

# AGENDA

Grand Haven Charter Township Planning Commission  
Tuesday, January 16, 2018 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the December 4, 2017 Meeting Minutes
- V. Correspondence
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. Public Hearing
  - A. Special Land Use – Outdoor Pond – Pushaw
- VIII. Old Business
  - A. Special Land Use – Outdoor Pond – Pushaw
- IX. New Business
  - A. Discussion – Future Land Use Map
- 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  
DECEMBER 4, 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 November 20, 2017 meeting were approved.

V. CORRESPONDENCE

- John P. Clapp – Lincoln Pines PUD Amendment

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. PUD Amendment – Lincoln Pines

Cousins opened the public hearing at 7:02pm.

Fedewa provided an overview through a memorandum dated November 30<sup>th</sup>.

The applicant, Michael McGraw of Eastbrook Homes, was present and available to answer questions:

- An outline was provided about the condominium market:
  - Condo market was weak in 2014, and only accounted for approximately 15% of the sales at Eastbrook Homes.
  - In 2016, the condominium sales at Eastbrook Homes increased to approximately 32%, and it is estimated that 2017, sales are even higher.

- In 2016, studies showed that 44% of the condo buyers are between the ages of 51-70.
- In 2017, studies show that 41% of the condo buyers are ages 52+.
- The condo market for the baby-boomer generation is expected to last an additional 7-10 years.
- There is a low inventory of condos in the real estate market, and the proposed PUD Amendment would serve a need.
- Condos make for a good neighbor because the association is responsible for most outdoor maintenance, which means lawns are always mowed, snow is shoveled, landscaping is healthy, etc.
- A letter was mailed to all property owners within Lincoln Pines, and those that are in the process of purchasing a lot to explain the PUD Amendment request. No concerns were raised.
- A presentation was provided to show the various options and amenities available within the condos and provided photographs.
  - Explained the optional floorplans that allow a bump-out, larger garage, etc. are reviewed on a case-by-case basis to ensure the remaining buildings will still follow the PUD requirements.
  - Color schemes are pre-selected to ensure the development is cohesive, but not “cookie-cutter.”

There being no further comments, Cousins closed the hearing at 7:14pm.

## VIII. OLD BUSINESS

### A. PUD Amendment – Lincoln Pines

The application was discussed by Commissioners and focused on:

- Reviewed the correspondence from John P. Clapp, and affirmed the future extension of Pine Bend Drive is still in place, which alleviates the concern.
- Inquired how the customization options to expand the footprint would impact the construction of future condos.
- Requested an explanation of how the color-schemes and various materials are incorporated to build a cohesive development.
- Upon request, Fedewa noted the proposed condos would fit within the same building envelope as the approved subdivision lots.
- Upon request, Fedewa noted there is not a noticeable net gain, or loss, of density because the condos will likely have fewer occupants than the single family dwellings because the buyer typically does not have children.

- Developer was encouraged to improve the Declaration of Restrictive Covenants, Master Deed, and Bylaws:
  - Relationship between the condos and subdivision is a bit confusing, particularly for subjects such as pets and dues to pay for maintenance.
  - Roads are public, and not private.
- Overall the Commission is pleased with the proposal.

**Motion** by Taylor, supported by Wilson, to recommend to the Township Board to **conditionally approve** the proposed PUD Amendment for Lincoln Pines to convert 27 subdivision lots to 53 condominium units. This motion is subject to, and incorporates, the following report. **Which motion carried unanimously.**

REPORT – LINCOLN PINES PUD AMENDMENT

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

The Project will consist of the existing 38 platted lots in phase 1, and in phases 2 and 3 will have an additional 61 platted lots and 53 condominium units. The Project as recommended for approval is shown on a final site plan (the “Final Site Plan”), last revised 11/20/2017 and is referred to as the “Documentation,” presently on file with the Township.

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

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

- D. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
  - E. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
  - F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
  - G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the Fire/Rescue Department.
  - H. All streets and driveways are developed in accordance with the OCRC specifications, as appropriate.
  - I. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.
  - J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures to reduce light pollution and preserve the rural character of the Township.
  - 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 Documentation conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
  - N. As appropriate, fencing will be installed around the boundaries of the development if deemed necessary to preventing trespassing or other adverse effects on adjacent lands.
  - O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
2. The Planning Commission finds the Project meets the intent for a PUD, as described in Section 17.01.3 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics as well as additional restrictions with the Developer, as described in this report, which the Township would not have been able to negotiate if the PUD Chapter of the Zoning Ordinance was not used.
  3. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance.
    - A. The Project will encourage the use of land in accordance with its natural character and adaptability;
    - B. The Project will promote the conservation of natural features and resources;
    - C. The Project will promote innovation in land use planning and development;
    - D. The Project will promote the enhancement of housing for the residents of the Township;
    - E. The Project will promote greater compatibility of design and better use between neighboring properties;

- F. The Project will promote more economical and efficient use of the land while providing a harmonious variety of housing choices; and
  - G. The Project will promote the preservation of open space.
4. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:
    - A. The Project meets the minimum size of five acres of contiguous land.
    - B. The Project contains two separate and distinct residential uses—single family, and attached condominiums.
    - C. The Project site has distinct physical characteristics which makes compliances with the strict requirements of the ordinance impractical.
    - D. The PUD design includes innovative development concepts that substantially forward the Intent and Objectives of Section 17.01, and permits an improved layout of land uses that could not otherwise be achieved under normal zoning.
  5. The Planning Commission also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance.
    - A. The stormwater management system for the Project and the drainage facilities will properly accommodate stormwater on the site, will prevent runoff to adjacent properties, and are consistent with the Township’s groundwater protection strategies.
    - B. The Project will not interfere with or unduly burden the water supply facilities, the sewage collection and disposal systems, or other public services such as school facilities, park and recreation facilities, etc.
    - C. Utility services within the Project shall be underground. This includes but is not limited to electricity, gas lines, telephone, cable television, public water and sanitary sewer.
    - D. The internal road system in the Project is designed to limit destruction of existing natural vegetation and to decrease the possibility of erosion.
    - E. Vehicular circulation, traffic and parking areas have been planned and located to minimize effects on occupants and users of the Project and to minimize hazards to adjacent properties and roadways.
    - F. Parking requirements for each use have been determined to be in accordance with Chapter 24 (Parking, Loading Space, and Signs).
    - G. Street lighting will be installed in the same manner as required under the Township’s Subdivision Control Ordinance.
    - H. Buildings in the Project have been sited to protect natural resources. Natural features such as natural grade, trees, vegetation, water bodies and others have been incorporated into the Documentation.
    - I. Landscaping, natural features, open space and other site amenities have been located in the Project to be convenient for occupants of, and visitors to, the PUD.
    - J. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.
    - K. The Project will not unduly interfere with the provision of adequate light or air, nor will it overcrowd land or cause an unreasonably severe concentration of population.
    - L. Exterior lighting within the Project complies with Chapter 20A for an LZ 2 zone.
    - M. Outside storage of materials shall be screened from view.
    - N. Signage is compliant with Section 24.13 of the Zoning Ordinance.

