

AGENDA

Grand Haven Charter Township Planning Commission
Monday, November 20, 2017 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the November 6, 2017 Meeting Minutes
- V. Correspondence
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. Public Hearing
 - A. Text Amendment – Motor Vehicle Repair Garage Setback
 - B. SLU – Motor Vehicle Repair Garage – Z Tire
- VIII. Old Business
 - A. Text Amendment – Motor Vehicle Repair Garage Setback
 - B. SLU – Motor Vehicle Repair Garage – Z Tire
- IX. New Business
 - A. PUD – Pre-Application – Old Woods Trail
 - B. Presentation – Chair Cousins – Master Citizen Planner Certification
- 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
NOVEMBER 6, 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, LaMourie, Taylor, Kieft, Chalifoux, Reenders, Wilson, Hesselsweet, and Wagenmaker

Members absent: None

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 October 16, 2017 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS

While there were no public comments, Cousins introduced a local boy scout troop that was present at the meeting in order to earn their Citizenship in the Community Merit Badge. The scouts ranged from 6th – 9th grade, and ranked between Tenderfoot and First Class. Each scout approached the podium and introduced themselves:

- Evan Malek
- Jason Norkoli
- Chase Layman
- Evan Kasbohm
- Gabe Hardebeck
- Tyler Layman
- Gavin Snyder
- Gabriel Hamm
- Kolby Bretz
- Owen Worthington

VII. PUBLIC HEARING

A. Rezoning – R-4 to R-1 – DeGroot

Cousins opened the public hearing at 7:06pm.

Fedewa provided an overview through a memorandum dated November 2nd.

The applicant, Terry DeGroot, was present and provided the following comments:

- Land was zoned R-4 since the 1980s when it was originally purchased.
- That area has been piecemeal rezoned to R-1.
- Dwelling was constructed in 2015, and zoning appeared to have been overlooked at that time, and this application is intended to correct that oversight.

There being no further comments, Cousins closed the hearing at 7:09pm.

B. Special Land Use – Outdoor Pond – Sees/Hanson

Cousins opened the public hearing at 7:09pm.

Fedewa provided an overview through a memorandum dated November 2nd. Additionally, it was noted the applicant received the Soil Erosion and Sedimentation Control Permit on 11/3/2017.

The applicants, Austin Sees and Megan Hanson, were present but did not provide any comments on the application.

Public comment included:

- Ray Nelson – 16585 Sleeper Street, opposes the pond:
 - Concerned about mosquitos.
 - If fill dirt is needed, it can be purchased nearby.
 - Concerned about the safety of young children.
 - Concerned about possible contamination of private water wells, particularly the old shallow wells nearby.

There being no further comments, Cousins closed the hearing at 7:12pm.

VIII. OLD BUSINESS

A. Rezoning – R-4 to R-1 – DeGroot

There being no discussion on the application, the following motion was offered:

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

B. Special Land Use – Outdoor Pond – Sees/Hanson

The application was discussed by Commissioners and focused on:

- Regarding the public comment—an aeration device is to be used in the pond, which will prevent algae blooms and likely mosquitos.
- Utilizing the spoils of a pond for fill to construct a new home is common.
- Inquired if the Township has ever required a fence to be installed around a pond, which would act as a pseudo pool barrier.
 - As staff understands the Township has not required a fence for a pond before, but does have the option of requiring the fence.

Motion by Wilson, supported by Wagenmaker, to **conditionally approve** the Outdoor Pond Special Land Use application for 14110 168th 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.

Which motion carried unanimously.

REPORT – OUTDOOR POND

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.

IX. NEW BUSINESS

A. Proposed Zoning Text Amendment Ordinance – Motor Vehicle Repair Garage Setbacks

Fedewa provided an overview through a memorandum dated November 2nd.

The proposed text amendment was discussed by Commissioners and focused on:

- Discussed a variety of scenarios that could occur with setbacks, particularly those related to permitted uses vs. special land uses, and how those are affected when a new business occupies the building

Motion by Kieft, supported by Taylor, to **conditionally 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 20th. **Which motion carried unanimously.**

X. REPORTS

A. Attorney Report – None

B. Staff Report

- The next Zoning Ordinance Update Committee meeting is scheduled for Thursday, November 30th @ 6pm in the Main Conference Room.

C. Other

- Cousins indicated that he would be making a presentation to the Planning Commission at the next meeting as a follow-up to his Citizen Planners courses that he took during the recent Planning Michigan conference.

XI. EXTENDED PUBLIC COMMENTS

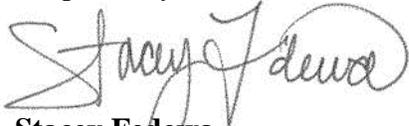
- Faith and Randall Wood – 15701 Buchanan Street
 - Their home on Buchanan Street is on slightly less than 10 acres. It is zoned Agricultural (AG) and master-planned for Agricultural Preservation.
 - Wishes to rezone the land to Rural Residential (RR) and divide into new lots in order to receive a financial gain.
 - Noted that most of the land on Buchanan Street between US-31 and 152nd Avenue is zoned RR, and used as single family residential; not agriculture.
 - Reviewed the Statement of Purpose for the RR District and believes it is insufficient for the area because it recommends paved roads, and that section of Buchanan Street is gravel and in poor condition.

