8 months. The north outlot has been sold to a fitness company, and the south outlot has been sold to a dental clinic.

In order to abide by the Township's requirement of having the outlots develop as an Amendment to the original PUD this corrective rezoning is needed.

Specifically, the parent parcel (*the original 2003 subject parcel*) was 5 acres in size with parcel number 70-03-33-200-021. Subsequent land divisions occurred creating the two child parcels (70-03-33-200-072 and 70-03-33-200-079) that are described on the proposed rezoning ordinance.

You'll notice the proposed corrective rezoning ordinance utilizes the two child parcel numbers, but the legal description of the parent parcel this was done on the advice of the Township Attorney.



SAMPLE MOTIONS

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

Motion to recommend to the Township Board approval of the Timber View corrective rezoning of parcels 70-03-33-200-072 and 70-03-33-200-079 from Rural Residential (RR) to Planned Unit Development (PUD) based on the application meeting applicable rezoning requirements and standards of the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

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

Motion to recommend to the Township Board **denial** of the Timber View corrective rezoning of parcels 70-03-33-200-072 and 70-03-33-200-079 from Rural Residential (RR) to Planned Unit Development (PUD) because the application does not meet the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

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

Motion to **table** the Timber View corrective rezoning ordinance, and direct staff to address the following items:

1. *List the items...*

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

ORDINANCE NO. ____

ZONING MAP AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND CERTAIN PORTIONS OF THE ZONING ORDINANCE AND MAP OF GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN FOR THE PURPOSE OF REZONING CERTAIN LANDS FROM THE RURAL RESIDENTIAL (RR) DISTRICT TO THE PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

GRAND HAVEN CHARTER TOWNSHIP, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Amendment. The Zoning Ordinance and Map of the Charter Township of Grand Haven, Ottawa County, Michigan, the map being incorporated by reference in the Zoning Ordinance for the Charter Township of Grand Haven pursuant to Chapter 3, shall be amended so that the following lands shall be rezoned from the Rural Residential District (RR) to the Planned Unit Development District (PUD). The lands are in the Charter Township of Grand Haven, Ottawa County, Michigan, and are described as follows:

PARCEL NUMBERS: 70-03-33-200-072 AND 70-03-33-200-079
N 1/2 OF NW 1/4 OF SW 1/4 OF NE 1/4 SEC 33 T8N R16W 5 A

Section 2. Explanation. This amendment to the Grand Haven Charter Township Zoning Ordinance is intended to correct Ordinance No. 373, which inadvertently omitted parcel number 70-03-33-200-021 when the Timber View Planned Unit Development was originally established. Parcel numbers 70-03-33-200-072 and 70-03-33-200-079 are child parcels of the parent parcel 70-03-33-200-021.

Section 3. Effective Date. This amendment to the Grand Haven Charter Township Zoning Ordinance was approved and adopted by the Township Board of Grand Haven Charter Township, Ottawa County, Michigan on _____, 2016, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2016, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2016, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Map Amendment Ordinance in the *Grand Haven Tribune*, as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Karl French, Township Supervisor

Laurie Larsen, Township Clerk

CERTIFICATE

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Grand Haven Charter Township Zoning Map Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 2016. The following members of the Township Board were present at that meeting: _____

_____. The following members of the Township Board were absent: _____.

The Ordinance was adopted by the Township Board with members of the Board _____

_____ voting in favor and members of the Board _____

_____ voting in opposition. Notice of Adoption of the Ordinance was published in the *Grand Haven Tribune* on _____, 2016.

Laurie Larsen, Clerk
Grand Haven Charter Township

GRAND HAVEN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN
ORDINANCE NO. 373

An Ordinance to amend Ordinance No. 309, being the Grand Haven Charter Township Zoning Ordinance and Map, to change the zoning classification of the described parcels of property.

THE CHARTER TOWNSHIP OF GRAND HAVEN ORDAINS:

SECTION ONE: AMENDMENT TO ORDINANCE NO. 309 ARTICLE III.

Section 301 of Ordinance No. 309, is amended to adopt the following provision changing the zoning classification of the following described parcels of property from Rural Residential to a Residential Planned Unit Development (PUD):

PARCEL NO: 70-03-33-200-019
S ½ OF S ½ OF NW ¼ OF NE ¼
& NE ¼ OF SW ¼ OF NE ¼ EXC W
300 FT OF NW ¼ OF NE ¼ OF SW
¼ OF NE ¼
SEC 33 T8N R16W

PARCEL NO: 70-03-33-200-022
W 300 FT OF NW ¼ OF NE ¼ OF SW ¼ OF NE ¼
SEC 33 T8N R16W

PARCEL NO. 70-03-33-200-025
PART OF SW ¼ OF NE ¼ COM 18 FT S OF
SW COR OF N ½ OF SW ¼ OF NE ¼, TH N
84 FT, E 660 FT, S 66 FT, TH W'LY TO BEG
SEC 33 T8N R16W

PARCEL NO: 70-03-33-200-032
N 4/5 OF S ½ OF NW ¼ OF SW ¼ OF NE ¼
EXC W 213 FT
SEC 33 T8N R16W

SECTION TWO: REPEAL

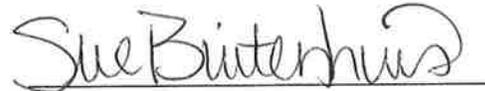
All ordinances or parts of ordinances previously adopted and inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION THREE: SEVERABILITY.

Each portion of this Ordinance shall be deemed to be severable. Should any article, section, subsection, paragraph, subparagraph, sentence or clause hereof be declared by a court to be unconstitutional, invalid, or be rejected by referendum or similar process such holdings shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional, invalid or rejected.

SECTION FOUR. EFFECTIVE DATE.

This Ordinance shall take effect seven (7) days after its publication in the manner provided by law, unless a notice of intent to file a referendum petition is timely filed with the Township Clerk. If such a notice of intent to file a referendum petition is filed with the Township Clerk, then this Ordinance shall take effect as provided in Public Acts 296 and 297 of 1996.


Sue Buitenhuis, Clerk

FIRST READING:	FEBRUARY 24, 2003
SECOND READING:	MARCH 10, 2003
ADOPTION:	MARCH 10, 2003
PUBLICATION:	MARCH 14, 2003
EFFECTIVE DATE:	MARCH 21, 2003



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: July 27, 2016
TO: Planning Commission
FROM: Stacey Fedewa, Community Development Director
RE: Draft Zoning Text Amendment Ordinance

BACKGROUND

In May the Planning Commission directed staff to draft a Zoning Text Amendment Ordinance that will allow the Zoning Administrator to execute a contractual agreement with a property owner in two distinct circumstances.

1. An Agreement that would allow a property owner to continue living in their existing dwelling during the construction of a new dwelling on the same property. Doing so provides the property owner with temporary shelter.
2. An Agreement that would allow a property owner to maintain an accessory building on a lot without a principal building. The typical situation is a property owner desires to demolish an existing dwelling and build a new dwelling without having to demolish the existing accessory building.

SAMPLE MOTIONS

If the Planning Commission supports the proposed text amendments, the following motion can be offered:

Motion to recommend to the Township Board approval of the proposed Zoning Text Amendment Ordinance to revise sections of the General Regulations Chapter of the Grand Haven Charter Township Zoning Ordinance.

If the Planning Commission opposes the proposed text amendments, the following motion can be offered:

Motion to recommend to the Township Board **denial** of the proposed Zoning Text Amendment Ordinance to revise sections of the General Regulations Chapter of the Grand Haven Charter Township Zoning Ordinance.

If the Planning Commission does not have enough information to make a recommendation, the following motion can be offered:

Motion to **table** the proposed Zoning Text Amendment Ordinance, and direct staff to make the following revisions:

1. *List the revisions.*

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

ORDINANCE NO. ____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN, CONCERNING PRINCIPAL BUILDINGS AND ACCESSORY BUILDINGS, AND BY PROVIDING FOR AN EFFECTIVE DATE.