- O. The Project will not have a substantially detrimental effect upon or substantially impair the value of neighborhood property, as long as all of the standards and conditions of this approval of the Project are satisfied.
  - P. The Project is in compliance with all applicable Federal, State, County, and local laws and regulations. Any other permits for development that may be required by other agencies shall be available to the Township before construction is commenced.
  - Q. The Project satisfies the minimum open space of 20 percent required by the Zoning Ordinance.
  - R. The open space in the Project is large enough and properly dimensioned to contribute to the purpose and objectives of the PUD.
  - S. The open space in the Project consists of contiguous land area which is restricted to non-development uses.
  - T. The open space in the Project will remain under common ownership or control.
  - U. The Open space in the Project is set aside by means of conveyance that satisfies the requirements of Section 17.05.5.G of the Zoning Ordinance.
  - V. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.
6. The Planning Commission finds that the Project complies with the uses permitted for a residential planned unit development, as described in Section 17.07.2.A of the Zoning Ordinance—Single Family Dwellings.
7. The Planning Commission also finds the Project shall comply with the below additional conditions as well.
- A. Project shall comply with all the prior conditions of the prior PUD and plat approvals, to the extent relevant.
  - B. Project shall comply with all applicable federal, state, county, and Township laws and ordinances.
  - C. Project shall comply with the revisions required by the Township Attorney’s review of the declaration of covenants, the bylaws, and the master deed, all as noted in the November 14, 2017 email from the Township Attorney.
  - D. Developer shall execute a revised PUD agreement between the Township and the Developer.

IX. NEW BUSINESS

A. Housekeeping Duties

- i. Appointment of Officers
  - o **Without objection**, Cousins was nominated and reappointed as Chair.
  - o **Without objection**, Wilson was nominated and appointed as Vice Chair.
  - o **Without objection**, Wagenmaker was nominated and reappointed as Secretary.
- ii. 2018 Meeting Date Schedule

**Motion** by Wilson, supported by Chalifoux, to **approve** the 2018 Meeting Date Schedule, which includes canceling the January 2<sup>nd</sup> date.  
**Which motion carried unanimously.**

B. Presentation – Chair Cousins – Master Citizen Planner Certification

Cousins gave a 20-minute power point presentation titled “Planning Commission Meetings: Tips for Better Decisions.” The presentation touched on the following subjects:

- Commissioner Preparation (*e.g., review materials, site visit*)
- Prior to Start of Meeting (*e.g., acknowledge the public, welcome those you know*)
- Follow the Agenda (*e.g., keep a routine, declare conflicts of interest*)
- Inform Public of Participation Opportunities
- Commissioner Deliberation and Decisions (*e.g., direct questions & comments to Chair*)
- After the Meeting (*e.g., no more discussion on agenda items*)

X. REPORTS

A. Attorney Report – None

B. Staff Report

- The next Zoning Ordinance Update Committee meeting is tentatively scheduled for Thursday, January 11<sup>th</sup> @ 6pm in the Main Conference Room. Staff will send a reminder email out to the Planning Commission in case someone wants to attend.
  - May have to be rescheduled to January 4<sup>th</sup> depending on consultant’s schedule.
- The Zoning Ordinance Update Committee has requested the Planning Commission discuss the “double lot frontage” requirement for properties on main thoroughfares. That will be added as an agenda item at a future meeting.

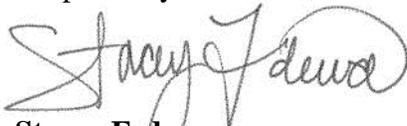
C. Other – None

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

**Without objection**, the meeting adjourned at 8:01 p.m.

Respectfully submitted,



**Stacey Fedewa**  
Acting Recording Secretary



GRAND HAVEN CHARTER TOWNSHIP

# Community Development Memo

DATE: January 8, 2018

TO: Planning Commission

FROM: Stacey Fedewa, Community Development Director  
Cassandra Hoisington, Assistant Zoning Administrator

RE: Special Land Use Application – Outdoor Pond @ 14766 Ammeraal Avenue

PROPERTY DETAILS			
Property Address	Parcel Number	Parcel Size	Application Type
14766 Ammeraal	70-03-36-303-002	1.02 Acres	Outdoor Pond
Existing Zoning	Existing Land Use	Existing Infrastructure	Existing Site Improvements
R-1	Single Family Residential	Paved Roadway Private Water Well Private Septic Tank	Single Family Dwelling 1 Accessory Building
Master-Planned Zoning	Surrounding Zoning & Land Uses		
	Direction	Zoning	Land Use
Medium Density Residential	N	R-1	Single Family
	S	R-1	Single Family
	E	R-1	Single Family
	W	N/A	Grand River

## BACKGROUND

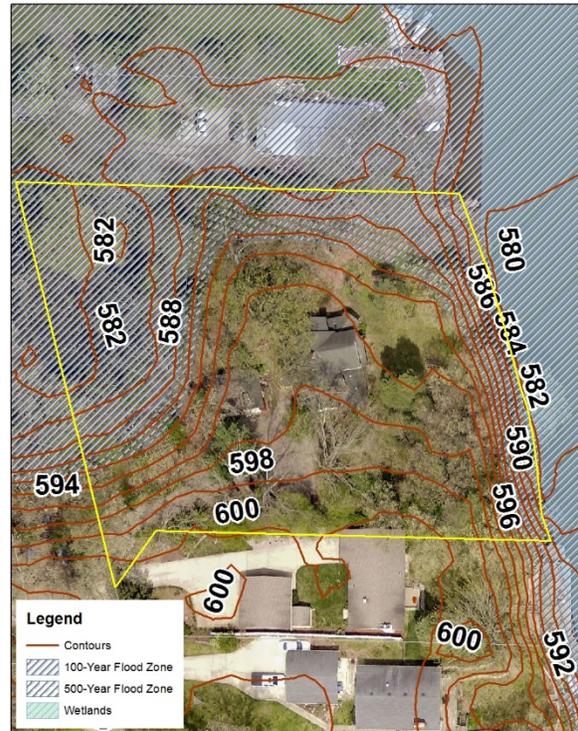
The property owner, Tom Pushaw, submitted a Special Land Use application to construct an Outdoor Pond at 14766 Ammeraal Avenue. The owner is also a builder and will doing the work himself. The subject property contains low laying land and floodplain and borders the Grand River. The applicant believes that the addition of a pond would enhance the appearance of his property and make the land more usable.

## PROJECT DETAILS

14766 Ammeraal Ave (70-03-36-303-002)

Specifics regarding the pond construction include:

- The approximate 9,000 sqft pond would be used for the owner's pleasure.
- The approximate dimensions of the pond are 85' x 105'.
- Proposed setback is compliant with requirements.
- The proposed pond would be within the 100-Year Flood Zone and may require a permit from the DEQ.
- 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 (R-1)	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	Pending
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 14766 Ammeraal 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 conditions:

1. Shall provide the Township with a copy of the Soil Erosion and Sedimentation Control permit prior to digging the pond.
2. Prior to construction the applicant must submit an MDEQ permit for the Outdoor Pond, or provide a Letter of No Authority if a permit is not required.

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. As appropriate, the Planning Commission has discretion to require 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.



