

AGENDA

Grand Haven Charter Township Planning Commission
Monday, October 17, 2016 – 7:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the August 15, 2016 Meeting Minutes
- V. Correspondence
- VI. Public Comments/Questions on Agenda Items Only (Limited to 3 minutes)
- VII. Public Hearing
 - A. Zoning Text Amendment – 1 Farm-Type Animal on 2.5 Acres in RP & RR
- VIII. Old Business
 - A. Zoning Text Amendment – 1 Farm-Type Animal on 2.5 Acres in RP & RR
- IX. Reports
 - A. Attorney's Report
 - B. Staff Report
 - Brucker Beach Woods – Site Condominiums
 - Dollar General – Site Plan Review
 - Zoning Ordinance – Status Update
 - C. Other
- X. Extended Public Comments/Questions on Non-Agenda Items Only (Limited to 4 minutes)
- XI. Adjournment

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

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 15, 2016

I. CALL TO ORDER

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

II. ROLL CALL

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

Members absent: LaMourie

Also present: Fedewa and Attorney Bultje

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the August 1, 2016 meeting were approved.

V. CORRESPONDENCE

A. Spring Lake Township – Minor Amendment to Master Plan Notice

- Wilson stated he owns property within the Minor Amendment area and will attend the meetings to oppose the Mixed Use Development proposal.

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Zoning Text Amendment Ordinance – Indoor Recreation Facilities

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

Cousins opened the public hearing at 7:39 p.m.

Cousins closed the public hearing at 7:40 p.m. because there were no public comments.

VIII. OLD BUSINESS

A. Zoning Text Amendment Ordinance – Indoor Recreation Facilities

The application was discussed by Commissioners and focused on:

- Windows are exclusive of the 70% architectural requirements.

- Minimum acreage requirement was directly related to the I-1A zoning district minimum lot area requirement of 1 acre.
 - Incidentally, if a large Facility is proposed the developer would need commensurate acreage to support the Facility.
- Parking schedule will be based on each use proposed for the Facility.
- Staff will rely upon existing adjacent uses to determine if the proposed architectural materials blend harmoniously with the surrounding buildings and uses.

Motion by Gignac, supported by Wilson, to recommend to the Township Board **conditional approval** of the proposed Zoning Text Amendment Ordinance to include Indoor Recreation, Exercise, and Athletic Facilities as a Special Land Use in the C-1 Commercial District in the Grand Haven Charter Township Zoning Ordinance. This recommendation for approval is conditioned upon Attorney Bultje reviewing the proposed ordinance and making certain non-substantive revisions before it is considered by the Township Board. **Which motion carried unanimously.**

IX. REPORTS

A. Attorney Report

- Provided a summary of the ruling on the Health Pointe Claim of Appeal.
- Provided a summary of what impact the Zoning Text Amendment Ordinance Referendum will have if it is approved, or denied, by the voters.

B. Staff Report

- Staff had a pre-application conference with a potential developer of a state licensed nursing care facility.

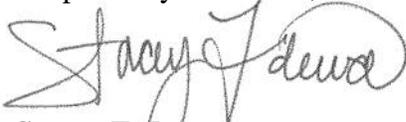
C. Other – None

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

XI. ADJOURNMENT

Without objection, the meeting adjourned at 7:56 p.m.

Respectfully submitted,



Stacey Fedewa
Acting Recording Secretary



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: October 13, 2016
TO: Planning Commission
FROM: Stacey Fedewa, Community Development Director
RE: Zoning Text Amendment – 1 Domestic Farm-Type Animal on 2½ Acres

BACKGROUND

On July 25th a resident 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 2½ acres.

This request was presented to the Planning Commission on August 1st, and it was agreed that it would be appropriate for 1 domestic farm-type animal to be located on 2½ acres, but only in the Rural Preserve (RP) and Rural Residential (RR) zoning districts.

These districts have a rural character and there is an expectation that farm animals might be present. Additionally, allowing 1 animal on 2½ acres is consistent with surrounding municipalities.