GRAND HAVEN CHARTER TOWNSHIP, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. General Regulations – Principal Building on a Lot. Section 20.02 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

No more than one (1) Principal Building shall be placed on a Lot, except in cases including, but not limited to:

1. A permitted multiple family complex where more than one (1) Multiple Family Dwelling has been approved;
2. When more than one (1) commercial or industrial Building shares an Off-Street Parking Lot, or access drive, or other similar arrangement;
3. An agricultural Building on an agriculturally-zoned Lot, or associated with an approved Agriculture Special Land Use (ord. no. 479 eff. June 12, 2010);
or
4. The construction of a new Single Family Dwelling on the same Lot as an existing Single Family Dwelling, for the purpose of providing temporary shelter to the Lot owner's Family during construction of the new Single Family Dwelling only, if approved by the Zoning Administrator as a temporary exception to the limit of one (1) Principal Building per Lot. The Zoning Administrator shall not allow this temporary exception unless the Lot owner and the Zoning Administrator execute an "Agreement for Two Single Family Dwellings," which Agreement shall place reasonable conditions upon the Lot owner and shall be consistent with the purposes of this Ordinance, as described in Section 1.02.

Section 2. General Regulations - Accessory Buildings and Structures. Section 20.03.1.B of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

Accessory Buildings and Structures may not be constructed, or if constructed may not remain, on a Lot without a Principal Building. The Zoning Administrator shall have the authority to grant a temporary exception to this prohibition, subject to reasonable conditions and execution of an “Agreement Regarding Accessory Buildings,” if the Zoning Administrator finds the temporary exception is consistent with the purposes of this Ordinance, as described in Section 1.02.

Section 3. Effective Date. This amendment to the Grand Haven Charter Township Zoning Ordinance was approved and adopted by the Township Board of Grand Haven Charter Township, Ottawa County, Michigan on _____, 2016, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2016, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2016, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the *Grand Haven Tribune*, as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Karl French,
Township Supervisor

Laurie Larsen,
Township Clerk

CERTIFICATE

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Grand Haven Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 2016. The following members of the Township Board were present at that meeting: _____
_____. The following members of the Township Board were absent: _____. The Ordinance was adopted by the Township Board with members of the Board _____
_____ voting in favor and members of the Board _____ voting in opposition. Notice of Adoption of the Ordinance was published in the *Grand Haven Tribune* on _____, 2016.

Laurie Larsen,
Township Clerk



Community Development Memo

DATE: July 27, 2016
TO: Planning Commission
FROM: Stacey Fedewa, Community Development Director
RE: Lincoln Pines PUD – Landscape and Signage Plan

BACKGROUND

On July 28, 2014 the Township Board conditionally approved the Lincoln Pines PUD. One of the conditions of approval was, “a new detailed landscape plan must be submitted and approved by the Planning Commission prior to final plat approval along Lincoln Street and the entries.”

The developer is nearly ready to submit for Final Plat approval, and has submitted a Landscape Plan and Signage Plan for Phase 1.

LANDSCAPE PLAN

The Landscape Plan includes the Pine Glen Drive entrance and Tot Lot. The Township has very few landscaping requirements for a subdivision, so the developer’s proposal greatly exceeds the applicable regulations.

Additionally, the developer has proposed an extensive landscape screen along the east side of Pine Glen Drive to provide a vegetative buffer for the existing single family dwelling on Lincoln Street.

SIGNAGE PLAN

The developer is proposing the sign pictured to the right. This is compliant with the Zoning Ordinance. It will be constructed with split face block and cultured stone.



SAMPLE MOTIONS

If the Planning Commission finds the landscape and signage plan are compliant with the applicable regulations, the following motion can be offered:

Motion to **approve** the Lincoln Pines PUD Phase 1 Landscape Plan and Signage Plan.

If the Planning Commission finds the landscape and signage plan are not compliant with the applicable regulations, the following motion can be offered:

Motion to **deny** the Lincoln Pines PUD Phase 1 Landscape Plan and Signage Plan.

If the Planning Commission finds the landscape plan and signage plan are incomplete, the following motion may be offered:

Motion to **table** the Lincoln Pines PUD Phase 1 Landscape Plan and Signage Plan, and direct the developer to make the following revisions:

1. *List the revisions.*

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

Lot 4

99'

Lot 38

Lot 3

95'

PINE DEW DRIVE

LA to Soaper Plan For
Eastbrook Homes

Lincoln Pines

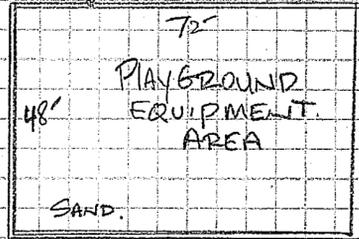
Lincoln St. GRAND HAVEN Mich.
ATT: MICHAEL MCGRAW 745-5028

Lot 2

97'

6x6 PT. TIMBER EDGE 12"

HYDRO SEEDING
LAWN



TOT LOT

3 WHITE PINE 7/8"

5 OREGON 6/8" MAPLE 2 1/2"

2x Newby Spruce 10'

RUFF CHIPS

4 MAPLE BRANDY WINE 3 1/2"

280'

Lot 1

4 OREGON 6/8" PINE 2 1/2"

102'

164'

PINE GLEN DRIVE

SIDEWALK

LAWN

6x Newby Spruce 10'

9 BLUE SPRUCE 10'

4-8-16

Eastbrook Landscaping Service

2748-132nd AVE

ASHLAND, MICH 49724

399-8610

M. J. [Signature]

2 White Pine 7/8"

NATURAL
OPEN SPACE
WOODED.

3 Red Boulder Pines
BARK MULCH

LAWN
5 G. M. LILAC 3"

Maple 3"

PLAT SIGN
TULIPER 1/2" 34"

20 ALBERTA CEDAR 9/5"

CONCRETO

Hosta 3q

3/4" Boulders

43'

SCALE
1/4" = 25'

LINCOLN STREET



399-8610
Holland, MI

Contact Information:
www.ellerbroeks.com le0809@aol.com
2748 132nd - Ave Holland, MI 49424
616-399-8610 Text 836-2741

Lincoln Pines C/O Michael Mc Graw Grand Haven Township Grand Haven, MI	<i>Email:</i>		<i>Estimate</i>	
	<i>Phone:</i>		Date	Estimate #
	745-5028		4/11/2016	11024

Qty	
	RE: Landscape Estimate
	Large Plant Material
5	White Pine 7/8'
5	Maple Trees 3" cal
4	Cleveland Select Pear 3" cal
5	October Glory Maple 2 1/2"
6	Norway Spruce 10'
9	Blue Spruce 10'
20	Arborvitae Green Giant 4/5'
3	Red Bud 6/7'
	Shrubs & Perennials
7	Juniper Sargent 3 gal
5	Common Lilac 3'
6	Hosta 3 gal
	Other Materials & Services
9	Boulders 3-4'
18	yds Planting Soil
15	yds Shredded Bark
50	yds Ruff Chips

150	Excavate Sand from Site yds Topsoil and Excavation Prep and Hydroseed

<p><i>Thank You, Marty & Linda Ellerbroek</i> <i>Please Sign and Return-Deposit: 1/2 down, balance upon completion.</i></p> <p><i>Signature:</i> _____</p>	Subtotal	\$30,000.00
	Sales Tax (6.0%)	\$0.00
	Total Job Cost	\$30,000.00

LINCOLN PINES ENTRY SIGN CONCEPT SKETCH

8' WIDE

STONE CAP

COURSED STONE

3' OR 4' TALL

Lincoln Pines

6" SPLIT FACE
BLOCK

42" FOOTING





GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: July 28, 2016
TO: Planning Commission
FROM: Stacey Fedewa, Community Development Director
RE: Stonewater PUD – Motion and Report of Findings

BACKGROUND

On May 2nd the Planning Commission reviewed the Stonewater PUD application again, which includes 7 departure requests (*see #3 in the Report of Findings*). Each was discussed at length and the Commission made tentative decisions, and adopted the following motion:

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

PROJECT UPDATE

After the May 2nd meeting the developer revised the phasing of the development in an effort to remove the financial guarantee requirement for the looping of the roadway that will ensure each resident can utilize both of the main entrances.