GRAND HAVEN CHARTER TOWNSHIP  
**SPECIAL LAND USE APPLICATION**

**Fees**

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

**Applicant information**

Name TOM PUSHAW  
Phone 616.838.1372 Fax 616.850.8568  
Address 14766 AMMERAAL GRAND HAVEN MI 49417

**Owner information** (If different from applicant)

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

**Property information**

Address/Location 14766 AMMERAAL DR GH  
Parcel # 700336303002  
Property size (acres) 1+  
Current Zoning \_\_\_\_\_ Master-Planned Zoning \_\_\_\_\_

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

Construct a pond approx. 85 x 105'

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

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

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

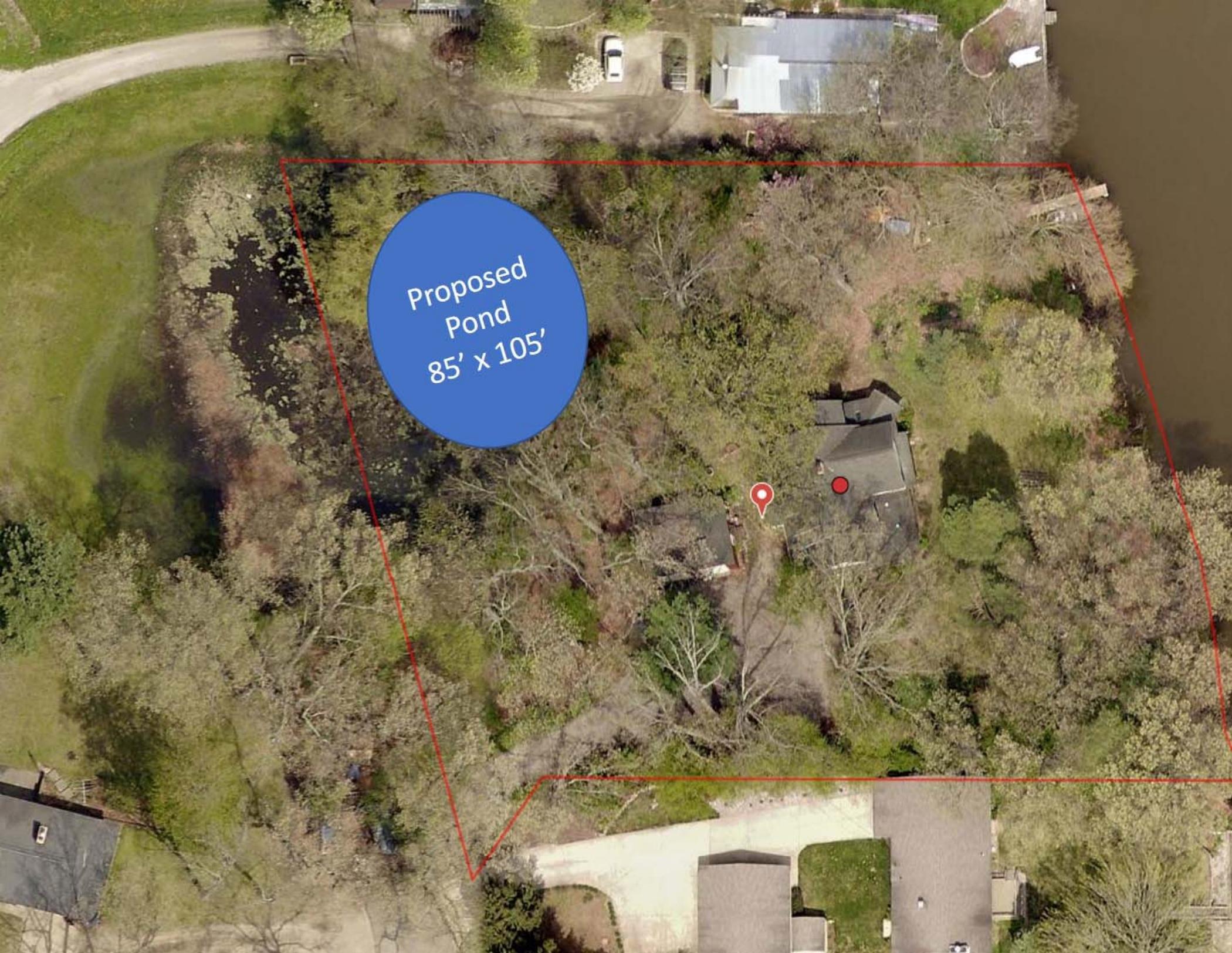
Tom Pushaw  
Signature of applicant

11-19-17  
Date

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



Proposed  
Pond  
85' x 105'





# Community Development Memo

DATE: January 11, 2018  
TO: Planning Commission  
FROM: Stacey Fedewa, Community Development Director  
RE: Discussion – Future Land Use Map

## BACKGROUND

In April 2016, the Township adopted a new Resilient Master Plan, which included a new Future Land Use (FLU) Map. The Michigan Planning Enabling Act (MPEA) requires a municipality to review master plans and their associated future land use maps every 5-years. Thus, the Township is not obligated to review until 2021.

Since its adoption, there have been numerous inquiries to revise the FLU Map. In response, the Planning Commission Chair requested that staff prepare information for discussion purposes. This discussion will enable the Commission to determine whether the Map should be reopened for revisions, or if it should remain as-is.

## MPEA NEED-TO-KNOW INFO

If the Township chooses to reopen the Map for revisions it has strict statutory requirements, which are identified below. It is important to note, that even though specific properties prompted this discussion if the Map is reopened it is done so for the entire Township and not for these specific properties. Meaning, any property owner can request the Township consider amending the map.

1. Mail a Notice of Intent to the following recipients requesting their cooperation and comments.
  - a. All municipalities sharing a border with the Township
  - b. County planning commission
  - c. Regional planning commission
  - d. Each public utility company

- e. Each railroad company
- f. Each public transportation system
2. After preparing the proposed Map the Commission shall submit it to the Board for review and comment, and formal approval to distribute the Map.
3. If approved for distribution, another letter must be mailed to the recipients identified in #1, which will direct them to the proposed Map online where they can review and comment.
4. Within 42-days of sending the notice the public and recipients have the ability to provide comments.
5. Schedule a formal public hearing at least 15 days prior to the Planning Commission meeting.
  - o Notices must be sent to all recipients identified in #1.
6. The Planning Commission must approve the proposed Map by a 2/3 vote and adopt a resolution.
7. Lastly, the Township Board will have to formally approve the proposed Map.

If the Planning Commission chooses to reopen the Map on January 16<sup>th</sup> it would take **about 120-days to complete the entire process**, or mid-May.

## DISCUSSION TOPICS

Per the Chair's request, staff compiled information related to:

- Recommended infrastructure for each zoning district.
- Properties zoned Commercial that are master-plan as Agricultural Preservation. Particularly those along US-31 within the Overlay Zone.
- Properties zoned Rural Residential that are located on gravel roads. The Statement of Purpose for this district indicates these properties should be located on a paved road.

To assist with the discussion, staff has provided the following documents to use as a reference:

- Statements of Purpose for each zoning district
- Zoning Map
- Future Land Use Map
- Existing Land Use Map
- Municipal Water Map
- Sanitary Sewer Map
- Paved vs. Gravel Roads Map

## Recommended Infrastructure for Districts

District	Paved Road	Municipal Water	Sanitary Sewer	Natural Gas
AG	-	-	-	-
RP	-	-	-	-
RR	X	If available	-	If available
LDR	X	X	If available	X
R-1	X	X	If available	X
R-2	X	X	If available	X
R-3	X	X	X	X
R-3.5	X	X	X	X
R-4	X	X	X	X
R-5	X	X	X	X
SP	X	X	X	X
C-1	X	X	X	X
I-1	X	X	X	X
I-1A	X	X	X	X

## C-1 Master-Planned for Ag Preservation

There are 4 parcels that are current zoned Commercial, but are master-planned for Agricultural Preservation, which are identified below.

Parcel No.	Property Address	Property Owner	Existing Use	Road Type	Water or Sewer
70-07-26-100-024	15693 Winans	William Brolick	Vacant school house	Paved	N/A
70-07-26-300-006	15700 Winans	Winans Development LLC	Landscaping business, including equipment storage	Paved	N/A
70-07-35-200-015	10300 US-31	Mills Realty LLC	Antique store	Paved	N/A
70-07-35-400-003	9974 US-31	Reenders Blueberry Farms	Appears to be Ag storage; formerly firework store	Paved	N/A

Although these are currently being used commercially, they do not have access to public utilities. The Statement of Purpose for the commercial district indicates these sites should be supported by municipal water supply and sanitary sewer.

