

# AGENDA

Grand Haven Charter Township Planning Commission  
Monday, May 21, 2018 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the April 2, 2018 Meeting Minutes
- V. Correspondence
  - Spring Lake Township – Conduct Review of Master Plan
  - David Clark – Special Land Use – Single Family Dwelling in AG District
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. Public Hearing
  - A. Special Land Use – Single Family Dwelling in AG District – Henke
- VIII. Old Business
  - A. Special Land Use – Single Family Dwelling in AG District – Henke
- IX. New Business
  - A. Pre-Application Presentation – Millhouse Bayou Condos PUD
- 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  
APRIL 2, 2018

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, Chalifoux, Wagenmaker, Kieft, Reenders & Hesselsweet

Members absent: Wilson

Also present: Community Development Director Fedewa, Attorney Bultje, and Assistant Zoning Administrator Hoisington

**Without objection**, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

**Without objection**, the minutes of the March 19, 2018 meeting were approved.

V. CORRESPONDENCE

- Jeff and Kelly Kurburksi – PUD Amendment – Village at Rosy Mound – Objection

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. PUD Amendment – Village at Rosy Mound & GHAPS

Cousins opened the public hearing at 7:03pm.

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

Village at Rosy Mound developer Shirley Woodruff; Grand Haven Area Public Schools (GHAPS) representative Ted Rescorla; and Lakeshore Environmental president Kurt Koella were all present and available to answer questions.

- Occasional use/special events are defined in a draft Event Egress Easement between the developer and GHAPS, which states, “event egress means a major event or activity at Grand Haven High School which major even would both: (1) substantially fill the main parking lot at Grand Haven High School, and (2) result in substantially all vehicles departing the High School parking lot at or around the same time. Examples of such major events include, but not be limited to graduation, home football and basketball games, overlapping music and drama events, MHSAA tournament games, major athletic events, and major art events.”

- Also within this Easement it indicates there will be approximately 15-20 such major events per calendar year.
- It is also noted, that if the Grand Haven High School (GHHS) parcel ceases to be used as a high school campus the Easement will automatically terminate.
- GHAPS explained:
  - Part of the road is already constructed near the baseball fields, and this application would allow it to extend to Rosy Mound Drive.
  - Installation of this road will enhance event dispersal.
  - Pleaded to have a separate emergency access drive as well, to further ensure emergency vehicles can access the site during a crisis event.
  - Confirmed a police officer is currently present to direct traffic on Ferris Street when a large event ends and traffic begins to exit the site. Willing to utilize the same method on Rosy Mound Drive.
  - Proposed road would be lit, maintained, and plowed throughout the year.

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

## VIII. OLD BUSINESS

### A. PUD Amendment – Village at Rosy Mound & GHAPS

The application was discussed by the Commissioners and focused on:

- Questioned if GHAPS is willing to have a second police officer on Rosy Mound Drive when the road is opened for traffic to exit.
  - Noted that Rosy Mound Drive is not a long road, and event dispersal could lead to significant vehicle stacking on the road without a police officer directing traffic.
- Supportive of the project, but with so many unknowns the Township wants assurances that the road will not be misused. For this reason, the following recommendations were discussed:
  - Prohibiting the road from being opened during certain hours.
  - If an event were to occur during prohibited hours, a special exception could be requested from the Township.
  - Prohibit students and faculty from utilizing road during normal school hours.
  - Review again in 1-year to confirm the road is operating as intended, or find that certain changes are warranted to improve the function and compatibility.
- Questioned if this request is a “quid pro quo” situation between the Village at Rosy Mound and the Grand Haven Area Public Schools.
  - Fedewa explained that to a degree, yes, this is a *quid pro quo* situation. However, that is not a negative because each party has a vested interest in (1) adding an occasional use driveway for GHHS special events; and (2) adding an emergency

access drive for the Village at Rosy Mound senior living campus. Each party wants to ensure they receive their respective easements—thus each party has made their participation in the easements contingent upon each party granting an easement. This is a common practice done by the Township as well by adding conditions to approvals.