Ultimately, Township staff declined the proposals and reaffirmed the need for a financial guarantee. The developer is now prepared to offer a \$442,415 financial guarantee for the completion of the connected roadways and looping of the watermain. Staff, and the Township Engineer, have reviewed, and approve, the proposed financial guarantee. As each phase is constructed the Township will release commensurate amounts of the surety.

FORMAL MOTION AND REPORT

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

Motion to recommend to the Township Board approval with conditions of the Stonewater Planned Unit Development. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. This action is based upon the findings and other information included in the Planning Commission report on this application.

Pursuant to the provisions of the Grand Haven Charter Township (the “Township”) Zoning Ordinance (the “Zoning Ordinance”), the following is the report of the Grand Haven Charter Township Planning Commission (the “Planning Commission”) concerning an application by Lincoln Street Holdings LLC (the “Developer”) for approval of the Stonewater Planned Unit Development (the “Project” or the “PUD”).

The Project will consist of 182 residential units—107 single family dwellings, 48 two-unit condominiums, and 27 three-unit condominiums. This 68 acre Project will be located on four parcels of land on Lincoln Street in Section 14 of the Township. The Project as recommended for approval is shown on a final site plan, last revised 4/21/2016 (the “Final Site Plan”), presently on file with the Township.

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

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Planning Commission finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 - B. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the Township.
 - D. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 - E. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
 - F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
 - G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
 - H. All streets and driveways are developed in accordance with the Ottawa County Road Commission (“OCRC”) specifications, as appropriate.
 - I. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.
 - J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
 - K. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
 - L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
 - M. The Final Site Plan conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
 - N. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
2. The Planning Commission finds the Project meets the intent for a PUD, as described in Section 17.01.3 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics as well as additional restrictions with the Developer, which the Township would not have been able to negotiate if the PUD Chapter of the Zoning Ordinance was not used.

3. Section 17.01.5 of the Zoning Ordinance allows for departures from Zoning Ordinance requirements, and it is intended to result in land use development that is substantially consistent with the goals and objectives of the Township Master Plan, the Zoning Ordinance, and consistent with sound planning principles. The applicant requested seven departures. The Planning Commission makes the following findings.
- A. A minimum lot area of 10,000 square feet for the single family dwellings is permitted because the Township has approved similar minimum lot areas for PUD's, and permits the Project to develop in an innovative manner that substantially moves forward the Intent and Objectives of Section 17.01.
 - B. A minimum lot width of 75 feet for the single family dwellings is permitted because the Township has approved similar minimum lot widths for PUD's, and permits the Project to develop in an innovative manner that substantially moves forward the Intent and Objectives of Section 17.01.
 - C. A minimum rear yard setback of 25 feet for lots 72 and 73 is permitted because the irregular lot shape would result in a building envelope that would be unable to support the minimum floor area for the dwelling unit.
 - D. A minimum rear yard setback of 35 feet is permitted for the remaining single family dwellings because the Township has approved similar minimum rear yard setbacks for PUD's, and permits the Project to develop in an innovative manner that substantially moves forward the Intent and Objectives of Section 17.01.
 - E. A minimum side yard setback of 8 feet for both sides is permitted for the single family dwellings because the Township has approved similar minimum side yard setbacks for PUD's, and permits the Project to develop in an innovative manner that substantially moves forward the Intent and Objectives of Section 17.01.
 - F. A minimum building separation of 16 feet is permitted for the condominiums because it complements the side yard setback departure granted for the single family dwellings, and because the Township has approved similar minimum building separations for PUD's, the open space requirements of the Zoning Ordinance are more than satisfied by the Project, and permits the Project to develop in an innovative manner that substantially moves forward the Intent and Objectives of Section 17.01.
 - G. A minimum lot size per condominium unit, defined as "dwelling unit plus required front yard," is permitted because if the same calculations are used for the typical R-2 zoning district standards the Stonewater minimum lot sizes per condominium unit is greater in size. The permitted minimum lot sizes are:
 - i. Condominiums with a sidewalk are permitted to have a minimum lot size of 4,697 square feet per unit.
 - ii. Condominiums without a sidewalk are permitted to have a minimum lot size of 4,280 square feet per unit.

4. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance.
 - A. The Project will encourage the use of land in accordance with its natural character and adaptability;
 - B. The Project will promote the conservation of natural features and resources;
 - C. The Project will promote innovation in land use planning and development;
 - D. The Project will promote the enhancement of housing and recreational opportunities for the residents of the Township;
 - E. The Project will promote greater compatibility of design and better use between neighboring properties;
 - F. The Project will promote more economical and efficient use of the land while providing harmonious variety of housing choices; and
 - G. The Project will promote the preservation of open space for parks, recreation, or agriculture.
5. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:
 - A. The Project meets the minimum size of five acres of contiguous land.
 - B. The Project site has distinct physical characteristics which makes compliance with the strict requirements of this Ordinance impractical.
 - C. The PUD design substantially promotes the Intent and Objectives of Section 17.01 of the Zoning Ordinance.
6. The Planning Commission also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance.
 - A. The stormwater management system for the Project and the drainage facilities will properly accommodate stormwater on the site, will prevent runoff to adjacent properties, and are consistent with the Township's groundwater protection strategies.
 - B. The Project will not interfere with or unduly burden the water supply facilities, the sewage collection and disposal systems, or other public services such as school facilities, park and recreation facilities, etc.
 - C. Utility services within the Project shall be underground. This includes but is not limited to electricity, gas lines, telephone, cable television, public water and sanitary sewer.
 - D. The internal road system in the Project is designed to limit destruction of existing natural vegetation and to decrease the possibility of erosion.
 - E. Vehicular circulation, traffic and parking areas have been planned and located to minimize effects on occupants and users of the Project and to minimize hazards to adjacent properties and roadways.

- F. Parking requirements for each use have been determined to be in accordance with Chapter 24 (Parking, Loading Space, and Signs).
- G. Street lighting will be installed in the same manner as required under the Township's Subdivision Control Ordinance.
- H. Buildings in the Project have been sited to protect natural resources. Natural features such as natural grade, trees, vegetation, water bodies and others have been incorporated into the Final Site Plan.
- I. The predominant building materials have been found to be those characteristic of the Township such as brick, native stone, and glass products.
- J. Landscaping, natural features, open space and other site amenities have been located in the Project to be convenient for occupants of, and visitors to, the PUD.
- K. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.
- L. The Project will not unduly interfere with the provision of adequate light or air, nor will it overcrowd land or cause an unreasonably severe concentration of population.
- M. Exterior lighting within the Project complies with Chapter 20A for an LZ 2 zone.
- N. The Project will not have a substantially detrimental effect upon or substantially impair the value of neighborhood property, as long as all of the standards and conditions of this approval of the Project are satisfied.
- O. The Project is in compliance with all applicable Federal, State, County, and local laws and regulations. Any other permits for development that may be required by other agencies shall be available to the Township Board before construction is commenced.
- P. No additional driveways onto public roadways have been permitted. Furthermore, driveways providing access to corner lots shall gain access from the lesser traveled of the two intersecting streets.
- Q. The Project provides adequate accessibility for residential development with more than 24 dwelling units.
- R. The Project satisfies the minimum open space of 20 percent required by the Zoning Ordinance.
- S. The open space in the Project is large enough and properly dimensioned to contribute to the purpose and objectives of the PUD.
- T. The open space in the Project consists of contiguous land area which is restricted to non-development uses.
- U. The open space in the Project will remain under common ownership or control.
- V. The open space in the Project is set aside by means of conveyance that satisfies the requirements of Section 17.05.5.G of the Zoning Ordinance.
- W. The Project abuts a single family residential district and a woodland will provide a

sufficient obscuring effect and act as a transitional area.

- X. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.