## RR Properties on Gravel Road

In total, there are 189 parcels that are zoned RR, but located on a gravel road. The Statement of Purpose for this district indicates these sites should be supported by paved roads.

The statistics of these 189 parcels are:

- 6 lots are legally nonconforming in size (*i.e.*, < 45,000 sqft)
- Smallest lot = 0.25-acres
- Largest lot = 73.49-acres
- Average lot = 4.43-acres
- Median lot = 2.64-acres
- Current use:
  - 2 are unimproved agricultural lots (*used agriculturally, without structures*)
  - 42 are unimproved residential lots (*used residentially, without structures*)
  - 145 are improved residential lots (*used residentially, with a dwelling*)

However, it is not practical to pave a significant number of public and private roads to align current zoning with current infrastructure. Rather, **staff recommends a text amendment to the Statement of Purpose that would indicate an RR parcel should be located on a paved road, if available.**

## IMPACT ON THE ZONING ORDINANCE

There are three topics, which will impact the Planning Commission's decision on how to move forward with the Future Land Use Map.

1. Zoning Districts will be consolidated. Certain districts are underutilized and will likely be eliminated in the new ordinance. The few properties within these districts will have to be rezoned, which will likely result in the need to amend the Future Land Use Map to be consistent.
  - For example, the Service Professional district is likely to become the C-1 district and we will add a C-2 district. That means the Office/Service designation on the Future Land Use Map will need to be changed.
2. While drafting this memo, staff recognized that we may want to amend some of the minimum design requirements for the rural zoning districts (*i.e.*, AG, RP, RR, LDR). The consultant will be preparing some documentation for the Zoning Ordinance Update Committee to review at a future meeting. In essence, staff believes the minimum lot sizes for the following districts should be adjusted:
  - RR = increase to 5-acre minimum
  - LDR = increase to 1-acre minimum

RP, RR, and LDR are intended to be gradual buffer districts between agriculture and medium density residential. There is a wide gap between the RP minimum of 10-acres, and the current RR minimum of 45,000 sqft. This results in several implications:

- For these rural areas, the Future Land Use Map only has two correlating designations—Ag Preservation and Rural Residential. While RR is intended to be a buffer zone it can result in 45,000 sqft lots, which are too small to act as an effective buffer.
    - This is one of the reasons so many properties are master-planned as Ag Preservation rather than RR.
  - If the minimum size for RR was 5-acres it is likely that more parcels on the Map could be master-planned as RR rather than Ag Preservation. This would provide confidence that dense developments would not be able to occur in the rural areas that are not ripe for medium density.
  - LDR would then take the place of RR with a minimum size of 1-acre, which would round-out the **rural districts with sizes of 20-, 10-, 5-, and 1-acre lots**. Staff believes this aligns with the development trends of the Township and should improve the Map going forward.
3. More consideration will be given to specific land uses, and what infrastructure is truly needed to operate that business. For example, an excavating business, storage yard, or landscaping company do not need to be connected to public water or sewer to function. Considering the lack of available industrial land, it seems counterintuitive to require these uses to locate on the scarce amount of industrial land with public utilities if they're not needed. Particularly, when these properties could be used to their fullest potential with a true industrial-related use.
- Staff anticipates this will be addressed in the new ordinance. If this occurs, then future reviews of the Map will be conducted through a different lens that focuses more on use rather than zoning district as it relates to infrastructure.
  - In other words, infrastructure was a defining characteristic when the current Map was created. When reviewing through another lens it is possible that other locations may be master-planned for the use as it relates to the need for infrastructure; rather than master-planning areas based on infrastructure and requiring the use to fit within a defined box.

## STAFF RECOMMENDATION

Staff recommends the Planning Commission **postpone any revisions to the Future Land Use Map** at this time. It is likely the Map will need to be revised after the new zoning ordinance is adopted, so it may behoove the Commission to delay any action until later this year. This would prevent the Township from repeating this long, and expensive, process twice within the same year.



GRAND HAVEN CHARTER TOWNSHIP

# Community Development Memo

DATE: January 11, 2018  
TO: Planning Commission  
FROM: Stacey Fedewa, Community Development Director  
RE: Zoning District Statements of Purpose

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## STATEMENTS OF PURPOSE

### **15.0400 SECTION 4.01 STATEMENT OF PURPOSE (AG)**

The AG Agricultural District is designed for those open areas of the Township where farming, dairying, forestry operations and other rural type activities exist and should be preserved or encouraged. Large vacant areas, fallow land and wooded areas may also be included. Although the demand for other uses in these districts may ultimately outweigh their use as zoned, any such zoning changes should be made cautiously with the realization that adequate food supply is essential to the health and welfare of the Township, County, State, and Nation. This district is not intended to be used for residential housing; although some residential housing is allowed, it is permitted when subordinate to some other agricultural use which is being conducted on the parcel or lot.

### **15.0501 SECTION 5.01 STATEMENT OF PURPOSE (RP)**

The purpose of the RP Rural Preserve District is to provide an intermediate district between the AG Agriculture District and the other residential districts established under the Zoning Ordinance. It is intended to provide opportunities for development of large lots or parcels with residential uses and related accessory uses, where the lot or parcel is supported only by minimal infrastructure features, such as unpaved roads. It is intended to be a low density type of use, on which minimal residential development is permitted because of proximity to agricultural uses and practices, and because of the lack of infrastructure such as municipal water and sewer. This district is not intended to encourage or to provide an opportunity for the development of productive agricultural land, even if such productive agricultural land is underutilized; rather, it is intended to provide a district in which large parcels which are unsuitable for agricultural uses may be provided with appropriate uses that are based on the limited infrastructure available to such parcels.

**15.0601 SECTION 6.01 STATEMENT OF PURPOSE (RR)**

The Rural Residential Districts are designed to be those semi-open areas of the Township where the conduct of agriculture and other rural-type activities may co-exist with large-tract residential housing and residentially related facilities with the realization that adequate open and semi-open areas are essential to the health and welfare of the Township. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, and, if available, natural gas and municipal water.

**15.0701 SECTION 7.01 STATEMENT OF PURPOSE (LDR)**

The Low Density Residential (sometimes referred to as "LDR") districts are designed to support the new residential development as a transition between large areas of developed rural residential properties and future medium density residential development. Properties in this classification may require a higher level of services than properties classified in the rural residential districts. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water and, if available, sanitary sewer.

**15.0801 SECTION 8.01 STATEMENT OF PURPOSE (R-1)**

The R-1 Single Family Residential District is designed to be a very restrictive residential district to encourage an environment of low-density single-family dwellings, with other residentially related facilities and activities primarily of serve to the residents in the area. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and, if available, sanitary sewer.

**15.0901 SECTION 9.01 STATEMENT OF PURPOSE (R-2)**

The R-2 Single Family Residential District is designed to be a restrictive residential district to encourage an environment of predominately low-density single-family dwellings, together with a minimum of other residentially related facilities and activities to serve the residents in the Township. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and, if available, sanitary sewer.

**15.1001 SECTION 10.01 STATEMENT OF PURPOSE (R-3)**

The R-3 Residential District is designed to permit a greater density of residential development than that provided in the R-1 and R-2 Single-Family Residential Districts, together with other residentially related facilities which serve the residents of the area. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and sanitary sewer.

