

# AGENDA

Grand Haven Charter Township Planning Commission  
Monday, November 6, 2017 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the October 16, 2017 Meeting Minutes
- V. Correspondence
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. Public Hearing
  - A. Rezoning – R-4 to R-1 – DeGroot
  - B. Special Land Use – Outdoor Pond – Sees/Hanson
- VIII. Old Business
  - A. Rezoning – R-4 to R-1 – DeGroot
  - B. Special Land Use – Outdoor Pond – Sees/Hanson
- IX. New Business
  - A. Proposed Zoning Text Amendment Ordinance – Motor Vehicle Repair Garage Setbacks
- X. Reports
  - A. Attorney’s Report
  - B. Staff Report
  - C. Other
- XI. Extended Public Comments & Questions (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  
OCTOBER 16, 2017

I. CALL TO ORDER

Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00 p.m.

II. ROLL CALL

Members Present: Cousins, Kieft, Chalifoux, Taylor, Reenders, Wilson, and Hesselsweet

Members Absent: LaMourie and Wagenmaker

Also, Present: Community Development Director 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 September 5, 2017 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. OLD BUSINESS

A. Special Land Use – Indoor Exercise Facility – Wilbur

Wilson recused himself due to a conflict of interest – he is the property owner of the subject parcel.

**Motion** by Chalifoux, supported by Taylor, to remove from the table the Special Land Use Application for an Indoor Exercise Facility. **Which motion carried unanimously.**

Fedewa provided an overview through a memorandum dated October 12<sup>th</sup>.

The application was discussed by Commissioners and focused on:

- Questioned the hours of operation:
  - Monday – Friday: 5am to 10am, and 4:30pm to 6:00 or 6:30pm
  - Saturday: 8am to 9:35am

- Sunday: Closed
- Some Commissioners believe the eastern driveway needs to be closed. Others believe it functions well as-is, and with the quick time frame between exercise classes it will funnel traffic in, and out, better.
- At the request of the Commission, Fedewa read Section 19.07.17.L. This Section indicates that only one access point is permitted, but an additional driveway can be permitted by the Planning Commission if a traffic study demonstrates the additional driveway will not create negative impacts on through traffic flow.
  - No such traffic study was provided by the applicant, which ties the hands of the Commission.

The applicants' representative, property owner Wilson, requested the Commission table the application to provide him an opportunity to discuss the matter with his client.

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

1. *Pursuant to Section 19.07.17.L provide a traffic study to justify the second driveway entrance, or revise the site plan to show that one entrance will be closed.*

Wilson rejoined the Planning Commission.

## VIII. NEW BUSINESS

### A. Pre-Application Presentation – Motor Vehicle Repair Garage – Z Tire

Fedewa provided an overview through a memorandum dated October 12<sup>th</sup>.

Potential applicant, and owner of Z-Tire, John Helder; the property owner Dale Reenders of RRR Associates LLC; and the architect, Denny Dryer; were present and available to answer questions:

- The property owner would retain ownership of the parcel, construct the building, build to suite, and lease to Z Tire.
- Helder needs to relocate his business due to the impending redevelopment of his current location.
- Motor Vehicle Repair Garage is a Special Land Use in the industrial zoning district, which requires a 30' setback. That setback on the proposed property would preclude the construction of another building.

- Requesting the Commission consider amending the Special Land Use standards to reduce the 30' side yard setback requirement, especially considering the setback for a permitted use is only 5'.
- It is expected that at least one wall must be a 1-hour fire rated wall under the building code due to the proximity to lot lines and adjacent buildings.
- Regarding parking—customers and employees need places to park, and if a customer is leaving the car overnight waiting for parts to be delivered.
  - Knowing about the impending move, Helder has monitored his daily traffic and found that on average there are 30 vehicles visiting the property each day.
- Architect Dryer indicated the site would handle the disposal of stormwater, but still needed to discuss the project with the Ottawa County Water Resources Commissioner.
- Architect Dryer indicated the rolled curb was shown to stay consistent with the existing curb on the site.
- Architect Dryer explained the building code classifies this business in the F-1 use group, which is in the factory family of use groups. Since the building code classifies this use as factory, he requests the Township consider classifying a Motor Vehicle Repair Garage as an industrial use.