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

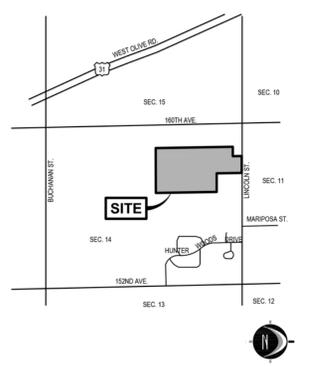
NOTES

Total Acreage	= 68.48 acres (Excluding Lincoln St. R.O.W.)
Total Open Space	= 16.97 acres (24.8%)
Total Length of Street	= 8,803 In.ft.
Total Residential Units	= 182 units
Single Family Lots	= 107 units
Two Unit Condos (24)	= 48 units
Three Unit Condos (9)	= 27 units

PHASE 1 FINANCIAL SURETIES

Watermain Loop	= \$ 33,210.00
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LOCATION MAP



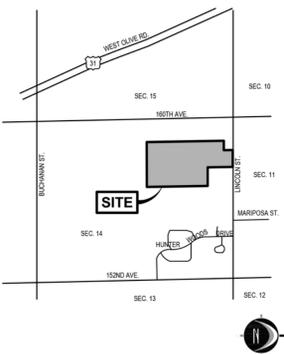
NOTES

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Total Open Space	= 16.97 acres (24.8%)
Total Length of Street	= 8,803 In.ft.
Total Residential Units	= 182 units
Single Family Lots	= 107 units
Two Unit Condos (24)	= 48 units
Three Unit Condos (9)	= 27 units

PHASE 2 FINANCIAL SURETIES

Watermain Loop	= \$ 48,960.00
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LOCATION MAP



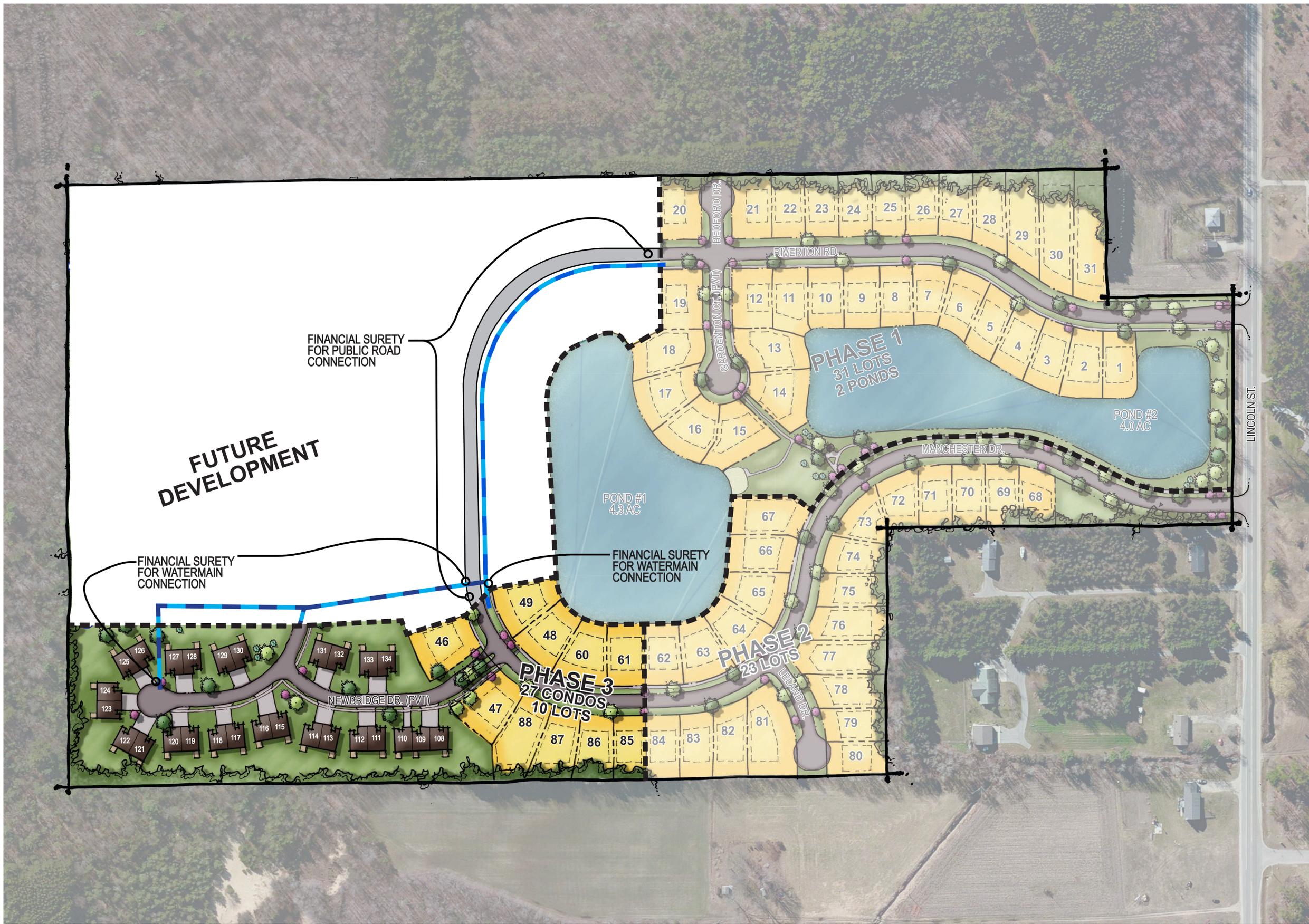
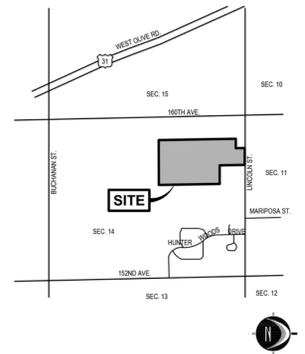
NOTES

Total Acreage	= 68.48 acres (Excluding Lincoln St. R.O.W.)
Total Open Space	= 16.97 acres (24.8%)
Total Length of Street	= 8,803 In.ft.
Total Residential Units	= 182 units
Single Family Lots	= 107 units
Two Unit Condos (24)	= 48 units
Three Unit Condos (9)	= 27 units

PHASE 3 FINANCIAL SURETIES

Watermain Loop	= \$ 67,980.00
Public Road Connection	= \$ 96,685.00

LOCATION MAP



July 21, 2016 north 0' 50' 100' 200' scale 1" = 100'

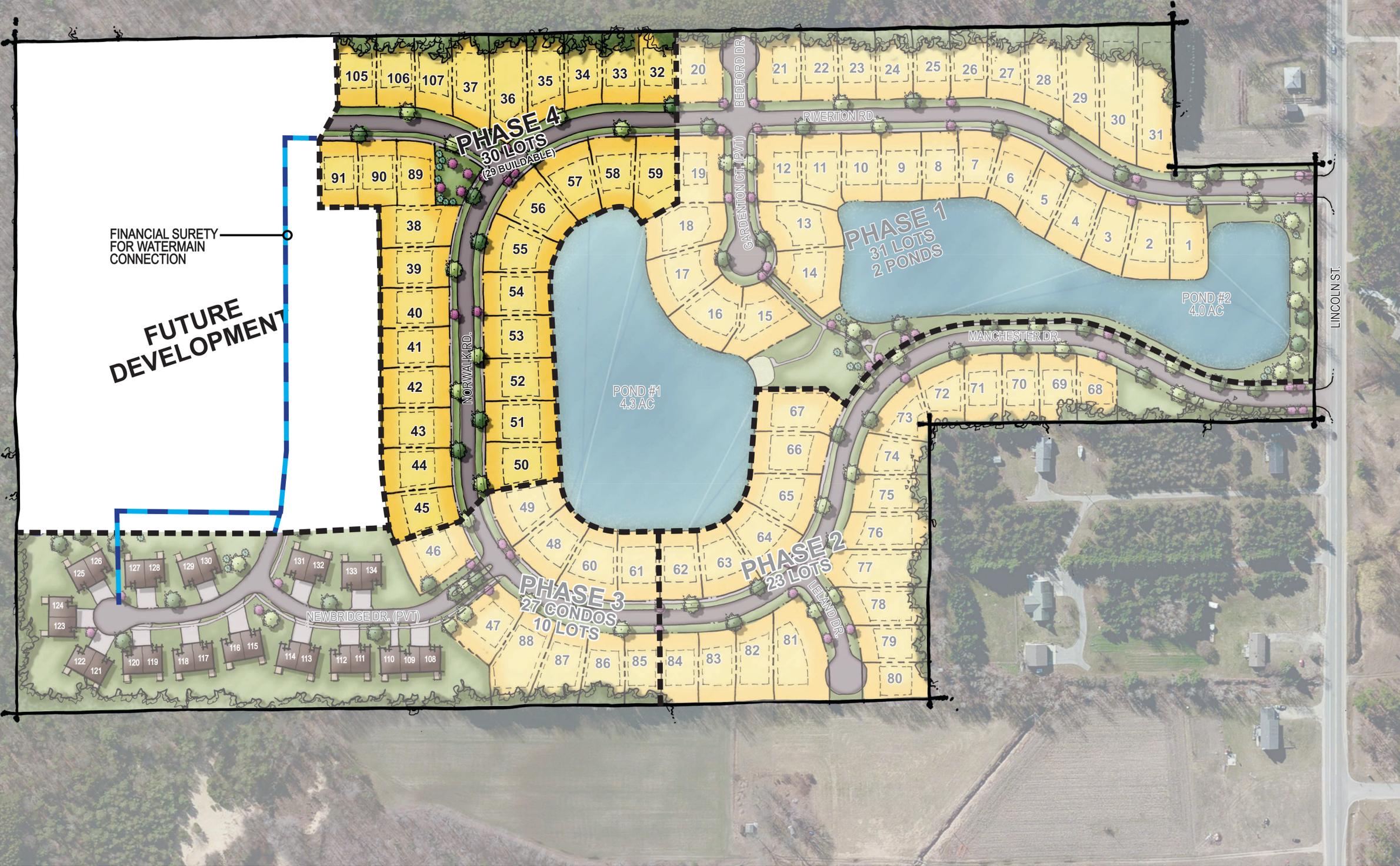
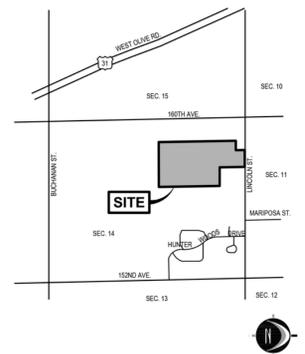
NOTES