- Reviewed concerns raised by Kurburski in the correspondence letter. Specifically, stormwater runoff is not considered to be an issue because there is approximately 600-feet of separation between Kurburski and the proposed road. Furthermore, there is an elevation change of 20-feet, with the Kurburski house being on the high elevation, lastly there is also a large regulated wetland that naturally acts as a stormwater detention basin.

**Motion** by Reenders, supported by LaMourie, to recommend the Township Board **conditionally approve** the proposed PUD Amendment for Village at Rosy Mound to allow the Grand Haven Area Public Schools to construct an occasional use, gated, exit-only, right-turn only driveway onto Rosy Mound Drive. This motion is subject to, and incorporates, the following report and conditions.  
**Which motion carried unanimously.**

#### REPORT – VILLAGE AT ROSY MOUND – 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 RW Properties I LLC (the “Developer”) for approval of a Village at Rosy Mound Planned Unit Development (the “Project” or the “PUD”).

The Project amendment will consist of an occasional use, gated, exit-only, right-turn only driveway onto Rosy Mound Drive for the benefit of the Grand Haven Area Public Schools to effectively discharge traffic from the Grand Haven High School. The Project as recommended for approval is shown on a final site plan (the “Final Site Plan”), last revised 2/15/2018, 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 determination, and the Planning Commission’s decision that the Village at Rosy Mound PUD Amendment 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.

2. 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 Ottawa County Road Commission (“OCRC”) specifications, as appropriate. In addition, an internal sidewalk system and a non-motorized pathway within the Rosy Mound Drive right-of-way have been included.
  - 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 Project if deemed necessary by either the Township or the Developer to prevent trespassing or other adverse effects on adjacent lands.
  - O. The general purposes and spirit of the Zoning Ordinance and the Master Plan of the Township are maintained.
3. 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.
  4. Section 17.01.5, and 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 Developer requested a modification of access standards pursuant to Section 15A.07. The Planning Commission makes the following findings.

- A. Section 15A.07.1 – practical difficulties exist on site that makes compliance unreasonable.
  - i. As part of the site plan review process the Planning Commission considered this condition and find that sight distance limitations, topography, wetlands, existing development, and unique site configuration warrant the requested modifications.
- B. Section 15A.07.2 – involves an access improvement to an existing site.
  - i. As part of the site plan review process the Planning Commission considered this condition and find that access and dispersal of traffic from the existing Grand Haven High School site will be improved.
- C. Section 15A.07.3 – modification is consistent with MDOT guidelines and MDOT staff support the proposed access design.
  - i. As part of the site plan review process the Planning Commission considered this condition and find that MDOT staff have reviewed the driveway configuration and have no objections.
- D. Section 15A.07.4 – modification is consistent with the general intent of the standards of the Overlay Zone and the recommendations of the U.S. 31 and M-45 Corridor Study.
  - i. As part of the site plan review process the Planning Commission considered this condition and find the requested modifications are consistent with the general intent and standards listed in Section 15A.01.
- E. Section 15A.07.5 – if necessary, a traffic study will be provided that certifies the modifications will improve traffic operations and safety, and is not simply for convenience of the development.
  - i. As part of the site plan review process the Planning Commission considered this condition and find that a traffic study is not necessary. The applicant, and representatives from Grand Haven Area Public Schools have supplied enough evidence to satisfy this condition.
- F. Section 15A.06 – demonstrate such modification shall not create non-compliant access to adjacent lands that may develop or redevelop in the future.
  - i. As part of the site plan review process the Planning Commission considered this condition and find the Grand Haven Area Public Schools and Ottawa County Road Commission are the only adjacent property owners, and each have a vested interest in this project. Additionally, the two sites are built-out and nothing has been presented that suggests either will redevelop in the future.
- G. Section 15A.07.7 – roadway improvements will improve overall traffic operations.
  - i. As part of the site plan review process the Planning Commission considered this condition and find that Grand Haven High School has a known history of problematic traffic dispersal after special events, and this occasional use, exit-only driveway will improve the overall traffic operations for that site.
- H. Section 15A.07.8 – indirect or shared access is not reasonable.
  - i. As part of the site plan review process the Planning Commission considered this condition and find that based on existing development and the history of the Grand Haven Area Public Schools attempting to find a location for a separate exit-drive there are no other viable alternatives.