The potential application was discussed by Commissioners and focused on:

- Inquired about the ownership interest of the parties.
- Commission reviewed the setback requirements for surrounding communities.
  - Grand Haven Township has the widest side yard setback of 30'.
  - 4 other communities ranged from a 0' side yard setback to 25'.
    - The median setback being 10'.
    - The average setback being 12.5'.
  - Most of the other 4 communities stipulated a greater side yard setback if the property abutted a residential district.
- A noteworthy observation was made—if the I-1A side yard setback requirement for a permitted use is 5' and two permitted uses were built next to each other, then there would only be 10' of separation, which is not enough for Fire/Rescue. Need to review this matter with Fire/Rescue and the Zoning Ordinance Update Committee.
- Questioned the number of parking spaces, which is more than double allowed by the ordinance.
- Inquired about the disposition of stormwater.

- Inquired about the use of rolled curb, rather than standard curb that is required by the Special Land Use provisions.
- Noted it was difficult to see the main entry door on the drawings provided, so it was unclear how far a disabled person may have to travel to enter the building. Particularly when a 6' sidewalk would likely be encumbered 1'-2' by the bumper of cars parking in front of the buildings sidewalk. Requested the applicant take that into consideration.
- Regarding a possible text amendment to reduce the Special Land Use side yard setback requirement for Motor Vehicle Repair Garage—the Commission was unanimous that a 5' setback was not enough and 30' was too much. A setback of 10' seems to align well with the neighboring communities.

The Commission directed Fedewa to draft a Zoning Text Amendment Ordinance to review at the next meeting, where discussions will continue, and the Commission will determine if a public hearing should be scheduled to pursue the text amendment.

#### B. 2018 Budget Proposals

Fedewa provided an overview through a memorandum dated October 13<sup>th</sup>.

The discussion by the Commission focused on:

- Request the Board authorize an update of the Private Road and Driveway Ordinance.
- Identify grant-funding opportunities to plant trees in areas the Resilient Master Plan deemed to have vulnerable populations that would benefit from additional tree canopy when there is a high heat index.
- Consider a traffic/corridor study of Lincoln Street to understand the impact, and influence, that the M-231 Bypass is having on the Township.
- With the need to expand commercial and industrial land perhaps the Township could consider design charrettes to help the community visualize how that could impact the Township.

### IX. REPORTS

#### A. Attorney Report

- Thanked the Township, and Planning Commission, for continuing to use his legal services after his transition to the Dickinson-Wright firm.

#### B. Staff Report

- The next Zoning Ordinance Update Committee meeting is scheduled for Thursday, November 2<sup>nd</sup> @ 6pm in the Main Conference Room.
- Gave an in depth review of the issues concerning the Schultz Landscaping site.

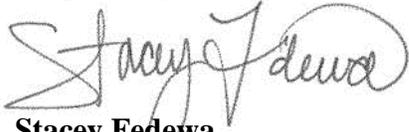
C. Other – None

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

XI. ADJOURNMENT

**Without objection**, the meeting adjourned at 8:34 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stacey Fedewa". The signature is written in black ink and is positioned above the printed name.

**Stacey Fedewa**

Acting Recording Secretary

# Community Development Memo

DATE: November 2, 2017

TO: Planning Commission

FROM: Stacey Fedewa, Community Development Director

RE: DeGroot – Rezoning Application (R-4 to R-1)

## BACKGROUND

The applicants, Terry and Sandra DeGroot, request to rezone their 1.2-acre parcel at 17477 Serenity Court (70-03-33-300-057) from Multiple Family (R-4) to Single Family (R-1).

The rezoning application was tested against the “Three C’s” evaluation method.

## COMPATIBILITY

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

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

Direction	Current Zoning	Existing Use
North	R-4	Single Family
South	R-4	Single Family
East	R-4	Single Family
West	R-1	Single Family

The 2016 Future Land Use Map has master-planned the subject parcel for Medium Density Residential, which corresponds to zoning districts R-1 and R-2.