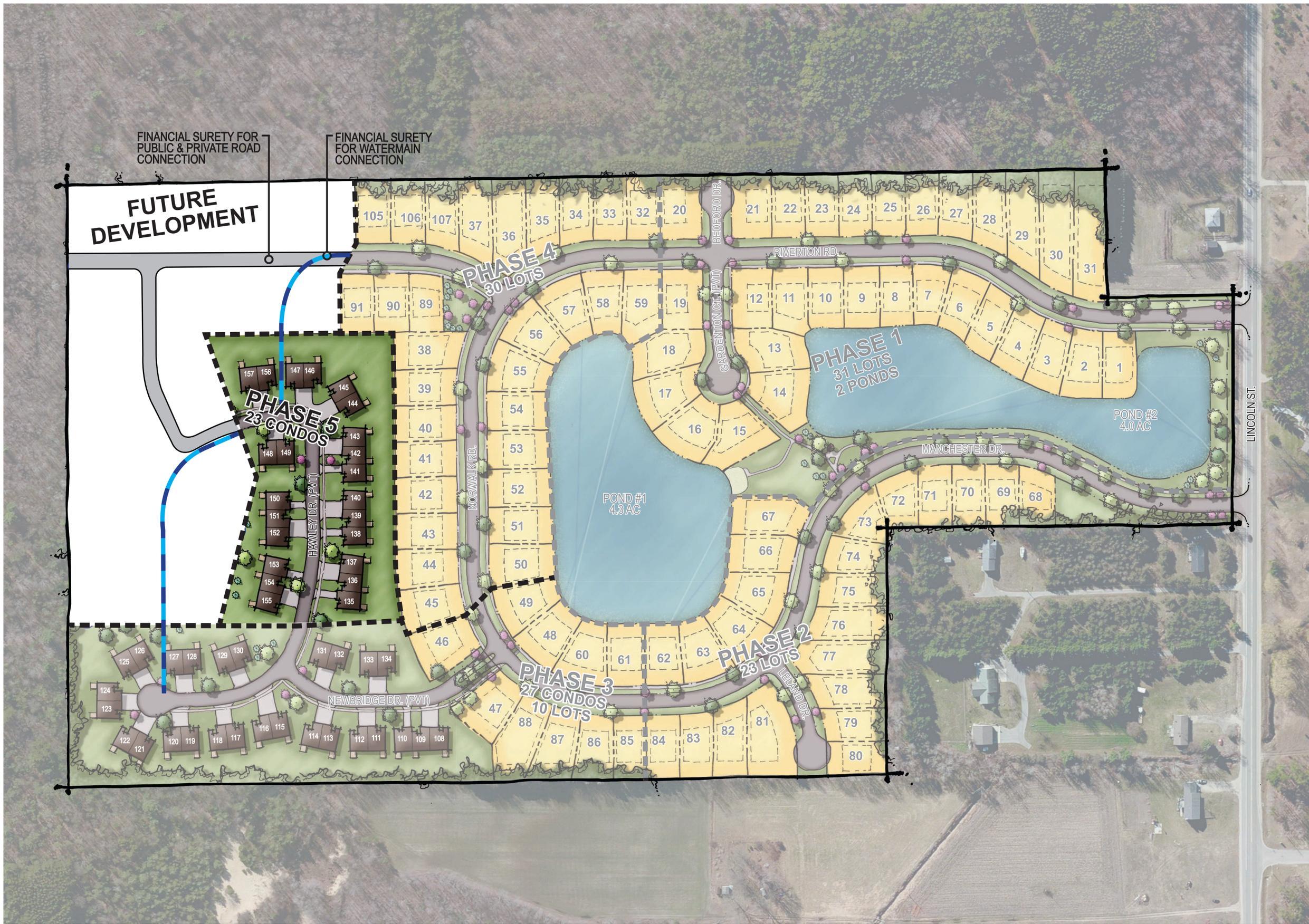
Total Acreage	= 68.48 acres (Excluding Lincoln St. R.O.W.)
Total Open Space	= 16.97 acres (24.8%)
Total Length of Street	= 8,803 In.ft.
Total Residential Units	= 182 units
Single Family Lots	= 107 units
Two Unit Condos (24)	= 48 units
Three Unit Condos (9)	= 27 units

PHASE 4 FINANCIAL SURETIES

Watermain Loop	= \$ 50,950.00
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LOCATION MAP





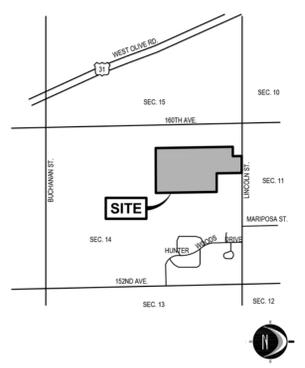
NOTES

Total Acreage	= 68.48 acres (Excluding Lincoln St. R.O.W.)
Total Open Space	= 16.97 acres (24.8%)
Total Length of Street	= 8,803 In.ft.
Total Residential Units	= 182 units
Single Family Lots	= 107 units
Two Unit Condos (24)	= 48 units
Three Unit Condos (9)	= 27 units

PHASE 5 FINANCIAL SURETIES

Watermain Loop	= \$ 40,680.00
Public Road Connection	= \$ 103,950.00

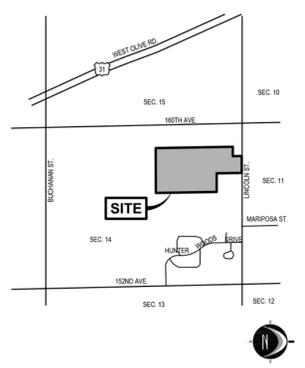
LOCATION MAP



NOTES

Total Acreage	= 68.48 acres (Excluding Lincoln St. R.O.W.)
Total Open Space	= 16.97 acres (24.8%)
Total Length of Street	= 8,803 In.ft.
Total Residential Units	= 182 units
Single Family Lots	= 107 units
Two Unit Condos (24)	= 48 units
Three Unit Condos (9)	= 27 units

LOCATION MAP



July 21, 2016 north 0' 50' 100' 200' scale 1" = 100'

