AGENDA

Grand Haven Charter Township Planning Commission
Monday, March 19, 2018 – 7:00 p.m.

I. Call to Order

II. Roll Call

III. Pledge to the Flag

IV. Approval of the February 13, 2018 Joint Meeting Minutes with the City of Grand Haven, and the February 19, 2018 Meeting Minutes

V. Correspondence

VI. Brief Public Comments & Questions (Limited to 3 minutes)

VII. Public Hearing
   A. Rezoning – AG to RR – Lokker

VIII. Old Business
   A. Rezoning – AG to RR – Lokker

IX. New Business
   A. Pre-Application Presentation – Bos Residential PUD – River Watch

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
JOINT PLANNING COMMISSION MEETING WITH
GRAND HAVEN CHARTER TOWNSHIP AND
CITY OF GRAND HAVEN
FEBRUARY 13, 2018

I. CALL TO ORDER

Von Tom called the meeting of the Joint Planning Commission to order at 6:00 p.m.

II. ROLL CALL

City Members present:	Von Tom, Dieters, Dora, Ellingboe, Cummins, and Skodack
City Members absent:	Cramer, Crum, and Runschke
Twp Members present:	Cousins, Taylor, LaMourie, Wagenmaker, and Chalifoux
Twp Members absent:	Kieft, Wilson, Reenders, and Hesselsweet
Also present:	City Community Development Manager Howland, Township Community Development Director Fedewa, and Township Assistant Zoning Administrator Hoisington

Without objection, Von Tom instructed Fedewa to record the minutes.

III. PUBLIC COMMENTS – None

IV. NEW BUSINESS

A. Presentation & Discussion – Robbins Centre Pointe – Commercial PUD

Engineer Justin Longstreth, Architect Jim Ramey, and Developers Bill Bowling and Bill Mast, were present and available to answer questions.

Discussion points between all parties included:

- Engineer Longsteth provided an overview of the proposed development.
- Goal of beginning earthwork and construction in April, with completion of first building by year-end.
    - All underground infrastructure and asphalt will be completed this year.
    - Multi-tenant retail building is likely to house 12 tenants, but possible that some may acquire second suite for double occupancy, so the number may change.
        - Building will have rear entrances with landscaping.
        - Drive-thru along rear wall is for marketing purposes, and may, or may not be constructed.
    - All site lighting will be downcast and sharp cutoff.
    - Remaining buildings will be developed based on market demands, but are actively pursuing tenants.
- Anticipated review and approval process is as follows:

- 2/19/18 – public hearing with Township Planning Commission
- 3/12/18 – public hearing with Township Board + first reading of rezoning
- 3/26/18 – formal approval with Township Board + second reading of rezoning

- The traffic study has conclusions identified for the project site and for the adjacent roads.
  - Project site – dedicated right-turn/deceleration lane for main entrance on Robbins Road. Along with a full access three-lane entrance.
  - Adjacent roads – signal timing adjustments, and additional right turn lane onto NB US-31.
    - Prelim and final traffic study have differentiation on this turning lane. Prelim says a through-lane and two right-turn lanes are needed. The final says a through/right-turn lane plus one dedicated right-turn lane would suffice.
      - MDOT has indicated they will not revise signal timing or begin conversations about adjusting lanes until the area is fully built out and actual traffic count data warrants the improvements. Further, it appears they will no longer permit combined through/right-turn lanes.
- Proposing 4 curb cuts, rather than the current conditions of one continuous curb cut.
- Will revise truck circulation plan to include ingress/egress movements.
  - Robbins Road and 172nd Avenue are both dedicated truck routes and can support the weight of heavy truck traffic.
- Driveway alignment with Walgreens to the north has raised concerns. The developer offers the following comments:
  - Alignment would result in a non-viable building site where a restaurant is currently proposed. It would be a "dead area."
  - Must balance construction with maintaining access to Pizza Hut until they move into the new suite, and also have the main entrance built and ready for use at the same time.
    - Alignment with Walgreens would cause the main entrance to be mere feet from the Pizza Hut entrance, which is problematic for a myriad of reasons.
  - According to the traffic study the majority of traffic will be traveling eastbound and making a right-in turn movement.
  - Current location of the main entrance provide good sight lines to each business giving them all visibility from the main roads, which is a key marketing tool.
  - It is difficult to align driveways to the north side of the road because there are nonconforming curb cuts in existence.
  - The City Planning Commission offered the suggestion of providing a right-in/right-out entrance on Robbins Road to prevent left-in/turn conflicts.

    - A Township Planning Commissioner expressed concern over the placement. Wants to protect the recommendation in the corridor plan for alignment. Understands the struggles for the developer but believes the site is a clean-slate and alignment should be provided and this is the opportunity to enforce that recommendation.
    - The City Planner indicated the site plan needs to be revised to show the new entrance design, which will enable them to review the proposal and find a compromise.
- Numerous attempts were made to realign Whittaker Way with DeSpelder Street, which is a main goal of the Robbins Road Corridor Plan.
    - Developer made numerous offers to the adjacent property owner, but could not find common ground.
    - Township and City staff met with the adjacent property owner as well and attempted to find common ground, but were also unsuccessful.
- A brief review of the proposed 425 Agreement was provided.
- An easement/cross-connection needs to be provided to the adjacent property to the west.
- Snow management during winter will be provided in the green space areas that would be used for stormwater disposition and landscaping during the other seasons.
- Sidewalk with street trees that meet City requirements are being provided.
- City requests that bike racks be added, and it was suggested that dog tie-ups be included too.