## CONSISTENCY

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

The proposed rezoning is consistent with surrounding land uses and the Statement of Purpose narrative for the R-1 district, which includes:

- The purpose of the R-1 District is to encourage an environment of low-density single-family dwellings, with other residentially related facilities and activities primarily of service to the residents in the area.

## CAPABILITY

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

Parcels within the R-1 District should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and if available sanitary sewer. This parcel is accessed via a paved private road, and utilizes private utilities.

## SAMPLE MOTIONS

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

**Motion** to recommend to the Township Board **approval** of the DeGroot rezoning application of parcel 70-03-33-300-057 from Multiple Family (R-4) to Single Family (R-1) based on the application meeting applicable rezoning requirements and standards of the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

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

**Motion** to recommend to the Township Board **denial** of the DeGroot rezoning application of parcel 70-03-33-300-057 from Multiple Family (R-4) to Single Family (R-1) because the application does not meet the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

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

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

1. *List the items...*

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



# NOTICE

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

Wm R D Joo / Sandra DeGroot 10/8/2017  
Signature of applicant Date

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### For Office Use Only

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

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### PLANNING COMMISSION USE ONLY

Approval \_\_\_\_\_  
Tabled \_\_\_\_\_  
Denied \_\_\_\_\_  
Conditional Approval \_\_\_\_\_

The following conditions shall be met for approval:

\_\_\_\_\_  
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\_\_\_\_\_  
Signature of Planning Commission Chair Date



GRAND HAVEN CHARTER TOWNSHIP

# Community Development Memo

DATE: November 2, 2017

TO: Planning Commission

FROM: Stacey Fedewa, Community Development Director

RE: Special Land Use Application – Outdoor Pond @ 14110 168<sup>th</sup> Avenue

PROPERTY DETAILS			
Property Address	Parcel Number	Parcel Size	Application Type
14110 168 <sup>th</sup> Ave	70-07-03-100-033	7.3 Acres	Outdoor Pond
Existing Zoning	Existing Land Use	Existing Infrastructure	Existing Site Improvements
RR	Vacant Land	Paved Roadway	None
Master-Planned Zoning	Surrounding Zoning & Land Uses		
	Direction	Zoning	Land Use
Medium Density Residential	N	RR	Single Family
	S	RR	Single Family
	E	RR	Single Family
	W	RR	Single Family

## BACKGROUND

The property owners, Austin Sees and Megan Hason, submitted a Special Land Use application to construct an Outdoor Pond at 14110 168<sup>th</sup> Avenue. The subject property is encumbered by wetland and floodplain, so the applicant needs fill to raise the house. A pond is the most practical and cost-effective way to obtain the needed fill.

The applicants have also submitted a building permit application to construct a single family dwelling, which is currently in the plan review phase. Staff have confirmed that neither the house or pond are located in the floodplain or wetland areas. Currently, staff are only waiting on a Soil Erosion and Sedimentation Control (SESC) permit, which is expected to be received the week of November 13<sup>th</sup>.



**PROJECT DETAILS**

Specifics regarding the pond construction include:

- The approximate 8,000 sqft pond would be used for fill to raise the proposed dwelling, and ultimately be used for personal recreation purposes—particularly their dogs.
- The approximate dimensions of the pond are 80' x 100'.
- Proposed to be setback at least 20' from lot lines, which complies with the requirements.
- Will have a 1:3 slope for the first 5 feet of depth.
- Will use an aeration device to prevent stagnant water.