July 15, 2016



Stonewater - Phase 1

Preliminary Estimate of Infrastructure Construction Costs - WATERMAIN ONLY

WATERMAIN ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1. Grading				
a. Remove and stockpile all topsoil	400	C.Y.	<u>2.25</u>	<u>900.00</u>
b. Respread all topsoil in disturbed areas (CIP)	400	C.Y.	<u>2.25</u>	<u>900.00</u>
2. Tapping Sleeve, Valve and Box	1	Each	<u>3,500.00</u>	<u>3,500.00</u>
3. 8" Watermain DI Class 52	980	L.F.	<u>30.00</u>	<u>29,400.00</u>
4. 5" Hydrant	1	Each	<u>1,980.00</u>	<u>1,980.00</u>
5. 6" Valve and Box (hydrant)	1	Each	<u>700.00</u>	<u>700.00</u>
6. 8" x 8" x 6" Tee (hydrant)	1	Each	<u>410.00</u>	<u>410.00</u>
7. Re-seed disturbed area	0.60	Acre	<u>1,200.00</u>	<u>720.00</u>
Sub-Total for Watermain Items			\$	33,210.00

July 15, 2016



Stonewater - Phase 2

Preliminary Estimate of Infrastructure Construction Costs - WATERMAIN ONLY

WATERMAIN ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1. Grading				
a. Remove and stockpile all topsoil	600	C.Y.	2.25	1,350.00
b. Respread all topsoil in disturbed areas (CIP)	600	C.Y.	2.25	1,350.00
2. 8" Watermain DI Class 52	1,495	L.F.	30.00	44,850.00
3. 5" Hydrant	1	Each	1,980.00	1,980.00
4. 6" Valve and Box (hydrant)	1	Each	700.00	700.00
5. 8" x 8" x 6" Tee (hydrant)	1	Each	410.00	410.00
6. Re-seed disturbed area	0.85	Acre	1,200.00	1,020.00
Sub-Total for Watermain Items			\$	48,960.00

July 15, 2016



Stonewater - Phase 3

Preliminary Estimate of Infrastructure Construction Costs - ROADWAY & WATERMAIN ONLY

ROADWAY ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1. Grading				
a. Excavation for streets grades	1,200	C.Y.	2.75	3,300.00
b. Remove and stockpile all topsoil	800	C.Y.	2.25	1,800.00
c. Respread all topsoil in disturbed areas (CIP)	800	C.Y.	2.25	1,800.00
2. 3" Bituminous pavement, two courses 1.5" bit. mixture 13A leveling course 1.5" bit. mixture 13A top course	3,630	S.Y.	13.50	49,005.00
3. 6" Compacted aggregate base MDOT-22A (C.I.P)	4,100	S.Y.	5.50	22,550.00
4. 15" Minimum MDOT CL II sand subbase (hauled and placed, CIP)				Graded in Phase Two
5. Seed disturbed areas	1	Acre	800.00	800.00
6. 12" Storm sewer, (SLCPP)	380	L.F.	18.50	7,030.00
7. Flared end section, (C-76 III) including steel debris cage	2	Each	500.00	1,000.00
8. 4 ft. Dia. manhole complete with cast iron frame and cover	2	Each	1,500.00	3,000.00
9. 4 ft. Dia. catch basin complete with cast iron frame and cover	4	Each	1,500.00	6,000.00
10. 4"- 8" Cobbles 18" min. depth over non-woven filter fabric	8	C.Y.	50.00	400.00
Sub-Total for Roadway Items			\$	96,685.00

WATERMAIN ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
9. 8" Watermain DI Class 52	2,060	L.F.	30.00	61,800.00
9. 5" Hydrant	2	Each	1,980.00	3,960.00
9. 6" Valve and Box (hydrant)	2	Each	700.00	1,400.00
9. 8" x 8" x 6" Tee (hydrant)	2	Each	410.00	820.00
Sub-Total for Watermain Items			\$	67,980.00

July 15, 2016



Stonewater - Phase 4

Preliminary Estimate of Infrastructure Construction Costs - WATERMAIN ONLY

WATERMAIN ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1. Grading				
a. Remove and stockpile all topsoil	600	C.Y.	<u>2.25</u>	<u>1,350.00</u>
b. Respread all topsoil in disturbed areas (CIP)	600	C.Y.	<u>2.25</u>	<u>1,350.00</u>
2. 8" Watermain DI Class 52	1,390	L.F.	<u>30.00</u>	<u>41,700.00</u>
3. 5" Hydrant	1	Each	<u>1,980.00</u>	<u>1,980.00</u>
4. 6" Valve and Box (hydrant)	1	Each	<u>700.00</u>	<u>700.00</u>
5. 8" x 8" x 6" Tee (hydrant)	1	Each	<u>410.00</u>	<u>410.00</u>
6. 8" x 8" x 8" Tee	1	Each	<u>410.00</u>	<u>410.00</u>
6. 8" - 45 degree bend	4	Each	<u>410.00</u>	<u>1,640.00</u>
6. 8" Valve and Box	3	Each	<u>1,050.00</u>	<u>3,150.00</u>
6. Re-seed disturbed area	0.80	Acre	<u>1,200.00</u>	<u>960.00</u>
Sub-Total for Watermain Items			\$	50,950.00

July 15, 2016



Stonewater - Phase 5

Preliminary Estimate of Infrastructure Construction Costs - ROADWAY & WATERMAIN ONLY

IMPROVEMENT ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1. Grading				
a. Excavation for streets grades	1,350	C.Y.	2.75	3,712.50
b. Remove and stockpile all topsoil	900	C.Y.	2.25	2,025.00
c. Respread all topsoil in disturbed areas (CIP)	900	C.Y.	2.25	2,025.00
2. 3" Bituminous pavement, two courses 1.5" bit. mixture 13A leveling course 1.5" bit. mixture 13A top course	3,995	S.Y.	13.50	53,932.50
3. 6" Compacted aggregate base MDOT-22A (C.I.P)	4,530	S.Y.	5.50	24,915.00
4. 15" Minimum MDOT CL II sand subbase (hauled and placed, CIP)				Graded in Phase Two
5. Seed disturbed areas	1.2	Acre	800.00	960.00
6. 12" Storm sewer, (SLCPP)	480	L.F.	18.50	8,880.00
7. Flared end section, (C-76 III) including steel debris cage	0	Each	500.00	
8. 4 ft. Dia. manhole complete with cast iron frame and cover	2	Each	1,500.00	3,000.00
9. 4 ft. Dia. catch basin complete with cast iron frame and cover	3	Each	1,500.00	4,500.00
10. 4"- 8" Cobbles 18" min. depth over non-woven filter fabric	0	C.Y.	50.00	
Sub-Total for Roadway Items			\$	103,950.00

WATERMAIN ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
9. 8" Watermain DI Class 52	1,150	L.F.	30.00	34,500.00
9. 5" Hydrant	2	Each	1,980.00	3,960.00
9. 6" Valve and Box (hydrant)	2	Each	700.00	1,400.00
9. 8" x 8" x 6" Tee (hydrant)	2	Each	410.00	820.00
Sub-Total for Watermain Items			\$	40,680.00



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: July 28, 2016
TO: Planning Commission
FROM: Stacey Fedewa, Community Development Director
RE: Citizen Request – 1 Domestic Farm-Type Animal on 2.5 Acres

BACKGROUND

On July 25th Abigail Cool of 15222 Buchanan Street inquired about the number of acres required to keep 1 domestic farm-type animal on a residential parcel. Section 20.16.3 requires a minimum of 5 acres to keep 2 domestic farm-type animals, and every additional animal requires another 2.5 acres.

ZONING CONSIDERATIONS

Staff believes the resident's inquiry holds merit and should be discussed by the Planning Commission. Furthermore, staff does not recall having this specific discussion with the Livestock Facilities Subcommittee as it relates to making a simple adjustment to the existing Keeping of Animals ordinance.

The inquiry is generally consistent with the current language of Section 20.16.3, which essentially requires each domestic farm-type animal be attributed to 2.5 acres of land. Rather than establishing a minimum of 2 animals on 5 acres of land, the request is to begin allowing 1 animal on 2.5 acres of land.