- Indicated if the area is not master-planned differently than Buchanan Street should be paved to coincide with the Statement of Purpose.
- In response to the comment, the Cousins requested that Fedewa prepare information related to this property, and the surrounding area, to aide in a discussion to be held at a future meeting.
- For the record, Fedewa noted that Faith Wood is the daughter of Wagenmaker, and he will need to recuse himself when this discussion occurs.

XII. ADJOURNMENT

Without objection, the meeting adjourned at 7:39 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Stacey Fedewa". The signature is written in a cursive style with a large, looping initial "S".

Stacey Fedewa
Acting Recording Secretary



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: November 15, 2017
TO: Planning Commission
FROM: Stacey Fedewa, Community Development Director
RE: Zoning Text Amendment – Motor Vehicle Repair Garage Setback

BACKGROUND

On October 16th 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).

On November 6th staff presented a draft of the proposed text amendment. The language was conditionally approved by the Commission, and staff was directed to place the public hearing on the November 20th agenda.

PROPOSED TEXT AMENDMENT

Below is a summary of the proposed text amendment:

- 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.

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 (*draft date 11/2/17*) to revise setbacks related to the I-1A Zoning District and the Motor Vehicle Repair Garage Special Land Use.

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 revise the setbacks related to the I-1A Zoning District and the Motor Vehicle Repair Garage Special Land Use.

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 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



Community Development Memo

DATE: November 16, 2017

TO: Planning Commission

FROM: Stacey Fedewa, Community Development Director

RE: Special Land Use – Motor Vehicle Repair Garage – Z Tire

BACKGROUND

The owner of Z Tire, John Helder, intends to relocate his business. As you know, a development group has purchased the 7.5-acre property on Robbins Road between Whittaker Way and 172nd Avenue. This group intends to start the redevelopment of the site in 2018.

On October 16th the Planning Commission held a pre-application meeting with the applicant to discuss the potential development. There is one extenuating circumstance—the side yard setback requirement for this land use.

As such, the Commission directed staff to draft a text amendment to revise the side yard setback requirement for this special land use in the industrial district. The language for this amendment was conditionally approved on November 6th, and the public hearing is also on the November 20th agenda.

PROPOSED DEVELOPMENT

The applicant is proposing a 7,260 sqft building on the NW portion of 17196 Hayes Street to operate a Motor Vehicle Repair Garage. This would include an office/showroom, 6 service bays, and equipment storage.

APPLICANTS RESPONSE TO COMMISSION CONCERNS

There were a few items of concern the Planning Commission noted during the pre-application meeting. In response, the following revisions to the site plan have been made:

- Proposing a 10' side yard setback (*previously shown at 5'*)
- Amount of parking has been reduced to 17 spaces (*previously shown at 24 spaces*)
- A standard 6" curb is now shown (*previously shown as a rolled curb*)

COMPLIANCE WITH SPECIAL LAND USE REGULATIONS		
19.07.25.A	Front yard setback = 75'; Rear yard setback = 30'; Side yard setback = 10'	Compliant* (pending text amendment)
19.07.25.B	1 driveway per 100' of frontage; corner lot can have up to 2 additional driveways on secondary street.	172 nd = 1 driveway Hayes = 3 driveways (applicant is requesting a departure related to truck circulation)
19.07.25.C	Driveway cannot be located less than 75' from intersection or other driveway.	Eastern-most driveway < 75' (applicant is requesting a departure related to truck circulation)
19.07.25.D	Raised curb of 6" along perimeters of paved and landscaped areas	Compliant
19.07.25.E	10% of areas not paved or occupied by buildings shall be landscaped.	Compliant (see condition of approval)
19.07.25.F	Related equipment shall be located inside the building.	Compliant
19.07.25.G	Parking and storage of disabled vehicles awaiting repair shall be limited to 3, and stored on asphalt or concrete.	Compliant
19.07.25.H	Shall comply with Section 20.13 landscape requirements.	Compliant (see condition of approval)
19.07.25.I	Outside storage areas, including dumpsters, shall be screened by a 6' wall, and limited to 200 sqft in area.	Compliant
19.07.25.J	Renting trucks, trailers, and other vehicles is prohibited.	Compliant
19.07.25.K	Lot shall be at least 300' away from a public library, school, playground, park, church, hospital, etc.	Compliant
19.07.25.L	Exterior lighting shall be shielded.	Compliant
19.07.25.M	Where applicable, vehicle queuing space shall be provided in front of each service bay for at least 2 vehicles.	N/A
19.07.25.N	Business hours shall be between 7am – 8pm.	Compliant
19.07.25.O	Use shall be supported by certain infrastructure including paved roads, natural gas, municipal water, and sanitary sewer.	Compliant

OUTSTANDING ITEMS

Despite how quickly this project has moved, the property owner, applicant, and architect have been very responsive to the Planning Commission and staff. The only remaining items that need to be added as a condition of approval, or discussed with the applicant are:

Township Zoning Ordinance. The motion is subject to, and incorporates, the following report. The approval is conditioned upon the following:

1. A building permit shall not be issued until the Zoning Text Amendment Ordinance regarding the side yard setback, takes effect.
2. Applicant shall provide an additional 3,000 sqft of landscaping along the northern edge, and wall, of the parking lot and building as well as the area west of the dumpster enclosure.
3. *Optional: applicant shall close the eastern-most driveway prior to receiving a certificate of occupancy.*



If the Commission grants a departure from the access management requirement, the following Section will be added to the Report of Findings:

1.I. Pursuant to Section 19.05.7.B the Planning Commission is granting a departure from the access management requirements to allow the eastern-most driveway to remain on the site. This departure is being granted because the special land use includes a site with existing, and operational, buildings and the proposed use will not be hazardous or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood when considering safe and convenient routes for pedestrian traffic, particularly children, the relationship of the use to main thoroughfares, streets, and intersections, and the general character and intensity of the existing and potential development of the neighborhood.