B. <u>Presentation & Discussion – Apartments at Robbins Road – Mixed Use PUD</u>

Engineer John Walsh, and Developers Ben Robbins and Terry Nash were present and available to answer questions.

Discussion points between all parties included:

- Engineer Walsh provided an overview of the proposed development.
- Estimated rental prices are $800 - $1,100 per month.
- Only one entrance is identified, which could be problematic for a number of reasons including accidents, emergencies, and convenience.
- Additional entrances were recommended including a connection to the western retail property.
- It was noted the two commercial lots (*noted as A-1 and A-2 on the site plan*) are not part of the PUD application and would be developed independently.
    - The curb cut shown for these lots is currently existing, and is intended to be used for the future development of these lots.

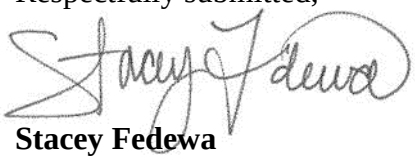
- Request that sidewalks be provided to the apartment complex to the south, and along Robbins Road with a connection to the nearby school.
    - Sidewalk extension in that area is a goal of the Township as well, and are currently working towards implementation.
- It was noted a 425 Agreement is not desirable for this project. That would cause the project to be taxed at the City's millage rate, and that additional cost would likely be passed along to the tenants via increased rental rates. If the intention is for this site to provide affordable rental rates, then a 425 Agreement is not recommended.
- May be issues with driveway placement as they relate to the traffic study and City access management standards.

V. EXTENDED PUBLIC COMMENTS – None

VI. ADJOURNMENT

Without objection, the meeting adjourned at 6:58 pm.

Respectfully submitted,



Stacey Fedewa
Acting Recording Secretary

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
FEBRUARY 19, 2018

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Wilson, LaMourie, Taylor, Chalifoux, Hesselsweet and Wagenmaker
Members absent: Kieft, Cousins, and Reenders
Also present: Community Development Director Fedewa, Attorney Bultje, and Assistant Zoning Administrator Hoisington

Without objection, Wilson instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the February 5, 2018 meeting were approved.

V. CORRESPONDENCE

- Crockery Township – Notice of Intent to Create Sub-Area Plan for SW Quadrant

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. PUD – Commercial – Robbins Centre Pointe

Wilson opened the public hearing at 7:04pm.

Fedewa provided an overview through a memorandum dated February 16th.

The project engineer Justin Longstreth, architect Jim Ramey, and developers Bill Bowling and Keith Walker were present and available to answer questions:

- Explained revisions to site plan to comply with the comments received from the traffic study, the February 5th planning commission discussion, the February 13th joint planning commission meeting, and the February 16th meeting with township and city staff regarding the driveway placement.
- Concern was raised about the number of parking spaces if multiple food service businesses would be tenants:
    - Pizza Hut's franchising now has buildings 1/3 of their typical size, so the focus is no longer on dine-in.
    - Not a "food heavy" development site

- Explanation of proposal to relocate the entrance to Whittaker Way and the coordination that will be needed with Health Pointe and Meijer.

There being no further comments, Wilson closed the public hearing at 7:20pm.

VIII. OLD BUSINESS

A. PUD – Commercial – Robbins Centre Pointe

The application was discussed by the Commissioners and focused on:

- Concerns were raised again regarding the proposed location of the main entrance on Robbins Road and how it aligns with Walgreens.
- Concern was raised about stacking and vehicle storage at the main entrance because there is not enough throat depth.
- Results of traffic study were reviewed.
- Right-in/right-out option was discussed, which would include the installation of a "pork chop" curb to prevent left-in turn movements.
    - Others expressed this is not a desirable option because there are no other locations to make a left-turn onto westbound Robbins Road along the segment between US-31 and 172nd Avenue.

Motion by Taylor, supported by Wagenmaker, to recommend the Township Board **conditionally approve** the Robbins Centre Pointe PUD application. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Joint Robbins Road Corridor Plan. The motion is subject to, and incorporates, the following report concerning the Planned Unit Development, including conditions of approval. **Which motion carried**, with LaMourie voting in opposition because of access management, and indicated by the following roll call vote:

Ayes: Taylor, Wagenmaker, Wilson, Chalifoux, Hesselsweet
Nayes: LaMourie
Absent: Cousins, Kieft, Reenders

REPORT – ROBBINS CENTRE POINTE PUD

Pursuant to the provisions of the Grand Haven Charter Township (the "Township") Zoning Ordinance (the "Zoning Ordinance"), the following report of the Grand Haven Charter Township Planning Commission (the "Planning Commission") concerning an application by Robbins Centre Pointe, which is comprised of Robbins Road Real Estate LLC and Bowling Family Investment LLC (the "Developers") for approval of a Planned Unit Development (the "Project" or the "PUD").