- I. Section 15A.07.9 – modifications shall be demonstrated to be the minimum necessary.
  - i. As part of the site plan review process the Planning Commission considered this condition and find the applicant has demonstrated the requested modifications to be the minimum necessary, with the exception of the condition to reduce the width to a maximum of 14-feet.
5. 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 greater compatibility of design and better use between neighboring properties;
  - E. The Project will promote more economical and efficient use of the land.
6. 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 PUD design substantially promotes the Intent and Objectives of Section 17.01 of the Zoning Ordinance; it further permits an improved layout of land uses and roadways that could not otherwise be achieved under normal zoning.
  - C. The Project contains three separate and distinct residential uses—congregate, assisted living, and cottages, and provides an alternative means for special event traffic dispersal for the nearby Grand Haven High School.
  - D. The Project site exhibits significant natural features encompassing more than 25% of the land area, which will be preserved as a result of the PUD plan and includes forested areas and wetlands.
  - E. The Project site has distinct physical characteristics which makes compliances with the strict requirements of the Zoning Ordinance impractical.
7. 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. The Project is reasonably compatible with the natural environment of the site and the adjacent

- premises.
- G. 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.
  - H. Signage is compliant with Section 24.13 of the Zoning Ordinance.
  - I. 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.
  - J. 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 Planning Commission before construction is commenced.
  - K. A maximum of one driveway or street opening per existing public street frontage has been permitted, unless otherwise modified.
  - L. The Project abuts a single family residential district and a woodland will provide a sufficient obscuring effect and act as a transitional area.
  - M. The Project is consistent with the goals and objectives of the Master Land Use Plan.
8. The Planning Commission also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 15A.01 and 15A.04.6 of the Zoning Ordinance.
- A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.
  - B. The Project 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.
  - C. The Project ensures safe access by emergency vehicles.
  - D. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.
  - E. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways, and requires alternate means of access through service drives.
  - F. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.
  - G. The Project requires coordinated access among adjacent lands where possible.
  - H. The Project provides landowners with reasonable access, although the number and location of access points may not be the arrangement most desired by the Developer.
  - I. The Project preserves woodlands, view sheds, and other natural features along the corridor.
  - J. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.
  - K. The Project implements the goals expressed in the US-31/M-45 Corridor Study.
  - L. The Project establishes uniform standards to ensure fair and equal application.
  - M. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.

- N. The Project promotes a more coordinated development review process with the Michigan Department of Transportation and the OCRC.
  - O. The Project’s existing views to natural areas, woodlands and other natural features, will be preserved to the extent practical.
  - P. The number of access points within the Project have been restricted to the fewest needed to allow motorists reasonable access to the site.
  - Q. The Project’s access spacing from intersections, other driveways, and any median crossovers meet the standards within the Overlay Zone, and the standards of applicable MDOT and the OCRC, and are the maximum practical.
  - R. Provisions for this Project have been made to share access with adjacent uses, either now or in the future, including any necessary written shared access and maintenance agreements.
  - S. Traffic impacts associated with the Project are accommodated by a road system that will not degrade the level of service below one grade, and in no case shall any movements be projected at a level of service below D, unless improvements are made to address the impacts.
9. The Planning Commission also finds the Project shall comply with the below additional conditions as well.
- A. The width of the proposed occasional use, gated, exit-only, right-turn only driveway shall be decreased to 14-feet.
  - B. Emergency vehicles shall be able to utilize the occasional use, gated, exit-only, right-turn only driveway if an emergency situation presents itself and it is impractical to gain access via an alternative location.
  - C. Project shall comply with all the prior conditions of the prior PUD approval, to the extent relevant.
  - D. Project shall comply with all applicable federal state county, and Township laws and ordinances.
  - E. Developer shall execute a revised PUD Agreement between the Township and the Developer.
  - F. A safety officer that is approved by a recognized law enforcement agency shall be onsite to assist with traffic control when each event concludes.
  - G. The Township shall review this application again in 1-year to determine if any changes are warranted to improve the function and compatibility of the road. The Township intends to collect feedback from all relevant agencies, including, but not limited to the Ottawa County Road Commission and Ottawa County Sheriff’s Office.