**15.1101 SECTION 11.01 STATEMENT OF PURPOSE (R-3.5)**

The R-3.5 Restricted Multiple-Family Residential District is designed to permit multiple-family residential use of varying density, with the degree of density being determined by the nature of adjacent districts, together with other residentially related facilities designated to serve the inhabitants of the area. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and sanitary sewer.

**15.1201 SECTION 12.01 STATEMENT OF PURPOSE (R-4)**

R-4 Multiple-Family Residential Districts are designed to permit the greatest density of residential uses allowed within the Township, together with other residentially related facilities designed to serve the inhabitants of the area. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and sanitary sewer.

**15.1401 SECTION 14.01 STATEMENT OF PURPOSE (SP)**

The SP Service/Professional Districts are designed to accommodate uses such as offices, banks, and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

**15.1501 SECTION 15.01 STATEMENT OF PURPOSE (C-1)**

This district is designed to provide retail sales and commercial service uses catering to the general public as distinguished from industrial business customers. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

**15.1601 SECTION 16.01 STATEMENT OF PURPOSE (I-1)**

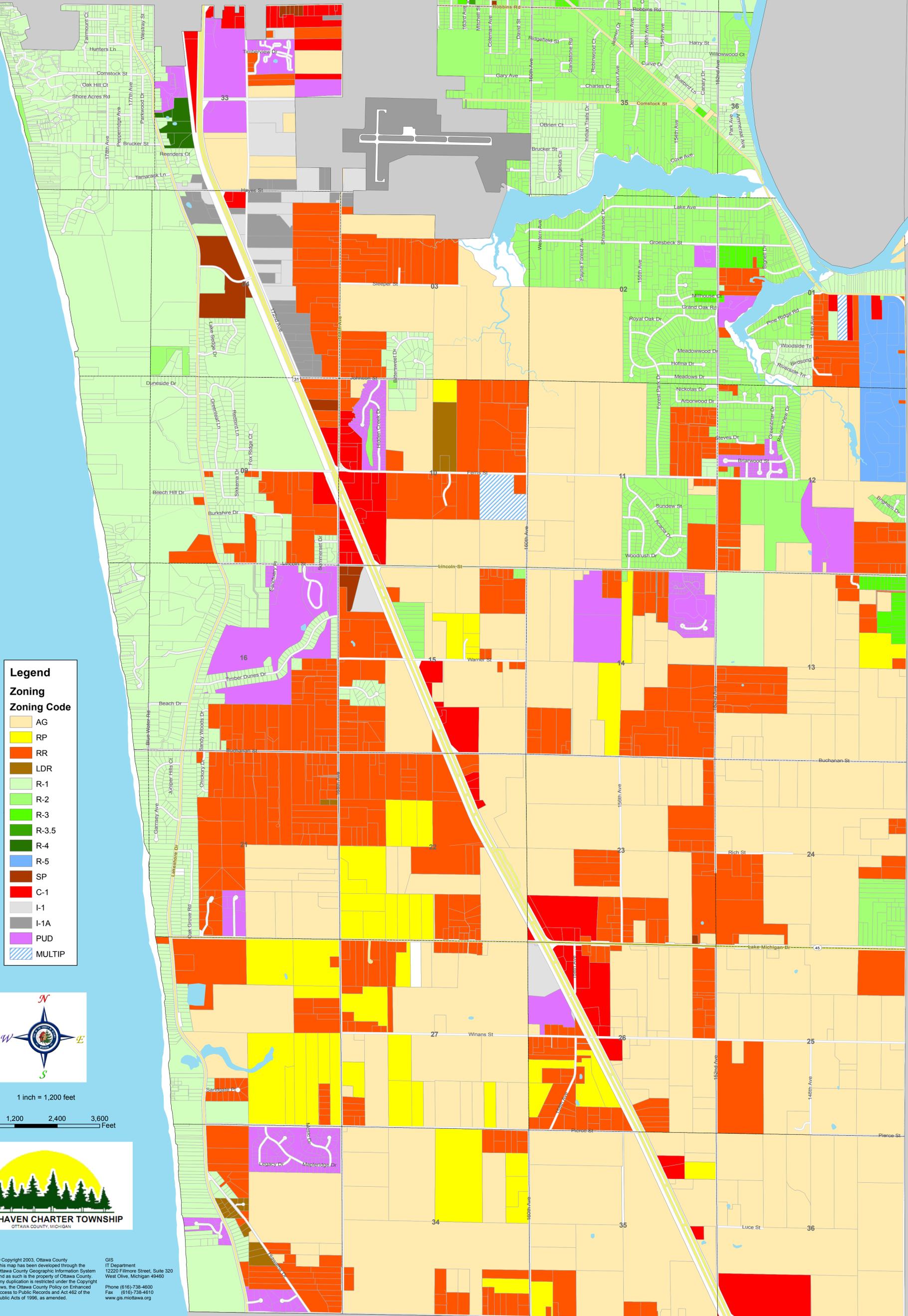
This district is designed for manufacturing, assembling, and fabricating businesses and commercial activities which cause a minimum of adverse effect beyond the boundaries of the site upon which they are located. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

**15.16A1 SECTION 16A.1 STATEMENT OF PURPOSE (I-1A)**

Because of its highly visible location adjacent to the U.S. 31 corridor, this gateway district primarily accommodates employment uses, including manufacturing, assembling and fabricating businesses, which have limited adverse effects on surrounding lands. Other allowed uses include service commercial businesses, athletic facilities, such as indoor sports academies and training centers, and vehicle servicing. Limited retail activities that are directly related to and in support of a primary use are also allowed. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