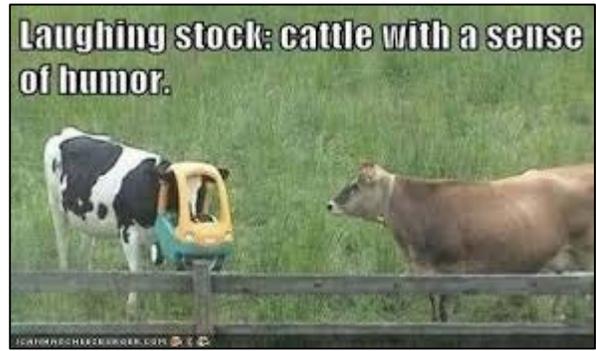


ZONING TEXT AMENDMENT ORDINANCE SUMMARY

The Zoning Text Amendment Ordinance (ZTAO) separates the zoning districts by addressing the RP and RR district independently of the LDR – R-4 districts.

RP and RR will allow 1 domestic farm-type animal on 2½ acres, but the minimum threshold for farm-type animals in the LDR – R-4 districts is 2 animals on 5 acres. The stricter requirement in the

latter districts is because residents living in those locations have less of an expectation that domestic farm-type animals will be located near their property.



Additionally, staff is correcting what appears to be a discrepancy in the setback requirement for the buildings used to house the animals. As it stands Section 20.16.3.D.1.C states there is a 60' setback requirement for districts RP – R-4. However, Chapter 21 states only the RP district is required to have a 60' setback and the remaining districts have a 50' setback.

The ZTAO now specifies the RP and RR district have a 60' requirement, and the LDR – R-4 districts have a 50' requirement, which is more consistent with the Chapter 21 regulations. Please note: the **Planning Commission can amend this ZTAO if you believe the setback requirements should be modified.** For example, all districts could be required to have 50' or 60'.

SAMPLE MOTIONS

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

Motion to recommend to the Township Board approval of the proposed Zoning Text Amendment Ordinance to allow one domestic farm-type animal on 2½ acre parcels in the Rural Preserve and Rural Residential zoning districts.



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

Motion to recommend to the Township Board denial of the proposed Zoning Text Amendment Ordinance to allow one domestic farm-type animal on 2½ acre parcels in the Rural Preserve and Rural Residential zoning districts.

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 THE NUMBER OF DOMESTIC FARM-TYPE ANIMALS PERMITTED ON LESS THAN FIVE ACRES IN CERTAIN ZONING DISTRICTS, AND BY PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. General Provisions – Domestic Animals and Pets. Section 20.16.3.D of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

D. For each district these additional standards shall be considered by the Zoning Administrator.

- 1) In districts RP and RR, the keeping of domestic farm-type animals may be allowed subject to the following limitations:
 - a) The minimum area of a Lot on which approval may be given to keep such animal shall be two and one-half (2½) acres;
 - b) No more than one (1) such animal may be kept on a Lot the area of which is two and one-half (2½) acres, and each additional such animal shall require a further area of two and one-half (2½) acres;
 - c) Any Building on which any such animal is kept shall be located not closer than sixty (60) feet to any boundary line of the Lot or the right-of-way line of any Street;
 - d) The keeping of such animal shall be for recreational purposes only; and
 - e) The area in which any such animal is kept shall be securely fenced so as to restrict such animal to the Lot for which keeping has been authorized. (amend. by ord. no. 493 eff. December 28, 2010)
- 2) In districts LDR, and R-1 through R-4, the keeping of domestic farm-type animals may be allowed subject to the following limitations:

- a) The minimum area of a Lot on which approval may be given to keep such animal shall be five (5) acres;
- b) No more than two (2) such animals may be kept on a Lot the area of which is five (5) acres, and each additional such animal over the two (2) in number shall require a further area of two and one-half (2½) acres;
- c) Any Building in which any such animal is kept shall be located not closer than fifty (50) feet to any boundary line of the Lot or the right-of-way line of any Street;
- d) The keeping of any such animal shall be for recreational purposes only; and
- e) The area in which any such animal is kept shall be securely fenced so as to restrict such animal to the lot for which keeping has been authorized. (amend. by ord. no. 493 eff. December 28, 2010)