**SPECIAL LAND USE REQUIREMENTS**

Section 19.07.29A Provisions	Compliance
Used for recreation, pleasure, or agricultural only	Meets standard
Compliance with setback requirements of zoning district (RR)	Meets standard
To protect the safety of the general public the PC can require the pond to be enclosed by a wall or fence.	Not enclosed—Planning Commission has discretion

Constructed to applicable requirements of Conservation District, OCWRC, and MDEQ	CD	n/a
	OCWRC	pending
	MDEQ	n/a
Slope of the banks must be a minimum of 1:3	Meets standard	
Pond shall not cause or contribute to the erosion of any adjacent, abutting, or nearby land.	Staff unaware of any issues	
Pond shall not create stagnant water	Aeration Unit	

**SAMPLE MOTIONS**

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

**Motion to conditionally approve** the Outdoor Pond Special Land Use application for 14110 168<sup>th</sup> Avenue, based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report and condition:

1. Shall provide the Township with a copy of the Soil Erosion and Sedimentation Control permit prior to digging the pond.

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

**Motion to deny** the Outdoor Pond Special Land Use application, and direct staff to draft a formal motion and report for 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 applicant must make revisions to the application, the following motion can be offered:

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

1. *List the revisions.*

Please contact me if this raises questions or concerns.

1. This approval is based on the affirmative findings that each of the following Special Land Use 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 conforms 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 Austin Sees / Megan  
 Phone 616-268-9550 Fax \_\_\_\_\_  
 Address 1410 16<sup>th</sup> ave grand haven mi 49417  
 Email Address x.sunshine10.x@gmail.com

Owner Information (If different from applicant)

Name \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Address \_\_\_\_\_

Property Information

Address/Location "above"  
 Parcel Number 70- - - - Size (acres) 7  
 Current Zoning \_\_\_\_\_ Master-Planned Zoning \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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.

*Megan S. Sees*  
 Signature of applicant  
Megan S Sees

10-17-07  
 Date  
10-17-07

\* 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.

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**For Office Use Only**

Date Received \_\_\_\_\_ Fee Paid? \_\_\_\_\_

Materials Received: Site Plans \_\_\_\_\_ Location Map \_\_\_\_\_  
Survey \_\_\_\_\_ Legal Description \_\_\_\_\_

Dated copy of approved minutes sent to applicant? \_\_\_\_\_ Date Sent \_\_\_\_\_