# Grand Haven Charter Township

## Zoning Map 01-19-2015



**Legend**

**Zoning**

**Zoning Code**

AG
RP
RR
LDR
R-1
R-2
R-3
R-3.5
R-4
R-5
SP
C-1
I-1
I-1A
PUD
MULTIP



1 inch = 1,200 feet



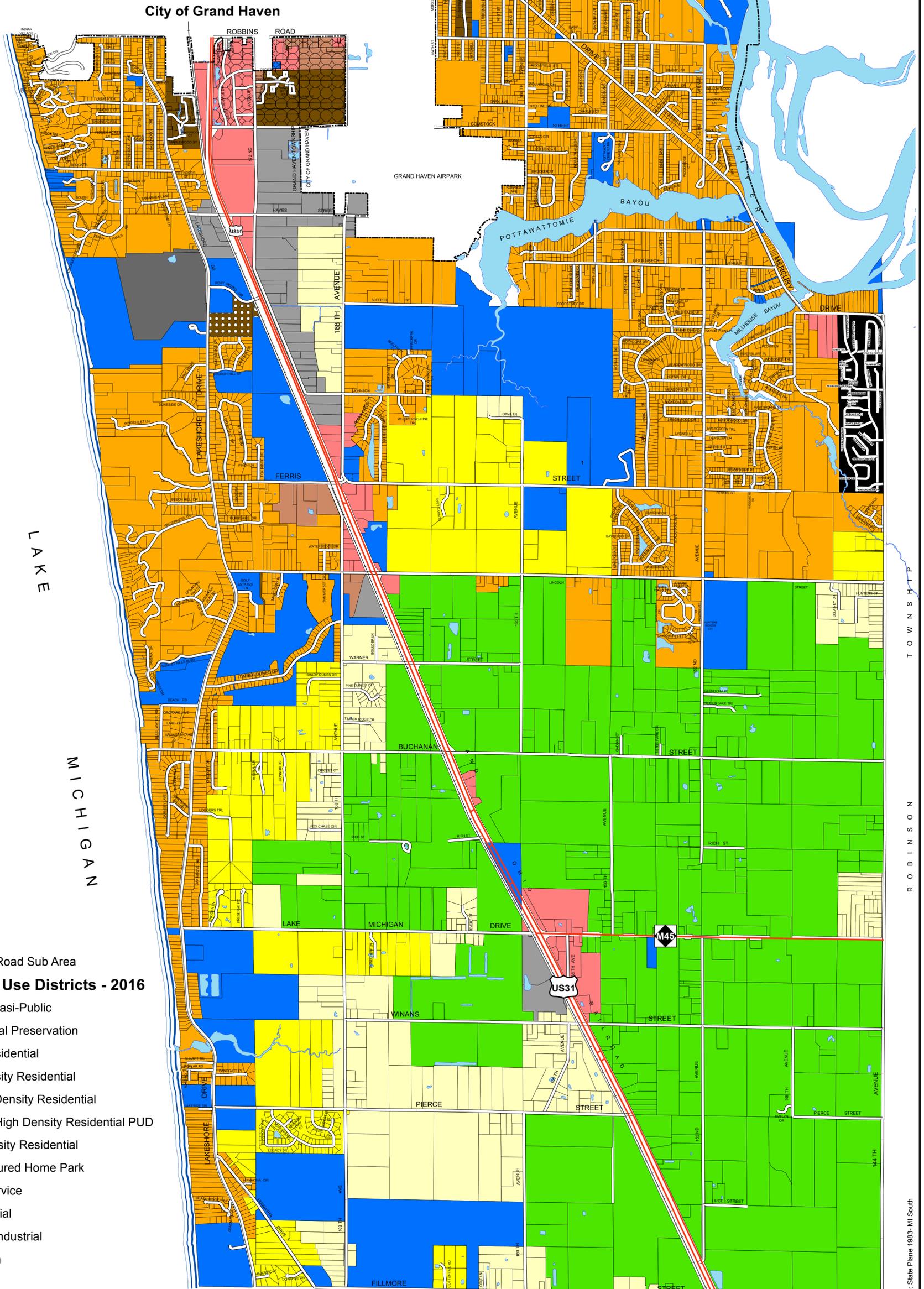
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 Public Acts of 1996, as amended.

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GRAND HAVEN CHARTER TOWNSHIP

# FUTURE LAND USE MAP Adopted 4/25/2016

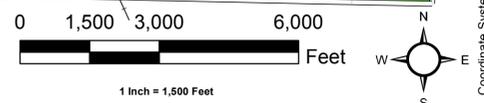


### Legend

-  Robbins Road Sub Area
- Future Land Use Districts - 2016**
-  Public/Quasi-Public
-  Agricultural Preservation
-  Rural Residential
-  Low Density Residential
-  Medium Density Residential
-  Medium-High Density Residential PUD
-  High Density Residential
-  Manufactured Home Park
-  Office/Service
-  Commercial
-  General Industrial
-  Extraction

Sources:  
Grand Haven Township Community Development Dept.  
Ottawa County GIS

Note: Data is subject to change. GHT does not guarantee the accuracy of this map.



Coordinate System: State Plane 1983- MI South



# Grand Haven Charter Township Existing Land Use Map #8.1

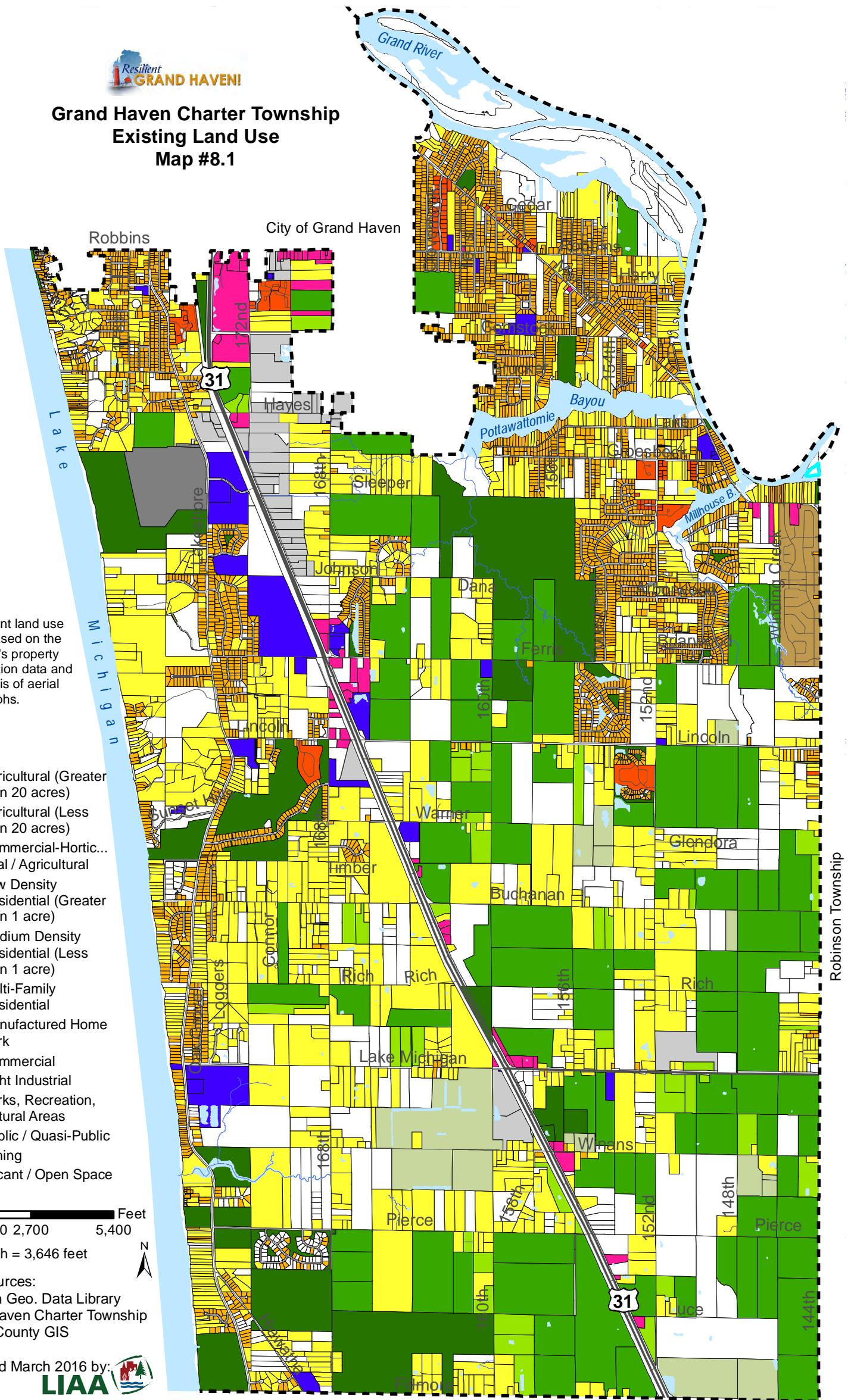
The current land use map is based on the Township's property classification data and an analysis of aerial photographs.