The Project will consist of six commercial buildings. The first phase being the existing gas station, which was approved via a Special Land Use application on 4/17/2017, and is hereby being incorporated into the Project. The second phase will be a 14,675 square foot multi-tenant retail building (denoted as "Building S" on the Project plans). The future phases will include four additional retail buildings, one of which could be a restaurant. These future phases are to be constructed as market demands.

The Project as recommended for approval is shown on a final site plan, last revised 2/16/2018 (the "Final Site Plan"), final civil plans, last revised 1/18/2018 (the "Final Civil Plans"), and final architectural plans, last revised 1/24/2018 (the "Final Architectural Plans"); collectively 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 decision, and the Planning Commission's decision that the Robbins Centre Pointe PUD be approved as outlined in this motion. The Developers shall comply with all of the Documentation submitted to the Township for this Project. In recommending the approval of the proposed PUD application, the Planning Commission makes the following findings pursuant to Section 17.04.3 of the Zoning Ordinance:

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Board 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 Documentation 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 and City of Grand Haven 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 Documentation conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.

O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

2. The Planning Commission finds that 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 will be 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 be able to negotiate if the PUD Chapter of the Zoning Ordinance was not used.

3. Section 17.01.5, Section 17.02.1.B.1-4 of the Zoning Ordinance, as well as Section 503 of the Michigan Zoning Enabling Act, allow for departures from Zoning Ordinance requirements; these provisions are intended to result in land use development that is substantially consistent with the goals and objectives of the Township Master Plan and the Zoning Ordinance, and consistent with sound planning principles. The Developers have requested six departures. The Planning Commission makes the following findings.

   A. Sections 15A.061 and 15A.06.2 – allow a total of four driveways; one – Whittaker Way, two – Robbins Road, and one – 172nd Avenue.

      - The Planning Commission finds this acceptable because the proposed access management plan is compliant, and supports, the Robbins Road Sub-Area Plan and Joint Robbins Road Corridor Plan. As well as, providing shared access to adjoining uses. Further, the proposed access management plan eliminates the continuous access along Robbins Road.

      - Further, the Planning Commission already approved the gas station as a special land use, finding that it significantly improved the prior access for the predecessor gas station.

   B. Section 15A.06.7 – allow reduction in spacing standards for signalized non-trunkline street.

      - The Planning Commission finds this acceptable because the curb-cuts are existing, and without keeping those driveways certain areas of the Project site would be unbuildable because they would be too narrow.

   C. Section 15A.10.5 – allow interior landscape islands to be 9-feet wide.

      - The Planning Commission finds this acceptable because it will maximize the parking on-site while still providing for visual and paving breaks.

   D. Sections 15A.10.3 – allow certain areas of landscaping to be adjacent to building walls rather than abutting said walls.

      - The Planning Commission finds this acceptable because it will provide flexibility in placement of door openings, reduce the likelihood of trip hazards along the main walking path, allow pedestrians to circulate farther away from vehicular traffic, and make snow removal easier. The planting areas consist of ornamental trees and shrubs to soften the visual appearance of the buildings from public roads.

   E. Section 24.04.2 – allow the main drive aisle to be 27-feet in width.

      - The Planning Commission finds this acceptable because this increased width is along the main entrance from Robbins Road, which will provide additional space for the high traffic corridor, and will allow more space for passing vehicles and/or delivery trucks.

   F. Section 20.13.5.H – allow certain native tree species to be planted in “clumps,” which collectively exceed the 3” caliper requirement and/or at a minimum caliper size of 2½” measured 6” above grade.

      - The Planning Commission finds this acceptable because it is the Township’s preference to plant native species, and these trees either grow better in “clumps” or are only available in the smaller caliper size.

4. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance:

A. The Project will encourage the use of land in accordance with its natural character and adaptability;

B. The Project will promote innovation in land use planning and development;

C. The Project will promote the enhancement of commercial employment and traffic circulation for the residents of the Township;

D. The Project will promote greater compatibility of design and better use between neighboring properties; and

E. The Project will promote more economical and efficient use of the land while providing the integration of necessary commercial facilities.

5. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:

A. The Project meets the minimum size of five (5) acres of contiguous land.

B. The Project site has distinct physical characteristics and a prior development history which makes compliance with the strict requirements of the Zoning Ordinance impractical.

C. The PUD design substantially moves forward the Intent and Objectives of Section 17.01 of the Zoning Ordinance.

6. The Planning Commission also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance:

A. The storm water management system for the Project and the drainage facilities will properly accommodate storm water on the site, will prevent run off 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. Consideration was given to the bulk, placement, architecture, and type of materials to be compatible with like buildings within the PUD as well as generally compatible with buildings in the general vicinity.

I. Mechanical and service areas are visually screened from adjacent properties, public roadways, or other public areas.

J. Building walls greater than 50-feet in horizontal length, and walls which can be viewed from public streets, are constructed using a combination of architectural features, building materials, and landscaping near the walls.