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

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

1. *List the revisions...*

REPORT OF FINDINGS (TO BE USED WITH A MOTION TO APPROVE)

1. The application meets the special land use standards of Section 19.05 of the Zoning Ordinance. Specifically, the Planning Commission affirmatively finds as follows:
 - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
 - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
 - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
 - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
 - H. The proposed use is consistent with the health, safety, and welfare of the Township.
2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. 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 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 storm water, 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 site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- N. Where appropriate, the Planning Commission has required fencing to minimize or prevent trespassing or other adverse affects on adjacent lands.
- 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 R R R & ASSOCIATES
 Phone 616-846-6779 Fax Ø
 Address 1150 S. GRIFFIN ST.
 Email Address dalerreenders@commlake.com

Owner Information (If different from applicant)

Name SAME
 Phone _____ Fax _____
 Address _____

Property Information

Address/Location 17169 HAYES ST., GRAND HAVEN, MI
 Parcel Number 70- - - - Size (acres) ± 4 acres
 Current Zoning I-1A Master-Planned Zoning I-1A

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

AUTO TIRE & SERVICE CENTER
ASKING FOR 10' SIDEYARD SETBACK
INDUSTRIAL IS 30'

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.

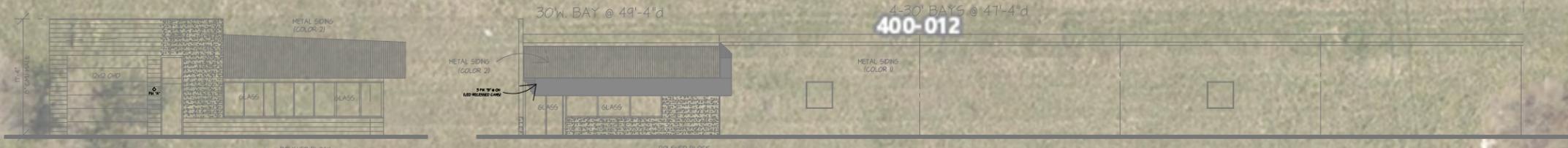
I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Dale R. Reenders
 Signature of applicant

11-3-17
 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.



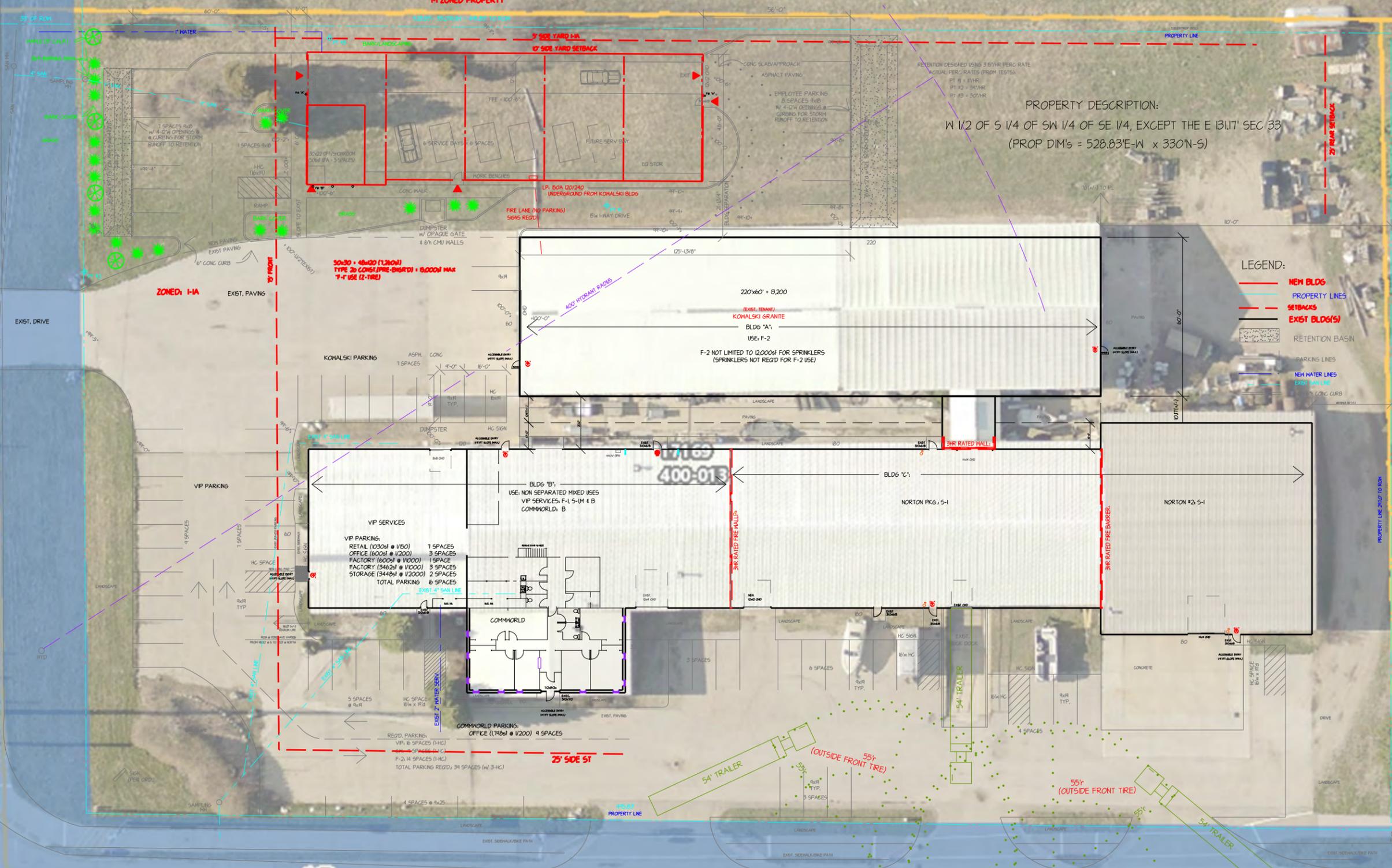
SOUTH ELEVATION
SCALE = 1" = 20' (1/16")