The current zoning language allows 2 animals on 5 acres in all residential districts except R-5, which is the Manufactured Home Park district. Perhaps this Section could be amended to differentiate between the districts and only allow the RP, RR, and LDR districts to have 1 animal on 2.5 acres because there is a greater expectation of rural character in these districts. Whereas the higher density districts do not have that same expectation, so they should be required to have a greater lot size in order to have domestic farm-type animals.

There are a total of 6,704 parcels in the Township. Of those, 5,563 parcels are in the residential districts that permit farm-type animals as an accessory use. Below is a table identifying the eligible districts and the number of parcels associated by acreage:

District	Total Parcels	< 2.5 Acres Not Eligible	2.5 < 5 Acres Consideration	5+ Acres Eligible
RP	47	2	1	44
RR	705	347	173	185
LDR	23	20	2	1
R-1	2,361	2,202	59	100
R-2	2,314	2,223	58	33
R-3, R-3.5, R-4	113	107	3	3
Totals	5,563	4,901 (88%)	296 (5%)	366 (7%)

Out of 6,704 parcels in the Township:

- 5,563 parcels belong to a district eligible for farm-type animals as an accessory use.
- 4,901 parcels are < 2.5 acres and not eligible for farm-type animals.
- 366 parcels are 5+ acres in size and are currently eligible for farm-type animals as an accessory use, which is slightly less than 7% of total land in the Township.
- If Section 20.16.3 was expanded to include 2.5 < 5 acre parcels are permitted 1 farm-type animal an additional 296 parcels would be included, or about 5% of total land.
 - If it was expanded to only include the RP, RR, and LDR district as allowing 1 farm-type animal on 2.5 < 5 acre parcels it would be an **additional 176 lots, or about 3%**.

In summary, the Township allows **farm-type animals as an accessory use on 7% of the parcels** within the Township. **If it was expanded 10% – 12% of parcels would be eligible** to have farm-type animals as an accessory use.

COST OF LAND

A supplemental part to the resident’s argument is that the cost of land in the Township makes it financially burdensome to meet the minimum 5 acre threshold. Staff discussed land values with the Assessor and offer the following:

- The Cool’s 2.5 acres of land is valued at \$50,000.
- Land values vary wildly in the southern half of the Township. Current sales show the value of 1 acre ranges from \$25,000 – \$100,000.

- The Assessor believes an additional 2.5 acres of land to satisfy the Cool’s request would cost between \$50,000 – \$75,000 in today’s market.

OTHER MUNICIPALITIES

Staff researched surrounding communities in Ottawa County to determine what their regulations are for farm-type animals as an accessory use, and have the following to offer:

Municipality	Allowed	Districts	Animal	Min Lot Area for 1 st Animal	Lot Area for Additional Animal
Spring Lake Township	SLU	RR, R-1, R-2	Turkey, or Rabbits	2 Acres	0.10 Acre
			Equine, Llamas, Alpaca	3 Acres	1 Acre
			Sheep or Goats	2 Acres	0.25 Acre
Norton Shores	Accessory	All	Horse	2 Acres	1 Acre
Robinson Township	Accessory	R-1 & R-2	Horse	3 Acres	1 Acre
Olive Township	Accessory	Single Family	All, Maximum of 4 Animals	2.5 Acres	1 Acre
Park Township	Accessory	All	Horses	1 Acre	1 Acre
Port Sheldon Township	Accessory	AG-1, R-1, LSR	All	Minimum of 2 Animals on 2 Acres	1 Acre
Holland Charter Township	Accessory	All	Horse & Cattle	3 Acres	1 Acre
Georgetown Township	SLU	RR	All, but hogs	3 Acres	1 Acre
Crockery Township	Accessory	R-1A	Horse, Cow, Pig	2 – 3 Acres	3-4 Acres = 2 4+ Acres = 4
			Goats or Sheep	2 – 3 Acres	3-4 Acres = 3 4+ Acres = 10
		R-1, R-2A, R-3, R-4, R-5	Horse, Cow, Pig	2 – 3 Acres	3-4 Acres = 2 4+ Acres = 3
			Goats or Sheep	2 – 3 Acres	3-4 Acres = 3 4+ Acres = 5

Based upon this research, it appears **all but one municipality allows residential properties to have 1 farm-type animal beginning on an average minimum lot area of just over 2 acres**. Therefore, the residents request to amend the Zoning Ordinance to allow 1 farm-type animal on 2.5 acres is directly in line with neighboring municipalities.

Staff requests the Planning Commission discuss the possibility of updating the Township's Keeping of Animals ordinance to stay in alignment with neighboring municipalities, and allow more than 7% of properties to be eligible for this accessory use.

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

Abigail Cool
15222 Buchanan Street
West Olive, MI 49460
(616) 502-0209

July 27, 2016

Grand Haven Township Planning Commission
1330 168th Ave
Grand Haven, MI 49417

Dear respected committee members,

I am petitioning you to consider changing or amending the Grand Haven Charter Township Ordinance number 15-2016 Section 3 (D)(1)A,B) to include a provision for just one horse. As it is currently written, it is required to own at least five acres of land to possess two horses or other farm type animals on your property. However, there are no provisions lowering this threshold for somebody that just wants to have a single farm type animal on their property.

This change is in line with the surrounding townships. For example, our neighboring West Olive Township allows for one farm type animal on 2.5 acres per section 21.35 and Robinson has an exception to their five acre rule that allows for just one animal on a lot with 2 acres as per section 4.6(C)(1). A change like this by the board would help middle income families be able to pass on the American rural traditions of hard work, taking care of an animal, participating in your community through programs like 4-H, and the character building traits that come from shoveling manure and moving hay bales. Please do not let this tradition be lost, or resign it only to those privileged who can afford to buy more land.

I may this plea out of desperation. I grew up in Ottawa county, and spent my days in 4-H and on the equestrian team. It was always a dream of mine to one day have my mare at home and teach my daughter all the valuable lessons I learned by having a horse. Lucky for me, my two-year-old adores horses already. When my husband and I started looking for a home that was our main focus—to be able to have my mare at home with us. We found the house we now own, and before even looking at it, I researched the acreage needed to have a horse. The problem is that the home's address was West Olive so that is what I researched.

After buying the house it was brought to my attention that we are in fact living in Grand Haven Township. So this brings me to writing this letter to you today. My husband and I thought that we had done our due diligence in researching this before purchasing the property, even our realtor has been taken aback by how this has transpired. It was like getting kicked in the stomach and having the wind knocked out of you when we found out this information. We have gone before the Zoning Board and we were informed by them that we do not meet the requirements for a variance, and that having this ordinance changed or amended through you is our one and only hope.

We have talked to our neighbors and they are ok with us having a horse here, they are actually excited about it. Furthermore, our property is surrounded by trees and it would be highly unlikely that anyone would even be able to see the horse. We are even willing to board the horse during the winter months, and just have her here with us during the summer months through perhaps a seasonal permit. This does not have to be an ordinance change that would open a flood gate of people trying to get horses.

The provision could be written pending approval by the zoning board and with regulations that would keep people who do not have any business owning a horse from trying to do so.