Section 2. Schedule of District Regulations. Section 21.02 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

	Min Lot Area (per Dwelling Unit where applicable) in Sq Ft or Acres	Minimum Lot Width in Feet	Maximum Height of Structures		Front	Minimum Side Yard Setback in Feet		Rear	Min Floor Area per Dwelling Unit in Sq Feet	Maximum Number of Units per Building	Footnotes
			Stories	Feet		One Side	Total Of Two				
AG Agricultural	20 Acres	330	2.5	35	50	20	50	50	1,100	N/A	1; 8; 9; 11; 18
RP Rural Preserve	10 Acres	330	2.5	35	50	20	50	50	1,240	N/A	1; 8; 9; 11; 14
RR Rural Residential	45,000	150	2.5	35	50	20	50	50	1,100	N/A	1; 8; 9; 11; 17
LDR Low Density Residential	25,000	125	2.5	35	50	20	40	50	1,240	N/A	2; 8; 10; 17
R-1 Single Family Residential	15,000	100	2.5	35	50	15	35	50	1,240	N/A	2; 8; 10; 13; 15; 16; 17
R-2 Single Family Residential	13,000	80	2.5	35	50	10	25	50	1,100	N/A	2; 8; 9; 13; 15; 17
R-3 Two Family Residential	7,500	100	2.5	35	50	10	25	50	1,100	N/A	2; 5; 7; 8; 13; 17
R-3.5 Restricted Multiple Family Residential											
Adjacent to AG District	9,000	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 11; 12; 13; 14
Adjacent to RP District	9,000	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 11; 12; 13; 14
Adjacent to RR District	9,000	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 11; 12; 13; 14
Adjacent to LDR District	9,000	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 11; 12; 13; 14
Adjacent to R-1 District	7,800	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 12; 13; 14
Adjacent to R-2 District	7,800	100	2.5	35	50	10	30	50	884	4	2; 5; 6; 8; 12; 13; 14
Adjacent to R-3 District	4,500	100	2.5	35	50	10	30	50	884	8	2; 5; 6; 8; 12; 13; 14
Adjacent to R-3.5 District	3,000	100	2.5	35	50	10	30	50	832	16	2; 5; 6; 8; 12; 13; 14
Adjacent to R-4 District	3,000	100	2.5	35	50	10	30	50	832	16	2; 5; 6; 8; 12; 13; 14
Adjacent to R-5 District	3,000	100	2.5	35	50	10	30	50	832	16	2; 5; 6; 8; 12; 13; 14
Adjacent to C-1	3,000	100	2.5	35	50	10	30	50	832	24	2; 5; 6; 8; 12; 13; 14
Adjacent to I-1	3,000	100	2.5	35	50	10	30	50	832	24	2; 5; 6; 8; 12; 13; 14
Adjacent to I-1A	3,000	100	2.5	35	50	10	30	50	832	24	2; 5; 6; 8; 12; 13; 14
R-4 Multiple Family Residential	3,000	100	2.5	35	50	10	30	30	884	N/A	2; 3; 5; 6; 7; 8; 13
R-5 Manufactured Mobile Home Park	See Chapter 13 For Regulations Governing Manufactured Mobile Home Parks										
S P Service Professional	25,000	100	2.5	35	50	5	10	25	N/A	N/A	4; 8
C-1 Commercial	35,000	110	2.5	35	50	9	18	20	N/A	N/A	4; 8
I-1 Industrial	1 Acre	110	2.5	35	75	20	40	25	N/A	N/A	4; 8
I-1A Corridor Industrial	1 Acre	110	2.5	35	75	5	10	25	N/A	N/A	4; 8

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