EAST ELEVATION
SCALE = 1" = 20' (1/16")

Z-TIRE
@ REENDER'S INDUSTRIAL BLDG.
1444 112nd AVE.
(ALSO ADDRESSED AS 1714 HAYES ST)
GRAND HAVEN TWP.

dryer architectural group
architectural / interior design consultants
228.112 Washington
Grand Haven, Michigan 49417
616/846-5400

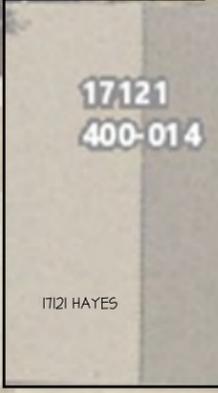
DRAWING INFORMATION			
Drawn:	DDG	Checked:	ckd
Date:	4-28-11	Proj. No.:	17-211
REVISIONS		Sheet:	
#	Date	By	
1	12-8-11	ckd	SP
2	11-2-11	ckd	
3	1-4-11	ckd	
FILE NO. 210P-1114			



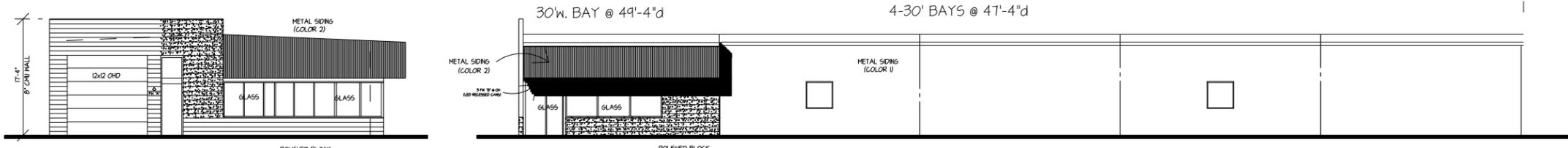
PROPERTY DESCRIPTION:
W 1/2 OF S 1/4 OF SW 1/4 OF SE 1/4, EXCEPT THE E 131.17' SEC 33
(PROP DIM'S = 528.83'E-W x 330'N-S)



- LEGEND:**
- NEW BLDG
 - PROPERTY LINES
 - SETBACKS
 - EXIST BLDG(S)
 - RETENTION BASIN
 - PARKING LINES
 - NEW WATER LINES
 - EXIST SAN LINE
 - CONC CURB
- CODES:**
- 2015 MI BLDG CODE
 - 2015 MI MECH CODE
 - 2015 MI PLMB CODE
 - 2015 NEG AMENDED W/ PART 8 MI ELEC RULES
 - 2012 IFC
 - 2012 NFPA LIFE SAFETY CODE
- CONST REQMTS OF GHT & OGRG SHALL BE FOLLOWED WHERE REQUIRED



REASON FOR 3 DRIVES:
TRUCK DOCK ACCESS REQUIRES APPROACHING
FROM BOTH DIRECTIONS &
USING CENTER APPROACH FOR BACKING TO DOCK



SOUTH ELEVATION
SCALE = 1" = 20' (1/16"IT)

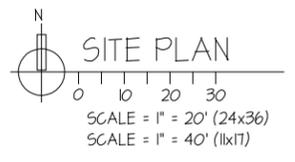
EAST ELEVATION
SCALE = 1" = 20' (1/16"IT)

Z-TIRE
@ REENDER'S INDUSTRIAL BLDG.
1440 112nd AVE.
(ALSO ADDRESSED AS 1164 HAYES ST.)
GRAND HAVEN TWP.

dryer architectural group
architectural/interiors/design consultants
228.1/2 WASHINGTON
grand haven, michigan 49417
616/846-5400

DRAWING INFORMATION			
Drawn:	DDO	Checked:	ddd
Date:	9-28-17	PRJ. No.:	17-211
REVISIONS		Sheet:	
#	Date	By	
1	10-20-17	ddd	SP
2	11-21-17	ddd	
3	1-14-18	ddd	
FILE # 17-211P-1114			