K. On-site landscaping abuts, or is near the building walls, combined with architectural features significantly reduce the visual impact of the building mass as viewed from the street.

L. The predominant building materials have been found to be those characteristic of Grand Haven Charter Township such as brick, wood, native stone and tinted/textured concrete masonry units and/or glass products.

M. 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.

N. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.

O. 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.

P. Exterior lighting within the Project complies with Chapter 20A for an LZ 3 zone.

Q. All outdoor storage, if any, is screened.

R. Signage conforms to Chapter 24, unless specific modifications are made by the Township Board, after recommendation from the Planning Commission.

S. 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.

T. 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.

U. The Project meets the access provision regulations, and creates shared access with other adjoining uses.

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.

7. The Planning Commission also finds the Project complies with the US-31 and M-45 Area Overlay Zone findings and statement of purpose found in Section 15A.01 of the Zoning Ordinance:

A. Accommodates a variety of uses permitted by the underlying zoning, but ensure such uses are designed to achieve an attractive built and natural environment.

B. Provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.

C. Promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.

D. Ensures safe access by emergency vehicles.

E. Encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.

F. Preserve the capacity along US-31/M-45 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways, and requiring alternate means of access through shared driveways, service drives, and access via cross streets.

G. Reduces the number and severity of crashes by improving traffic operations and safety.

H. Requires coordinated access among adjacent lands where possible.

I. Provides landowners with reasonable access, although the access may be restricted to a shared driveway, service drive, or via a side street, or the number and location of access points may not be the arrangement most desired by the landowner or applicant.

J. Requires demonstration that prior to approval of any land divisions, the resultant parcels is accessible through compliance with the access standards herein.

K. Preserves woodlands, view sheds, and other natural features along the corridor.

L. Ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.

M. Implements the goals expressed in the US-31/M-45 Corridor Study.

N. Establishes uniform standards to ensure fair and equal application.

O. Addresses situations where existing development within the Overlay Zone does not conform to the standards of this chapter.

P. Promotes a more coordinated development review process with the Michigan Department of Transportation and the Ottawa County Road Commission.

8. The Planning Commission also finds the Project shall comply with the below additional conditions as well.

A. All transformers or other ground equipment shall be screened with live conifer landscape material that is a minimum 24" in height at time of planting, or taller if necessary to fully screen the object.

B. The proposed wall pack lighting on Building S, and all future buildings, shall be sharp cut off and downcast. Plans shall be revised accordingly.

C. The Developer shall be a signatory on the requested 425 Agreement.

D. The necessary descriptions and sketches shall be provided for the 425 Agreement.

E. The Developers shall enter into a PUD Contract with the Township. The Contract shall be reviewed and approved by the Township Board prior to the issuance of building permits.

F. Approval and compliance with all requirements set forth by the OCRC, OCWRC, and City of Grand Haven, etc. No building permits shall be issued until all permits have been obtained.

G. A shared access and maintenance agreement for the connection to Whittaker Way shall be drafted by the Developer, and then reviewed, and approved by Township Attorney Bultje. The Developers shall submit a copy of the document recorded at the Ottawa County Register of Deeds. No certificates of occupancy shall be issued until the condition is met.

H. An easement, or shared access and maintenance agreement for the connection to the western retail property at 948 Robbins Road shall be drafted by the Developer, and then reviewed, and approved by Township Attorney Bultje. The Developers shall submit a copy of the document recorded at the Ottawa County Register of Deeds. No certificates of occupancy shall be issued until the condition is met.

I. A sidewalk easement shall be drafted by the Developer, and then reviewed, and approved by the Township and City Attorney's. The Developers shall submit a copy of the document recorded at the Register of Deeds. No certificates of occupancy shall be issued until the condition is met.

J. The "pork chop" curb shall be installed within the main entrance on Robbins Road to prevent inbound left-turns.

9. The Planning Commission finds the Project complies with the uses permitted for a commercial planned unit development, as described in Section 17.08.2.A of the Zoning Ordinance—Retail Businesses where no treatment or manufacturing is required.

10. The Planning Commission finds the Project shall receive the following considerations to improve the approval process currently required for multi-phased commercial developments:

A. The overall project, design, and concept are approved; and future phases are only subject to Site Plan Review with the Planning Commission. This would be applicable, so long as they occur within 1-year of each other. For example, to be eligible for the Site Plan Review route, the next phase would need to be presented prior to April 1, 2019. If the following phase was presented on 9/1/2019, the phase after that would have to be presented prior to 9/1/2020.

B. Basic site plan conversions to Options A-2, B-1, and B-2 subject to being approved administratively by the Zoning Administrator. If this occurs, notification of said conversion will be provided to the Planning Commission and Township Board.

IX. NEW BUSINESS

A. PUD – Mixed Use – Apartments at Robbins Road & Self Storage

Fedewa provided an overview through a memorandum dated February 16th.

Developers Chad Bush, Ben Robbins, and Terry Nash; along with engineer Brian Sinnott and architect Mark Oppenhuizen were present and available to answer questions.