-  Agricultural (Greater than 20 acres)
-  Agricultural (Less than 20 acres)
-  Commercial-Horticultural / Agricultural
-  Low Density Residential (Greater than 1 acre)
-  Medium Density Residential (Less than 1 acre)
-  Multi-Family Residential
-  Manufactured Home Park
-  Commercial
-  Light Industrial
-  Parks, Recreation, Natural Areas
-  Public / Quasi-Public
-  Mining
-  Vacant / Open Space

0 1,350 2,700 5,400 Feet  
1 inch = 3,646 feet

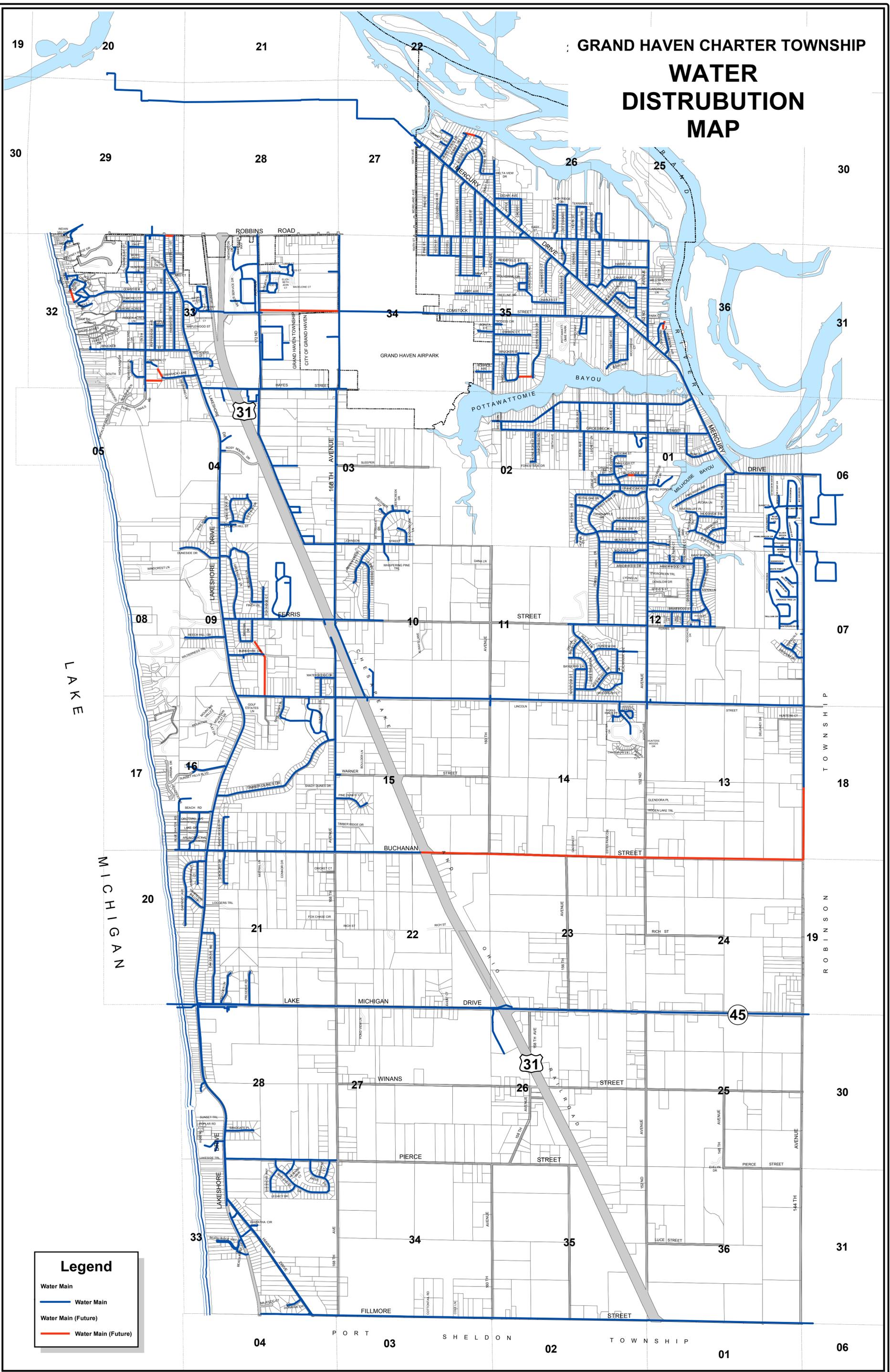
Data Sources:  
Michigan Geo. Data Library  
Grand Haven Charter Township  
Ottawa County GIS

Prepared March 2016 by:  

Port Sheldon Township

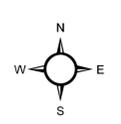
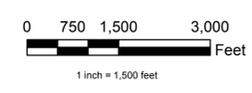
# GRAND HAVEN CHARTER TOWNSHIP WATER DISTRIBUTION MAP



**Legend**

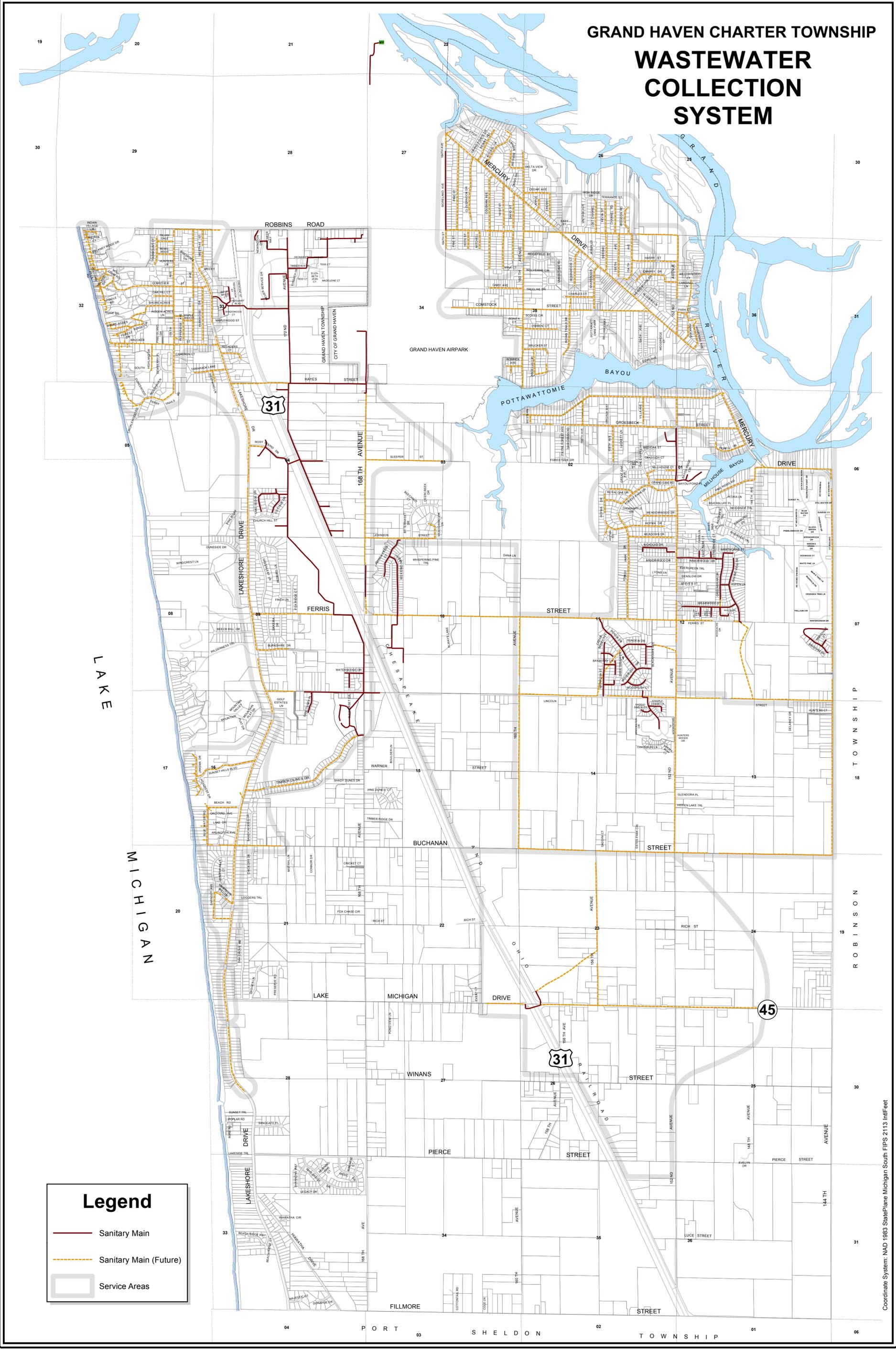
- Water Main
- Water Main (Future)
- Water Main (Future)

Sources:  
Grand Haven Township Community Development Dept.  
Ottawa County GIS - 2014  
Revision Date: 3/13/2014 5:20:19 PM  
Document Path: G:\GH\_GIS\Maps\Printable Maps\Water Distribution\_D Size.mxd  
Note: Data is subject to change. GHT does not guarantee the accuracy of this map.