**PLANNING COMMISSION USE ONLY**

Approval \_\_\_\_\_

Tabled \_\_\_\_\_

Denied \_\_\_\_\_

Conditional Approval \_\_\_\_\_

**The following conditions shall be met for approval:**

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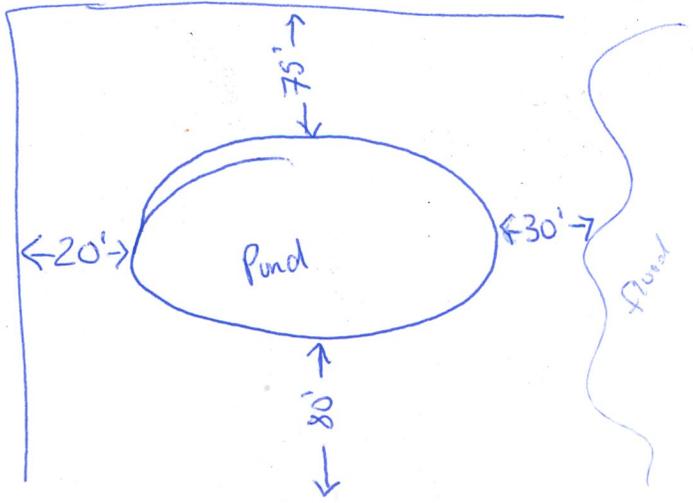
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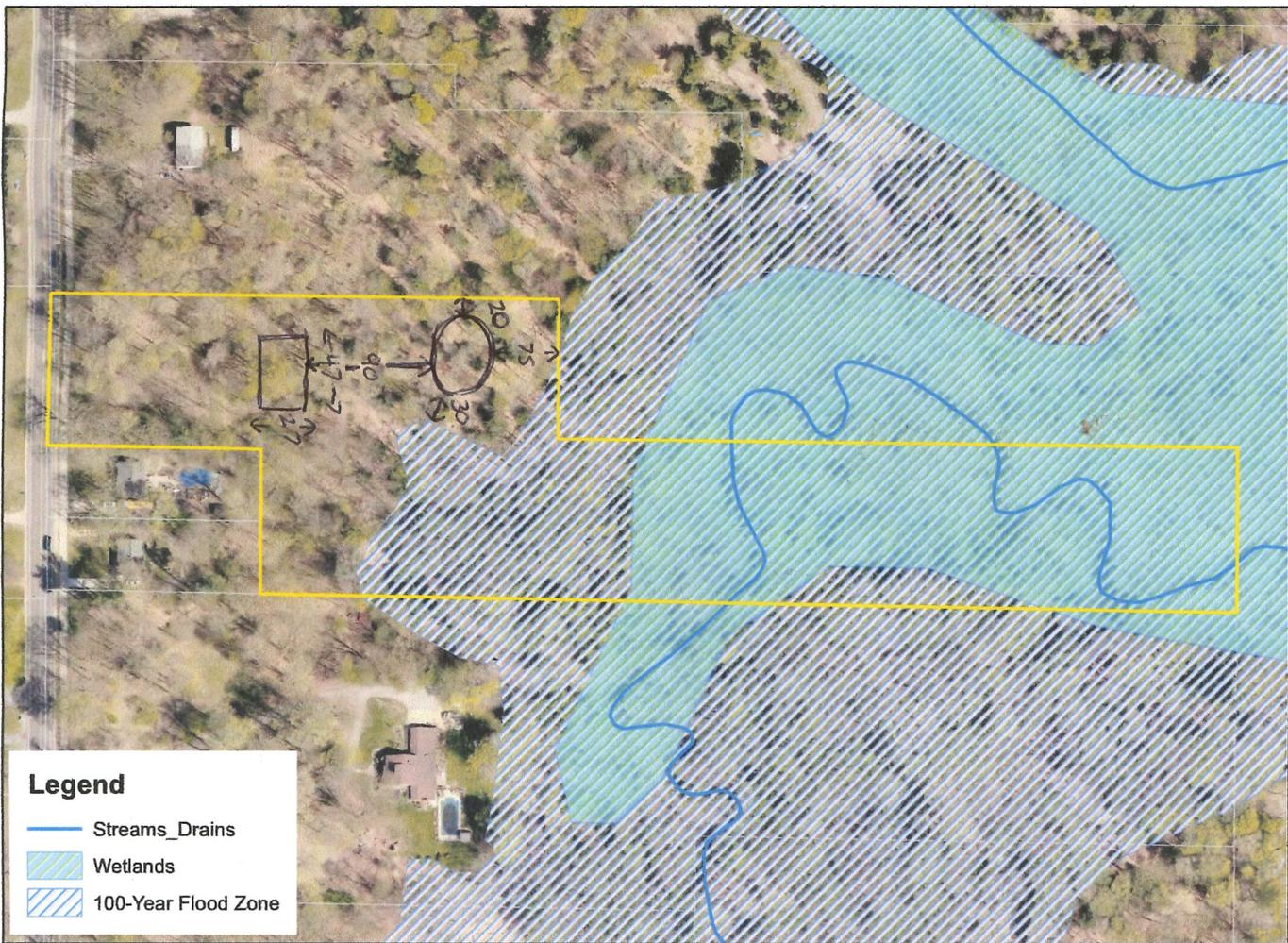
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\_\_\_\_\_  
*Signature of Planning Commission Chair*

\_\_\_\_\_  
*Date*



14110 168th Ave - Floodplain & Wetland Map



**Legend**

-  Streams\_Drains
-  Wetlands
-  100-Year Flood Zone



# Community Development Memo

DATE: November 2, 2017  
TO: Planning Commission  
FROM: Stacey Fedewa, Community Development Director  
RE: Zoning Text Amendment – Motor Vehicle Repair Garage Setback

## BACKGROUND

On October 16<sup>th</sup> the Planning Commission reviewed and discussed a pre-application presentation for Z-Tire. Z-Tire is proposing to build a new Motor Vehicle Repair Garage (the “Garage”) on property zoned I-1A. This district allows the Garage as a Special Land Use (SLU).