Fedewa noted that staff and developers are at an impasse based on the content of an email received February 16th, which was included in the staff memo. It is apparent the original representations of the PUD are no longer to be included to the extent anticipated by the Township, which impacts the scope of the project and how it is reviewed by staff

A summary of the development teams position includes:

- Numerous items being requested were not discussed previously.
- Only intend to provide market-rate rent that leans toward affordable. Have not requested government subsidies or tax breaks, so does not intend to offer subsidized low-income rates.
- Refuses to demolish or sell existing storage units on 172nd Avenue.
- Unwilling to provide additional building materials to the apartments such as stone because it will increase their construction costs, and believe current design suffices.
- Believe a $20 million investment into the project is the benefit, and departures should be granted.
- Intend to make some of the revisions identified by staff in their February 16th plan review memo.
- Rear 5-acres of project site is zoned industrial, and storage units could be constructed in that location without PUD approval.

A summary of staff, the attorney, and Planning Commissions position include:

- Contested items have been mentioned beforehand, but were not a point of focus.
- A rental rate of $650-850 was identified in August 2017, during the pre-application meeting; but new pricing is $800-1,100 which is no longer affordable based on information received from the Neighborhood Housing Services program.
- Shared access points are mandated by the zoning ordinance, joint corridor plan, and fire/rescue for emergency purposes.
- It is unusual to request a mixed-use PUD that includes residential and industrial storage. Without a direct benefit, such as demolishing or selling the nonconforming storage units on 172nd Avenue, the Township cannot authorize a departure to allow such an unusual combination of uses.

- Similarly, no departures can be granted unless there is a benefit being provided in exchange.
- Uncomfortable with the amount of density being proposed without a second point of access.
- If storage units are not approved, tenants can rent garage space for storage.
- Directed development team to consider all feedback provided from staff, the joint planning commission meeting, and the current discussion, and to revise plans accordingly.

X. REPORTS

A. Attorney Report – None

B. Staff Report

- The Zoning Ordinance Update Committee will meet March 22nd @ 6pm

C. Other – None

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:44 pm.

Respectfully submitted,

Stacey Fedewa
Acting Recording Secretary

GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: March 15, 2018

TO: Planning Commission

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

RE: Lokker – Rezoning Application (AG to RR)

BACKGROUND

The applicant, Eric Lokker, requests to rezone his 5 acre parcel, a vacant lot off of 168th Ave (70-07-33-400-014), from Agricultural (AG) to Rural Residential (RR).

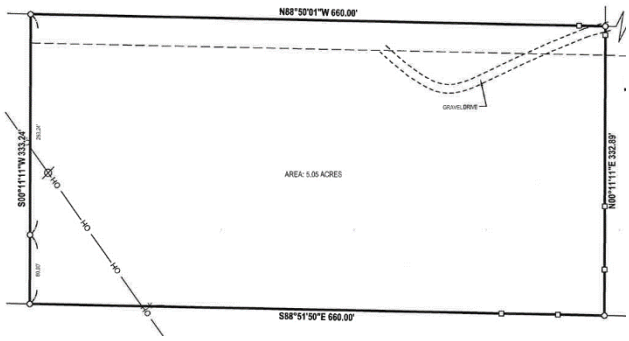
The rezoning application was tested against the "Three C's" evaluation method.

COMPATIBILITY

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

The zoning for parcels that border the applicant's parcel is:

Direction	Current Zoning	Existing Use
North	AG	Single Family
South	RR	Single Family
East	RP	Single Family
West	RR	Single Family



The 2016 Future Land Use Map has master-planned the subject parcel for Rural Residential, which is what the applicant is requesting.

CONSISTENCY

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

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

- The purpose of the RR District is designed to be those semi-open areas of the Township where the conduct of agriculture and other rural-type activities may coexist 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.

CAPABILITY

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

Parcels within the RR District should be supported by certain infrastructure features, including paved roads and if available, natural gas and municipal water. This parcel is accessed via a private easement to a public gravel road, and would utilize private utilities.

Although this portion of 168th Avenue is gravel, and the RR District indicates these properties should be located on paved roads—the Planning Commission has discussed recently that the Statement of Purpose should be revised to say, "if available, paved roads." This would bring over 100 parcels into compliance with the districts Statement of Purpose.

SAMPLE MOTIONS

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

> **Motion** to recommend the Township Board **approve** the Lokker rezoning application of parcel 70-07-33-400-014 from Agricultural (AG) to Rural Residential (RR) based on the application meeting applicable rezoning

requirements and standards of the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

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

> **Motion** to recommend the Township Board **deny** the Lokker rezoning application of parcel 70-07-33-400-014 from Agricultural (AG) to Rural Residential (RR) because the application does not meet the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

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

> **Motion** to **table** of the Lokker rezoning application, and direct the applicant to address the following items:
>
> 1. *List the items…*

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

Clear Form

Print

GRAND HAVEN CHARTER TOWNSHIP

REZONING APPLICATION

Application Type	Fee	Escrow*
Rezoning	$150	$500

Applicant Information

Name: ERIC LOKKER

Phone: 616-368-1880 Fax:

Address: 6621 WILDWOOD DRIVE, WEST OLIVE MI 49460

Email Address: elokker@foggfiller.com

Owner Information *(If different from applicant)*

Name:

Phone: Fax:

Address:

Property Information

Address/Location:

Parcel Number: 70-07-33-400-014 Size *(acres)*: 5 ACRE

Current Zoning: AG Zoning Requested: RR

Adjacent Zoning: *North:* RR *South:* RR *East:* RR *West:* RR

Master-Planned Zoning: RR Consistent with Master Plan? YES

Other Information

Does Property Abut Township Border? NO

Present Use of the Subject Property? NONE

Number & Type of Existing Structures? NONE

Subject Property Located on a Paved Road? NO

Municipal Water within 2,700 Feet of Subject Property? NO

Municipal Sewer within 2,700 Feet of Subject Property? NO

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following requirements for zoning amendments and procedures as stated in Section 27.08. Please submit fourteen (14) copies of the required information with the application.

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

Eric Lokker

Signature of applicant

2-1-18

Date

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

Last Revised 2/8/2016

NOTICE

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

Eric Folch _____ 2-25-18' _____

Signature of applicant *Date*

For Office Use Only

Date Received _____ Fee Paid? _____

Materials Received: Site Plans _____ Location Map _____

Survey _____ Legal Description _____

Dated copy of approved minutes sent to applicant? _____ Date Sent _____

PLANNING COMMISSION USE ONLY

Approval _____

Tabled _____

Denied _____

Conditional Approval _____

The following conditions shall be met for approval:

_____

_____

_____

_____

_____

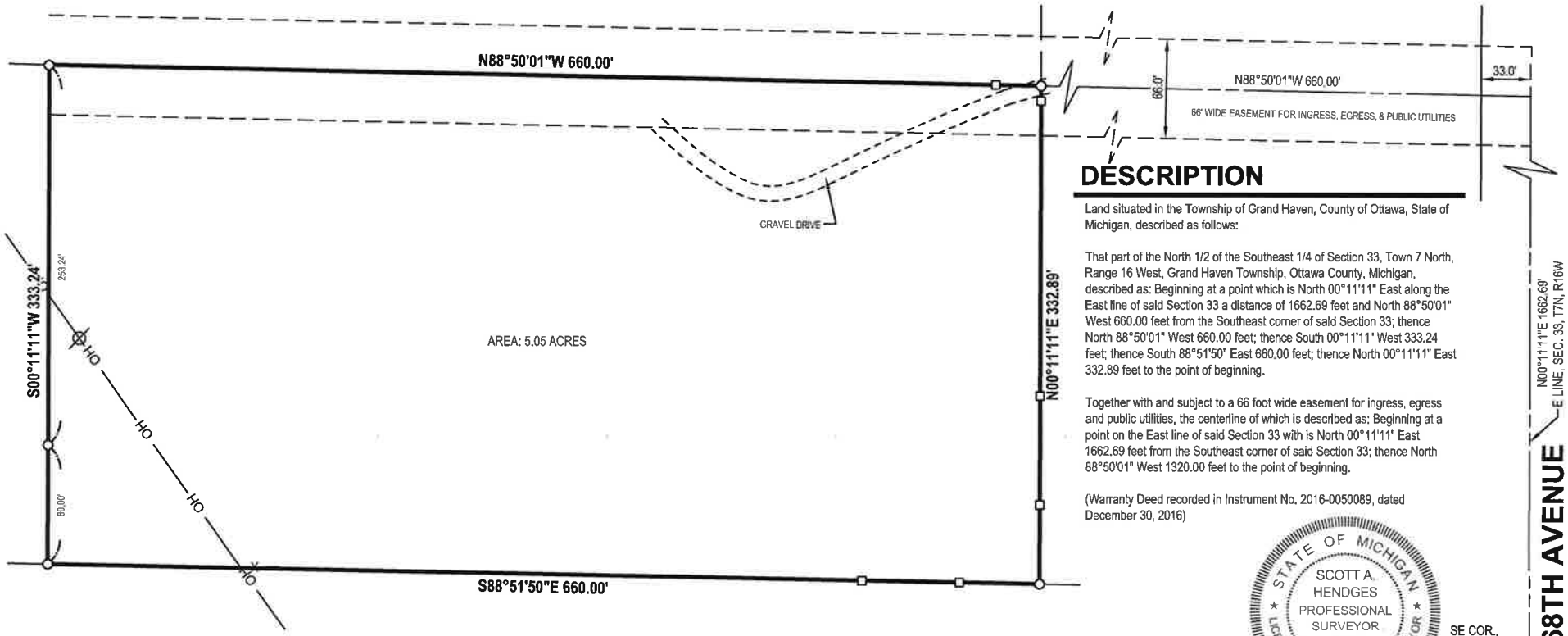
_____

_____

_____

_____ _____

Signature of Planning Commission Chair *Date*



DESCRIPTION

Land situated in the Township of Grand Haven, County of Ottawa, State of Michigan, described as follows:

That part of the North 1/2 of the Southeast 1/4 of Section 33, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan, described as: Beginning at a point which is North 00°11'11" East along the East line of said Section 33 a distance of 1662.69 feet and North 88°50'01" West 660.00 feet from the Southeast corner of said Section 33; thence North 88°50'01" West 660.00 feet; thence South 00°11'11" West 333.24 feet; thence South 88°51'50" East 660.00 feet; thence North 00°11'11" East 332.89 feet to the point of beginning.