11-16-17
10' SIDE YARD SETBACK PERG. TEST + RETENTION FIRE HYD. + FIRE LANE



SITE PLAN

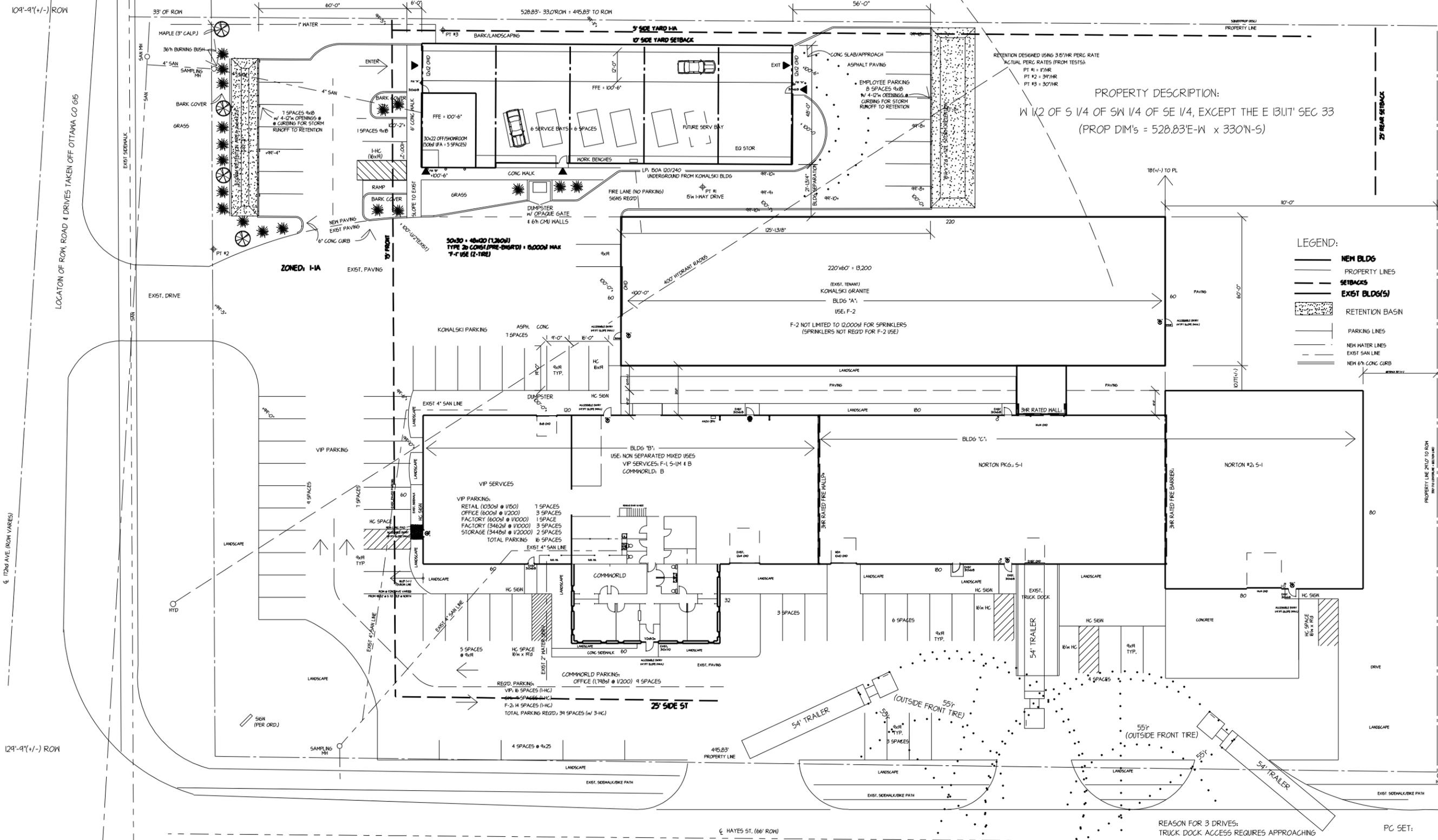
PROPERTY DESCRIPTION:
W 1/2 OF S 1/4 OF SW 1/4 OF SE 1/4, EXCEPT THE E 131.7' SEC 33
(PROP DIM'S = 528.83'E-W x 330'N-S)

CODES:

- 2015 MI BLDG CODE
 - 2015 MI MECH CODE
 - 2015 MI PLMB CODE
 - 2015 NEC AMENDED W/
PART 8 MI ELEC RULES
 - 2012 IFC
 - 2012 NFPA LIFE SAFETY CODE
- CONST REQMTS' OF GHT & OCRG SHALL BE FOLLOWED WHERE REQUIRED

LEGEND:

- NEW BLDG
- PROPERTY LINES
- SETBACKS
- EXIST BLDG(S)
- RETENTION BASIN
- PARKING LINES
- NEW WATER LINES
- EXIST SAN LINE
- NEW 6" CONC CURB



REASON FOR 3 DRIVES:
TRUCK DOCK ACCESS REQUIRES APPROACHING
FROM BOTH DIRECTIONS &
USING CENTER APPROACH FOR BACKING TO DOCK

PG SET:

DRIVE @ 14374 112nd



Community Development Memo

DATE: November 16, 2017

TO: Planning Commission

FROM: Stacey Fedewa, Community Development Director

RE: Pre-Application Presentation – Single Family PUD – Old Woods Trail

PRE-APPLICATION PRESENTATION

The developer, DJ VanderSlik, is proposing a 15-lot single family residential PUD on a 10-acre parcel located on Buchanan Street. The developer had a pre-application conference with staff, and are now requesting one with the Planning Commission.