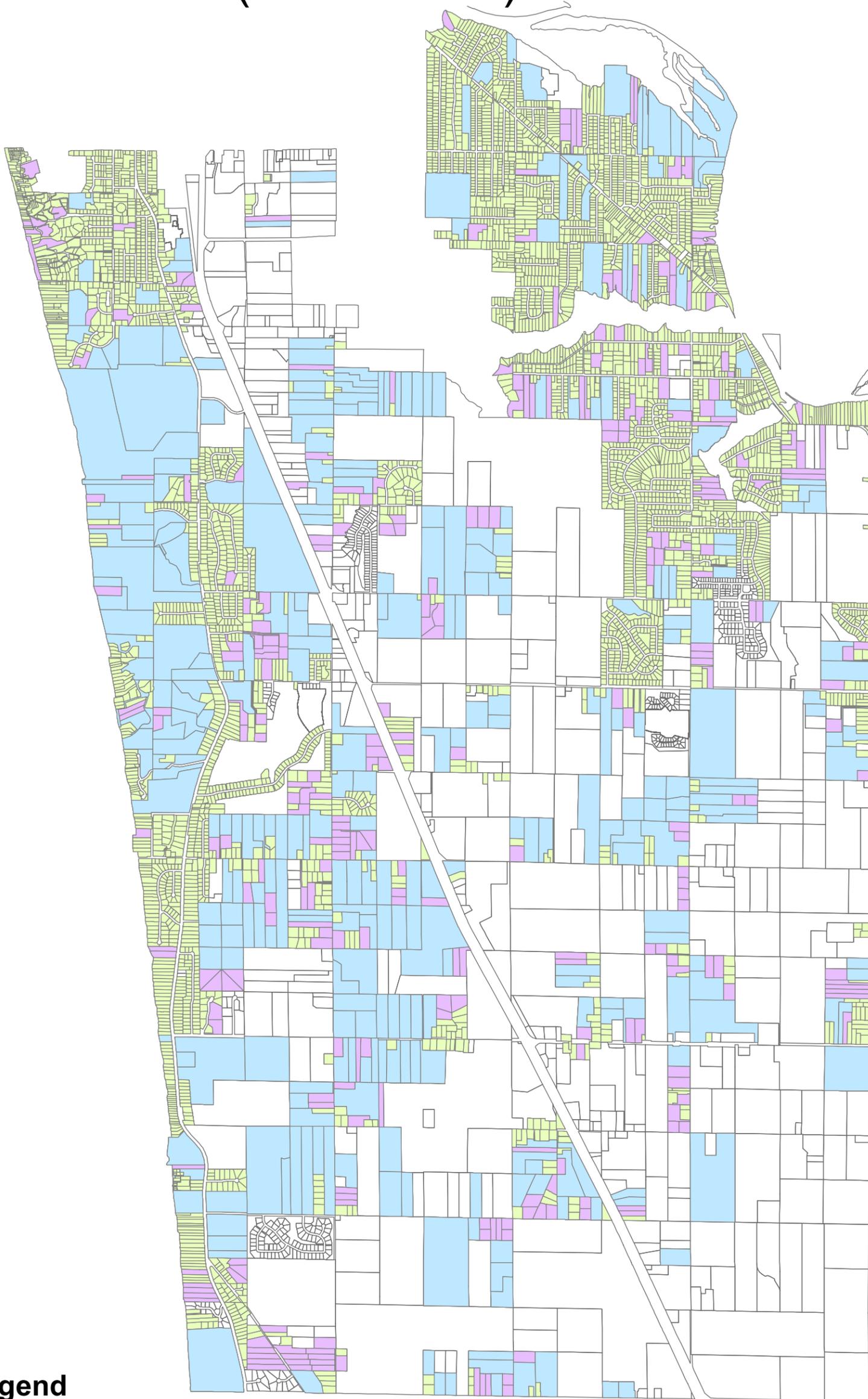
I need your help. I am not familiar or schooled in the realm of ordinances or zoning regulations. However, I am getting a crash course now. I pray that the members of this committee can combine their years of experience and expertise to help find a way for me to have my horse home with me so that I can pass onto my children the beautiful lessons that I learned in taking care of her.

I appreciate your time in reading this, and I welcome any advice or feedback that you may be able to provide.

Sincerely,

Abigail Cool

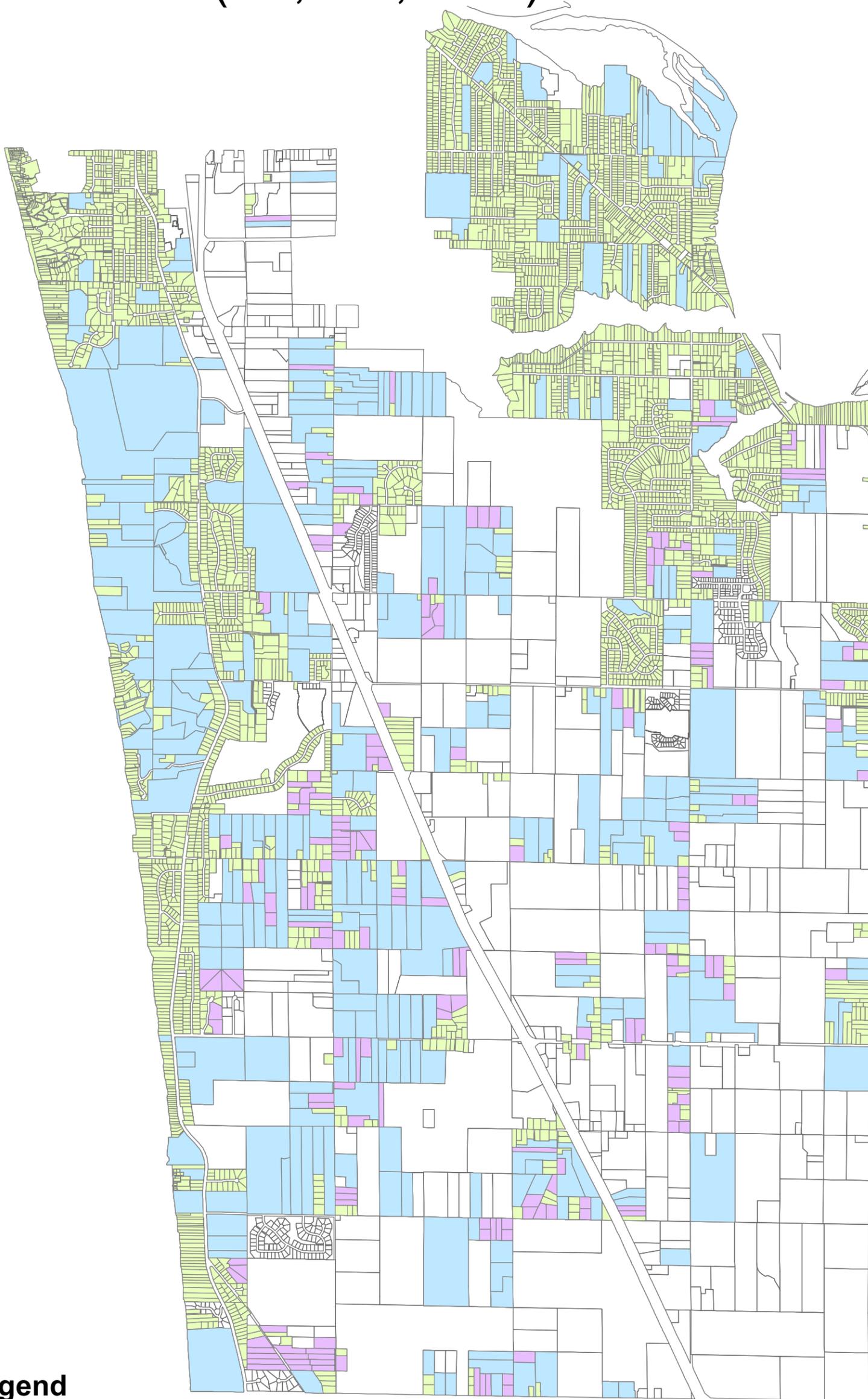
Farm-Type Animals Discussion (All Districts)



Legend

-  Possible Additions (296 Parcels)
-  Current Eligible Parcels (366 Parcels)
-  All Eligible Districts (5,563 Parcels)

Farm-Type Animals Discussion (RP, RR, LDR)



Legend

-  Possible Additions (176 Parcels)
-  Current Eligible Parcels (366 Parcels)
-  All Eligible Districts (5,563 Parcels)



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: July 28, 2016
TO: Planning Commission
FROM: Stacey Fedewa, Community Development Director
RE: Appointment of a New Chairperson

BACKGROUND

The current Chairperson, Adam Kantrovich, has expanded his professional career and will be spending more time in Northern Michigan. As a result, he is unable to continue fulfilling the duties of a Planning Commissioner. His appointment term expires on August 1st, so it will be his last meeting.

SAMPLE MOTION

Due to Kantrovich's departure it is necessary for the Planning Commission to appoint a new Chairperson. A sample motion has been provided below:

Motion to nominate, and appoint, (name) as the Planning Commission Chairperson.

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