Together with and subject to a 66 foot wide easement for ingress, egress and public utilities, the centerline of which is described as: Beginning at a point on the East line of said Section 33 with is North 00°11'11" East 1662.69 feet from the Southeast corner of said Section 33; thence North 88°50'01" West 1320.00 feet to the point of beginning.

(Warranty Deed recorded in Instrument No. 2016-0050089, dated December 30, 2016)

STATE OF MICHIGAN
SCOTT A. HENDGES
PROFESSIONAL SURVEYOR
NO. 47953
LICENSED PROFESSIONAL SURVEYOR

By: Scott A. Hendges

Scott A. Hendges Licensed Professional Surveyor No. 47953

LEGEND

O	Iron - Found
□	Set Wood Stake
Ø	Utility Pole
—— OH ——	Overhead Utility
— X — X —	Fence

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SCALE: 1" = 80' 0' 40' 80'

NORTH

Eric Lokker
6621 Wildwood Drive
West Olive, MI 49460

168th Avenue

DRAWN BY: CWS	DATE: 10-27-2017	PRJ #: 17201637
REV. BY:	REV. DATE:	1 OF 1
REV.:		

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GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: March 15, 2018

TO: Planning Commission

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

RE: Pre-Application Presentation – Single Family PUD

BACKGROUND

The developer, David Bos, is proposing a single family residential PUD consisting of 3 parcels located near 160th Avenue and Mercury Drive with frontage on the Grand River. It has a total size of 55-acres. The developer had a pre-application conference with staff, and is now requesting one with the Planning Commission.

The developer had previously proposed a 56-lot single family residential PUD for this site in 2006, which was approved with conditions in 2007. However, these plans were never realized, and the approval expired.

Plan A (Top) & Plan B (Bottom)

PROPOSAL DETAILS

Two site plans have been provided, the difference being the placement of an emergency access drive and the total number of lots.

The proposed site features significant natural resources, including floodplain and wetlands. Additionally, there is an

existing Conservation Easement that prohibits development on a large portion of the property. The site also features a partially built marina, both of which have been incorporated into the proposed site plans. In total, 28 acres (*or 51%*) of the property is proposed as open space.

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 DISSCUSSION POINTS

Sanitary Sewer

Sanitary sewer is a required element in PUD design under Section 17.01. However, the developer is proposing the use of private septic systems for the site. The closest hook-up point would be over 2,700 feet from the site, none of the surrounding properties are serviced by municipal sanitary sewer.

Requiring sewer hook-up would be a costly endeavor that the developer would prefer to avoid. The developer feels that the size of the proposed lots combined with the reserved open space will cut down the risk of pollution from failed septic tanks.

Staff notes that the site was previously approved as a PUD but was never rezoned as such. The Large Scale Development requirement (*8+ residential lots are required to develop as a PUD*) was enacted after the original site plan had been approved.

Thus, the question becomes—**is the Planning Commission willing to allow a departure from the sanitary sewer requirement?** Does the extensive designated open space of regulated floodplain and wetland impact this decision?

The purpose of this requirement is to prevent development from occurring in unripe areas, which among other things, can lead to sprawl. Considering this is a well-established residential area is it appropriate to grant a departure from this requirement because the area has already proven itself to be ripe for development. It just happened to prove itself as ripe before the Large Scale Development provision was enacted.

This is a <u>key discussion point</u>, and the developer will need an answer as to the willingness of the Planning Commission to consider granting this departure. If not, it would significantly change the concept and design of this development.

Density

Based on staff's calculations the base density for this site is 137-lots (*excluding roads, stormwater, marina, pond, wetlands, and floodplain*).

Preserving more than 40% of the open space provides a 25% density bonus, which means the true **density allowed on this site is 172-lots** according to the PUD Ordinance, or an additional 35-lots based on the open space.

The developer is only proposing a maximum of 24-lots. Does this significant difference in density impact the request for private septic systems and cohesion with the surrounding neighborhood?

Cohesion

The proposed lots would be significantly larger than those in the surroudning area. The developer has indicated that most lots would be around 1-acre, but vary depending on the individual site.

The surrounding properties within a ¼-mile area, range in size from:

- Smallest lot = 9,150 sqft or 0.21-acres
- Largest lot = 730,000 sqft or 16.75-acres
- Average lot = 26,135 sqft or 0.6-acres
- Median lot = 16,115 sqft or 0.37-acres

The proposed lots are significantly larger than the surrounding area.

In addition, the developer is proposing high-end homes within a gated community with a marina. The surrounding area is an older neighborhood with smaller homes, and has more of a city-block design rather than winding subdivision roads.

Is this dichotomy acceptable to the Planning Commission?

Access Management

The site will be a gated community, and have its entrance on 160th Avenue. The road within the site will be privately maintained. The developer has proposed a faux cul-de-sac within the site, after which the road would narrow for access to three lots which would end in another cul-de-sac.