At a pre-application presentation, the Planning Commission and property owner shall have an opportunity to exchange information and provide guidance that will assist in the preparation of materials. Also, it is noted that **no formal action will be taken, nor will statements made be considered legally binding commitments.**

SUGGESTED DISCUSSION POINTS

Zoning District & Future Land Use Map

This 20-acre property is zoned Rural Residential (RR), and master-planned for Low Density Residential (LDR). RR requires a minimum lot area of 45,000 sqft and LDR requires a minimum of 25,000 sqft.

The developer is proposing lot sizes that range from 23,937 sqft – 43,934 sqft, with an average size of 30,240 sqft, or 0.69-acres. The median lot size is 24,925 sqft, or 0.57-acres. Considering this is a very rural area, staff used the standard ½-mile comparison area to determine the surrounding lot sizes.

The comparison area yielded 317 parcels ranging in size from 14,372 sqft – 1,641,344 sqft, with an average size of 123,509 sqft, or 2.8-acres. The median lot size is 51,141 sqft, or 1.17-acres.

In other words, the proposed develop has an average lot size that is 75% smaller than the average lot size within a ½-mile radius; and 51% smaller than the median lot size within the same comparison area.

Land Division vs. Site Condos

Staff is still unclear as to the purpose and/or benefit of dividing the development into 4 unplatted land division parcels, and then 11 “platted” site condo units.

It is also unclear how, and if, the unplatted parcels would interact with the site condos as it relates to the Master Deed and Bylaws. Questions such as, who will contribute funds to maintaining the open space? Maintaining the road? Plowing snow?

Other Housing Types

During the pre-application meeting, staff expressed concern over the small lot sizes in such a rural area. A suggestion that staff provided to curb this concern was to consider multiple housing types because perception is reality.

If the developer chose to reduce the number of lots, but maintain the same density, then multiple family housing could be considered. For example, duplex, triplex, and fourplex homes can now be built to look like a large single family home, but internally the dwelling would contain multiple units.

By creating larger dwellings (with multiple units inside) on larger lots the proposed development would be much more cohesive with the area.

Another suggestion was the use of carriage homes or accessory dwelling units. A carriage house is when a garage has finished apartment above it, and is rented out as a separate dwelling. Similarly, an accessory dwelling unit (aka a granny cottage) is a small stand-alone building that sits in the rear part of the property, which would also be used as a rental unit.

By creating larger lots with secondary rental units the developer would achieve the same density, and become more cohesive with the area.

Open Space

Unfortunately, the vast majority of the proposed open space would not be credited as designated open space because it does not meet the minimum width requirement of 50-feet. 3.8-acres of the proposed 5.5-acres is less than 50-feet in width and would not be counted.

It is also staff’s understanding that a portion of the proposed 0.4-acre pond would be used for stormwater, and that area would also have to be deducted from the proposed open space.

As best as staff can tell, it appears there is only 1- to 1.5-acres of creditable open space shown on the proposed plan and a minimum of 5.075-acres is required if a single family development is pursued.

Conversely, if the developer elected to provide a variety of housing types the open space requirement would be reduced to 20%, or 4.06-acres.

Please contact me if this raises questions.



Old Woods Trail PUD Site Narrative

Existing Property:

332' x 2650'
20.3 acres

Existing Zoning:

RR = Rural residential
RR lot requirements
- lot width = 150' minimum
- lot area = 45,000 SF

Proposed Zoning:

PUD = Planned Unit Development
Proposed PUD lot requirements
Lot width = 130' minimum
Lot area = 0.5 AC minimum

Driveway location:

The driveway is located at the East side of the property due to sight distance to the West OCRC has approved the location as proposed.

Parallel Plan:

The Parallel plan based on the RR zoning yields a maximum of 15 lots.

PUD Plan:

PUD plan purpose 15 lots with 5.5 acres of open space (25%). A trail is proposed to loop around the site within the open space area. No density bonus is proposed.

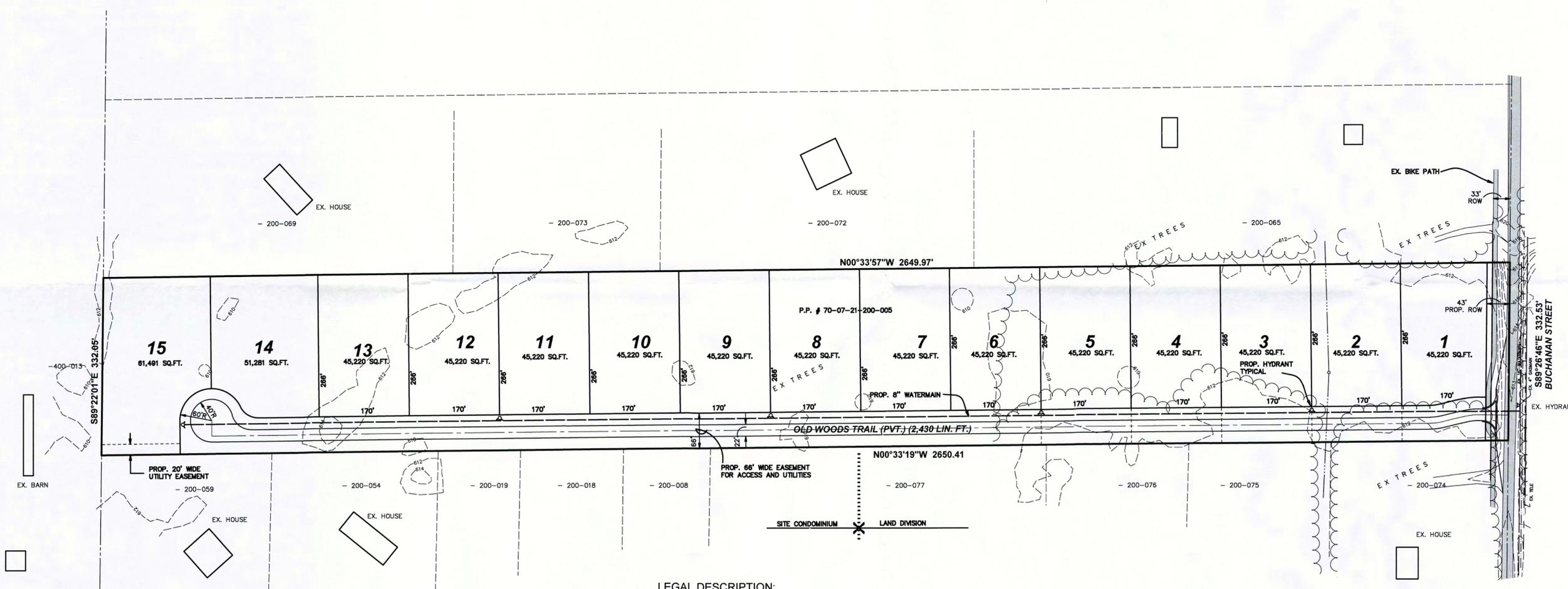
- Lots 1-4 land division
- Lots 5-15 site condominiums