Coordinate System: NAD 1983 StatePlane Michigan South FIPS 2113 Int'l Feet

# GRAND HAVEN CHARTER TOWNSHIP WASTEWATER COLLECTION SYSTEM



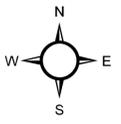
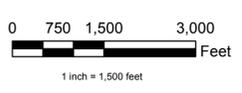
**Legend**

- Sanitary Main
- Sanitary Main (Future)
- Service Areas

Sources:  
 Grand Haven Township Community Development Dept.  
 Ottawa County GIS - 2014  
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 Printed: 12/5/2014  
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 Note: Data is subject to change. GHT does not guarantee the accuracy of this map.



GRAND HAVEN CHARTER TOWNSHIP



Coordinate System: NAD 1983 StatePlane Michigan South FIPS 2113 Int/Feet

# Grand Haven Township Unpaved Roads 2015

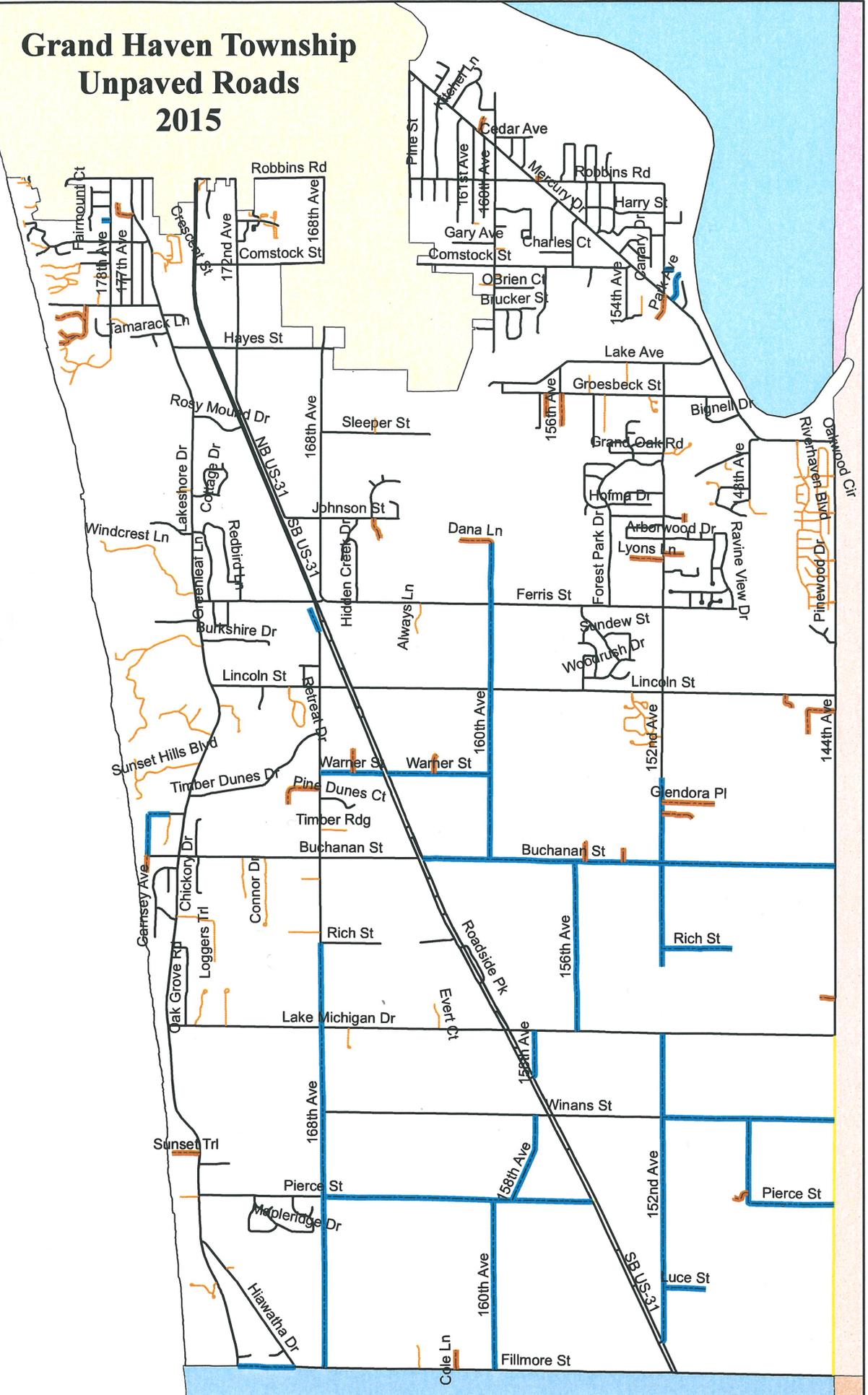
## Local Unpaved Roads

Name	Miles
148th Ave	0.50
152nd Ave	2.86
156th Ave	1.01
158th Ave	0.99
160th Ave	2.77
168th Ave	2.58
Beach Rd	0.10
Blue Water Rd	0.25
Buchanan St	2.48
Fillmore St	0.34
Hunters Ln	0.06
Luce St	0.33
Park Ave	0.11
Park Ct	0.07
Pierce St	2.08
Rich St	0.26
Warner St	1.01
Winans St	1.01
<b>Total</b>	<b>18.81</b>

## Private Unpaved Roads

Name	Miles
152nd Ave	0.15
156th Ave	0.19
Antionette Ct	0.09
Birchtree Ln	0.15
Blue Water Trl	0.10
Boulder Ln	0.14
Cole Ln	0.12
Dana Ln	0.20
Delainey Dr	0.10
Easy St	0.03
Estes Park Cir	0.08
Evelyne Dr	0.10
Evergreen Trl	0.12
Fawn Ln	0.05
Gaddini Ct	0.12
Glendora Pl	0.31
Hidden Lake Trl	0.19
Hunters Ct	0.31
Lake Breeze Ln	0.12
Lyons Ln	0.20
Saw Grass Rd	0.14
Shady Dunes	0.27
South Highland Dr	0.69
Sunset Trl	0.17
Timmy Dr	0.10
Whispering Pines	0.13
<b>Total</b>	<b>4.37</b>

Legend	
	Private Unpaved Roads
	Local Unpaved Roads
	Local Paved
	Local Unpaved
	Private, Paved



# Review of Parcels Zoned Commercial and Master-Planned Agricultural



# Review of Rural Residential (RR) Parcels Located on Gravel Roads