One particular point of discussion was side yard setbacks. The SLU regulations require a 30-foot side yard setback, when the underlying zoning district only requires a 5-foot setback. This discussion lead to three findings:

1. GHT has the largest SLU side yard setback requirement when compared to neighboring communities.
2. The 5-foot setback requirement in the I-1A district is too small, and could result in two buildings only being separated by 10-feet, which is insufficient for Fire/Rescue.
3. The Planning Commission directed staff to draft a text amendment reducing the SLU side yard setback requirement, and is to present a draft ordinance for review prior to holding a public hearing.

## PROPOSED TEXT AMENDMENT

Staff is proposing the following text amendments based on the Commission’s discussion points from the October 16<sup>th</sup> meeting:

- SLU Regulations for Motor Vehicle Repair Garage:
  - 10-foot setback for interior side lot line in I-1 and I-1A districts.
  - 25-foot setback for side street lot line in I-1 and I-1A districts.



- 30-foot setback for side and rear lot lines in the C-1 district.
- 50-foot setback for any lot line that abuts a residential zoning district.
- Increase the minimum side yard setback requirement for the I-1A district to a minimum of 10-feet.
  - This will insure at least 20-feet of building separation.
- Chapter 21 is a condensed table that provides all the design requirements for each zoning district, so if the I-1A setback is increased, it also needs to be increased on this table.



**PUBLIC HEARING**

Anticipating the Planning Commission amending some, or all, of the setbacks described above, and knowing the short timeline the Township has to accommodate the relocation of these businesses—staff has scheduled a public hearing for this text amendment for the Nov 20<sup>th</sup> meeting.

**SAMPLE MOTIONS**

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

**Motion to approve** the proposed language in the Zoning Text Amendment Ordinance (draft date 11/2/17), which will be presented at a public hearing scheduled for November 20<sup>th</sup>.

If the Planning Commission prefers to amend the proposed language, the following motion can be offered:

**Motion to conditionally approve** the proposed language in the Zoning Text Amendment Ordinance, and directs staff to make the following revisions prior to the ordinance being presented at the public hearing scheduled for November 20<sup>th</sup>:

1. *List the revisions.*

Please contact me if this raises questions.



ORDINANCE NO. \_\_\_\_

**ZONING TEXT AMENDMENT ORDINANCE**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN, CONCERNING SETBACK STANDARDS FOR A MOTOR VEHICLE REPAIR GARAGE IN THE SPECIAL LAND USE CHAPTER; REVISING THE MINIMUM SIDE YARD SETBACK IN THE I-1A ZONING DISTRICT, AND BY PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. I-1A Corridor Industrial District – Design Requirements. Section 16A.4.1 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

1. Standards for height, bulk, density, and area.

Minimum lot area	1 acre
Minimum lot width	110 feet
Maximum height of structures	2 1/2 stories, or 35 feet
Front yard setback	75 feet
Rear yard setback	25 feet
Side yard setback	Each side shall have at least ten (10) feet
See also footnotes 4; and 8 in Chapter 21 (Schedule of District Regulations)	

Section 2. Special Land Uses – Motor Vehicle Repair Garages. Section 19.07.25.A of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows (the rest of Section 19.07.25 as currently stated shall remain in its entirety).

- A. All buildings, structures, and equipment shall be located at least seventy-five (75) feet from any right-of-way line, and shall comply with the following setbacks:
  - 1) Property located in the I-1 or I-1A zoning district shall be setback at least ten (10) feet from any interior side lot line, and shall be setback at least twenty-five (25) feet from any side street lot line;
  - 2) Property located in the C-1 zoning district shall be setback at least thirty (30) feet from any side or rear lot line; and
  - 3) Property that abuts a residential zoning district shall be setback at least fifty (50) feet.

Section 3. 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 4. 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 \_\_\_\_\_, 2017, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on \_\_\_\_\_, 2017, 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 \_\_\_\_\_, 2017, 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.

\_\_\_\_\_  
Mark Reenders,  
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 \_\_\_\_\_, 2017. 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Laurie Larsen, Clerk  
Grand Haven Charter Township