Access:

A private road is proposed to service the lots. Roadway will be designed to conform to the Grand Haven Township private drive ordinance.

Utilities:

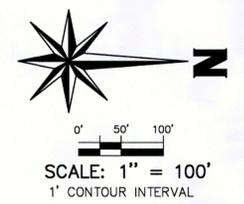
Lots will be serviced with public watermain. Lots will be serviced with individual drain field systems subject to the review/approval of the Ottawa County Health Department. Lots will be served with underground private utilities (power, gas, cable, phone).



LEGAL DESCRIPTION:
 EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4
 SECTION 21, T9N, R16W GRAND HAVEN TWP, OTTAWA COUNTY MI

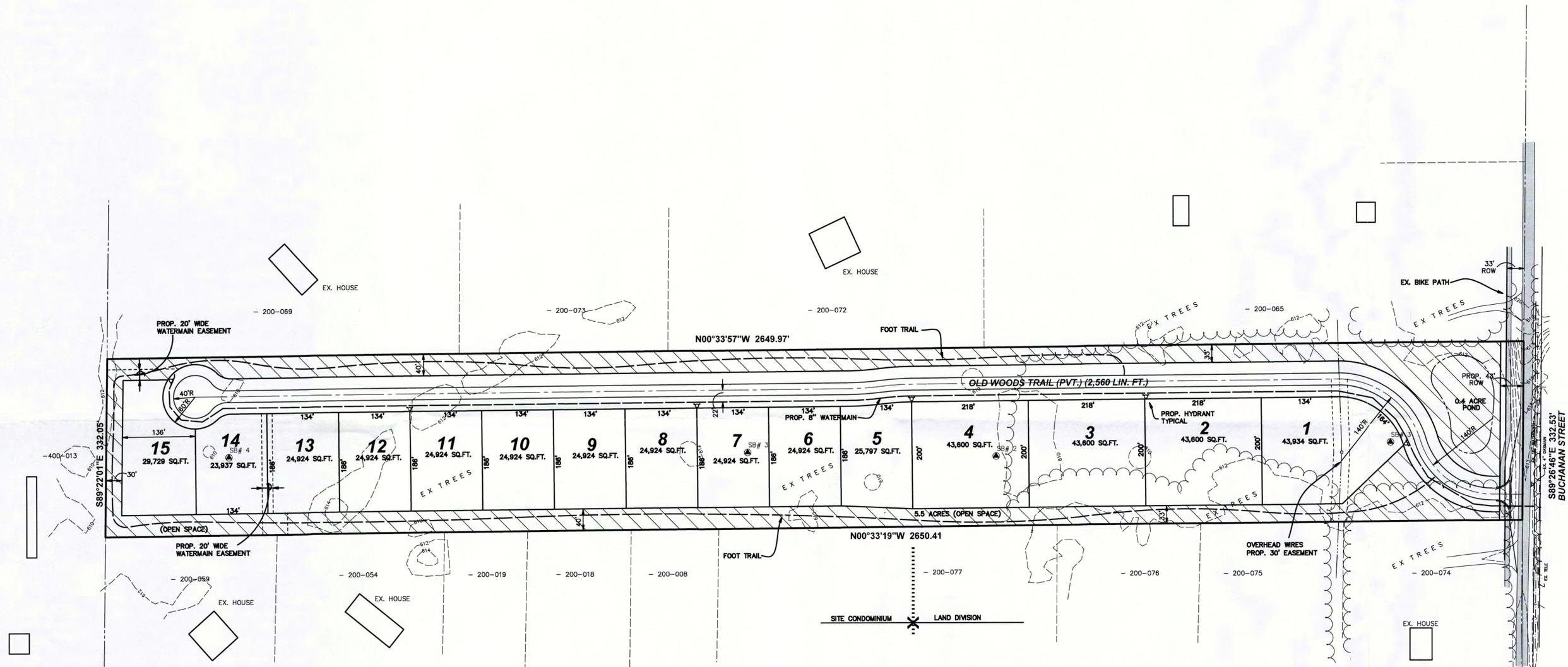
EX. ZONING REQUIREMENTS:
 CURRENT - RR - RURAL RESIDENTIAL DISTRICT
 SURROUNDING ZONING - RR-RURAL RESIDENTIAL DISTRICT