There an option for an additional access point for emergency vehicles from Cedar Avenue that would require an easement through one of the lots.

Fire/Rescue has indicated both the 23-lot and 24-lot options are acceptable. While they cannot require a second point of access because it complies with the Private Road Ordinance, but would still prefer the second point of access.

Please contact me if this raises questions.

NARRATIVE
River Watch

OVERVIEW

The proposed River Watch Planned Unit Development (PUD) located off 160th Avenue will consist of 23-24 detached single-family home sites. The Project Site is comprised of three (3) properties (15.94 acres, 7.02 acres, and 32.56 acres), 55.52 acres total in size. 28.2 acres of the proposed development has been preserved as open space (including floodplain, an existing conservation easement, and existing permitted marina). The property was originally permitted as a PUD in 2006 and included 18 detached single-family home site lots and 3 detached single-family detached condos for a total of 56 units.

The PUD will result in a recognizable and substantial benefit to the ultimate users of the project and to the community as it is designed to accomplish the intent and objectives of Section 17.02 of the Zoning Ordinance, as well as further the goals of the Grand Haven Township Master Land Use Plan.

5.1702 SECTION 17.02 QUALIFICATIONS

1. A PUD shall not be accepted for consideration unless the following requirements are met:

A. The minimum size of a PUD shall be five (5) acres of contiguous land, unless the Planning Commission finds that consideration of a PUD on lesser acreage substantially accomplishes the intent of the Master Plan, meets the Intent and Objectives of Section 17.01, or permits an improved layout of land uses, roadways, or other site features that could not otherwise be achieved under normal zoning.

The proposed River Watch PUD is located on three (3) properties totaling 55.52 acres.

B. The proposed development must also demonstrate at least one (1) of the following conditions:

1) The PUD contains two (2) or more separate and distinct uses, for example, single family and multiple family dwellings.

N/A

2) The PUD site exhibits significant natural features encompassing more than twenty-five percent (25%) of the land area of the PUD which will be preserved as a result of the PUD plan, such as, but not limited to, dunes, wetlands, forested areas, etc.

Located along the Grand River, the property has an abundance of natural features that will be included within 28.2 acres (51%) of proposed open space. These features include hundreds of feet of Grand River bayou frontage, several acres of woodlands, and sensitive wetlands.

3) The PUD site has distinct physical characteristics which makes compliance with the strict requirements of this Ordinance impractical.

N/A

4) The proposed design of the PUD includes innovative development concepts that substantially forward the Intent and Objectives of Section 17.01, or permit an improved layout of land uses, roadways, or other site features that could not otherwise be achieved under normal zoning.

Under normal R-1 zoning requirements, only eight (8) lots would be allowed, which would not meet the goals and intents of the Master Plan, which calls for much higher density.

The proposed PUD helps further the vision of the community for the number of homesites on this parcel.

Additionally, under standard zoning requirements there would not necessarily be provisions for open space, community amenities, or enhanced protection of sensitive environmental areas. The proposed PUD helps further the goals of the community by providing these important features.

LEGEND

1. LANDSCAPED SITE ENTRANCE*
2. APPROX. EXISTING FLOODPLAIN
3. EXISTING CONSERVATION EASEMENT
4. EXISTING WETLANDS**
5. PARTIALLY BUILT MARINA
6. COMMUNITY PAVILION
7. LOTS 1, 2, 3 SHARED DRIVEWAY & EASEMENT (49.5' WIDE)
8. LOT 22 PRIVATE DRIVEWAY & EASEMENT (20' WIDE)
9. EMERGENCY ACCESS EASEMENT 20' WIDE

* These areas provide critical opportunities to maximize the value of your property. Please contact the Nederveld Landscape Architecture Department to discuss how our staff can assist you in the creation of a distinct identity for your site.

** Wetland lines approximates, derived from data obtained from Michigan Department of Environmental Quality "Wetland Map View" website.

NOTES

Site Location:		160th Avenue Grand Haven, MI 49417
Site Acreage	=	55.52 ac
Lot Total	=	23
Total Length of Roads	=	2,170 lf

March 13, 2018 north 0' 50' 100' 200' scale 1" = 100'

RIVER WATCH

CONCEPT SITE PLAN A

project number: 17201459

NEDERVELD

LEGEND

1. LANDSCAPED SITE ENTRANCE*
2. APPROX. EXISTING FLOODPLAIN
3. EXISTING CONSERVATION EASEMENT
4. EXISTING WETLANDS**
5. PARTIALLY BUILT MARINA
6. COMMUNITY PAVILION
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** Wetland lines approximates, derived from data obtained from Michigan Department of Environmental Quality "Wetland Map View" website.

NOTES

Site Location:		160th Avenue Grand Haven, MI 49417
Site Acreage	=	55.52 ac
Lot Total	=	24
Total Length of Roads	=	2,170 lf

March 13, 2018 north 0' 50' 100' 200' scale 1" = 100'

RIVER WATCH

CONCEPT SITE PLAN B

project number: 17201459

NEDERVELD