BUILDING SETBACKS:
 FRONT YARD: 50 FEET
 SIDE YARD: MIN. 20 FEET TOTAL OF 50 FEET
 REAR YARD: 50 FEET



PARALLEL PLAN "OLD WOODS TRAIL" www.oldwoodstrail.com FOR: Lakeside LLC 4436 Broadmoor Avenue SE Grand Rapids MI 49512 Attn: DJ VanderSlik IN: PART OF THE NE 1/4, SECTION 21, T9N, R16W, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN																																			
REVISIONS: <table border="1"> <tr><td> </td><td> </td><td> </td></tr> </table>																																			
DRAWN BY: CDG APPROVED BY: TRS FILE NO.: 171900E	PROJ. ENG.: TRS PROJ. SURV.: BRENT DATE: 11-2-2017	SHEET 1 of 1																																	

P:\Projects\2017\171900\Drawings\wg\171900.dwg-PPARALLEL-03



LEGAL DESCRIPTION:
 EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4
 SECTION 21, T6N, R16W GRAND HAVEN TWP, OTTAWA COUNTY MI

EX. ZONING REQUIREMENTS:
 CURRENT - RR - RURAL RESIDENTIAL DISTRICT
 SURROUNDING ZONING - RR-RURAL RESIDENTIAL DISTRICT

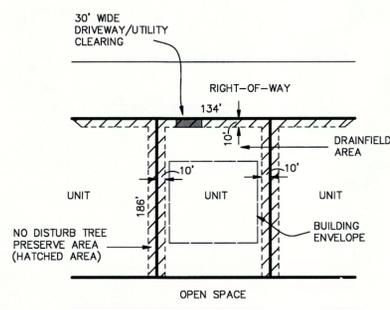
BUILDING SETBACKS: RR
 FRONT YARD: 50 FEET MIN.
 SIDE YARD: MIN. 20 FEET TOTAL OF 50 FEET
 REAR YARD: 50 FEET MIN.

LOT AREA DATA:
 MIN. LOT AREA: 45,000 SQ.FT.
 MIN. LOT WIDTH: 150 FEET

PROP. ZONING REQUIREMENTS:
 PUD - PLANNED UNIT DEVELOPMENT DISTRICT

LANDUSE SUMMARY:
 (MINIMUM OPEN SPACE IS 25% - = 5.0 ACRES
 PROPOSED TOTAL OPEN SPACE - 5.5 ACRES (INCLUDES 0.4 ACRE POND)
 PROPOSED TOTAL RIGHT OF WAY - 4.0 ACRES
 PROPOSED TOTAL UNIT AREA - 10.5 ACRES
 PROPOSED TOTAL PUBLIC ROW - 0.3 ACRES
 TOTAL - 20.3 ACRES

BUILDING SETBACKS: PUD
 (MINIMUM LOT SIZE 130'x0.5 ACRES, (1.0 ACRES MINIMUM, LAND DIVISION PARCELS 1-4.)
 FRONT YARD: 50 FEET MIN.
 SIDE YARD: MIN. 15 FEET TOTAL OF 30 FEET
 REAR YARD: 40 FEET MIN.



OPEN SPACE
 TYPICAL UNIT LAY-OUT



SCALE: 1" = 100'
 1' CONTOUR INTERVAL

PUD PLAN
"OLD WOODS TRAIL"
 www.oldwoodstrail.com
 FOR: Lakeside LLC
 4436 Broadmoor Avenue SE
 Grand Rapids MI 49512
 Attn: DJ VanderSik
 IN: PART OF THE NE 1/4, SECTION 21, T7N, R16W,
 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

NO.	REVISIONS

excel engineering, inc.
 planners · engineers · surveyors
 3252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.excelengineering.com

DRAWN BY: CDG	PROJ. ENG.: TRS	SHEET 1 of 1
APPROVED BY: TRS	PROJ. SURV.: BRENT	
FILE NO.: 171900E	DATE: 11-2-2017	



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: November 16, 2017

TO: Planning Commission

FROM: Stacey Fedewa, Community Development Director

RE: Chairman Cousins – Presentation for Master Citizen Planner Certification

BACKGROUND

In September, Chairman Cousins attended the Citizen Planner program at the Planning Michigan conference. This intensive 2.5-day training results in the attendee receiving their Citizen Planner certification through MSU Extension.

NEXT STEPS

There is one additional level that can be achieved, which is the Master Citizen Planner. To receive that certification the attendee must pass a comprehensive exam, and then do a formal presentation at a public meeting.

Once the presentation is complete the attendee must submit the meeting minutes to prove the task was completed, and then the certification of Master Citizen Planner is bestowed upon the attendee.

To maintain this certification the attendee must complete continuing education credits each year.

PRESENTATION SYNOPSIS

Chairman Cousins will give a presentation on Planning Commission Meetings: Tips for Better Decisions, which will include:

1. Commissioner Preparation
2. Prior to the Meeting
3. Agenda
4. Public Comment Sessions
5. Commission Decisions
6. After the Meeting