IX. NEW BUSINESS

A. Open Meetings Act – Discussion & Presentation from Attorney Bultje

Attorney Bultje explained, an email sent by Fedewa pursuant to Section 17.11.6 on 3/20/18, which informed the Planning Commission of a minor amendment approval for Health Pointe resulted in a violation of the Open Meetings Act (OMA) when Hesselsweet and Supervisor Reenders “replied all” to each other’s responses and created a dialogue outside of the public realm.

In order to correct, and address the violation, the matter is being discussed in a public forum:

- A Minor Amendment to the Health Pointe PUD was approved by Supervisor Reenders and Chair Cousins, which allowed an architectural window to be added and approved the slight location adjustment of the architectural metal awnings.
- On 3/20/18, Hesselsweet questioned why the full Planning Commission was not involved in the review and approval of all minor PUD amendments.
- On 3/21/18, Supervisor Reenders responded that he supported the inquiry and believed the Board should review the matter.

The above descriptions have now been made part of the public record, and the OMA violation is now corrected, resolved, and closed.

Attorney Bultje proceeded to give a presentation on the Open Meetings Act, and how to remain in compliance at all times.

#### B. Discussion – Affirm or Review Double Lot Width Requirement

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

Discussion points of each Commissioner included:

- Wagenmaker
  - The double width, specifically in the Rural Residential (RR) district is too much at 300-feet.
  - Wider lots do not increase safety.
  - Requirement has caused himself, friends, family members, and business contacts to have issues with their land banking business. It is reducing their ability to receive a higher financial return on their investments.
  - Does not agree with certain Ottawa County Road Commission (OCRC) designations of specific roads, placing them into the double width category. Such as Warner Street and 160<sup>th</sup> Avenue. They are low-traveled and gravel. Thus, the requirement is unnecessary.
  - The 160-foot requirement for the R-2 district is excessive and amounts to a “takings” of property rights.
  - ~~Where~~There is no proof that the requirement improves safety. If the requirement is to stay in place, wants a traffic study done to prove it actually improves safety.
  - Has not heard of any differences in major accidents on main thoroughfares vs. subdivision streets.
  - Does not ~~want~~like too many private roads, does not believe the Township likes private roads, and believes the double width requirement will continue to result in a superfluous number of more private roads.
  - There is a lot of land that still has to be developed, and the requirement makes it more difficult.

- Believes the Land Division Act and Subdivision Control Ordinance should be ~~the only~~ some of the regulations used to control growth, and has been working well.
- Does not like the current designs of new subdivisions. Does not believe it serves a diverse group of residents.
- Current regulations, including the double width requirement, will cause the Township to not have any homes for new families that want to move here.
- Treasurer Kieft
  - If Wagenmaker wants to repeal the double width requirement, then an alternative solution needs to be proposed to continue protecting the health, safety, and welfare of the Township residents.
  - Not in favor of repealing or revising the ordinance.
  - Wagenmaker is only requesting this because he wants a higher return on his personal investments.
  - Current members of the Board and Planning Commission were also active members at the time the requirement was adopted as an ordinance amendment.
- LaMourie
  - Could consider removing some streets from the OCRC map. However, the Township would then have to define the applicable roads ourselves.
  - National access management standards are not intended to apply to residential properties.
  - Questioned what constituted a “major thoroughfare” as described in the staff memo.
    - Fedewa explained that term was chosen for convenience sake, and is all encompassing of the three classifications on the OCRC map—State Trunkline, County Primary, and County Local.
- Hesselsweet
  - Agrees that 300-foot of width is too much.
  - Supportive of revising the double width requirement.
- Reenders
  - Cautious about property rights. Supporter of strong private property rights, but choosing to live within a zoned community means those property rights are limited to, and defined by, the zoning ordinance.
  - Believes the Township should rely on staff expertise in this type of situation.
  - Would like to hear the opinion of residents before making any decisions.
- Taylor

- Times change. Built her home on a small lot on a road with low traffic volumes.
- Now the area has grown tremendously and dramatically increased traffic volumes.
- If the double width requirement were not in effect, the traffic volumes and number of accidents would be even higher near her home.
- As a society, we learn over time. As a child, she was not required to wear seatbelts, but society learned seatbelts keep occupants safe and are now required throughout the country.
  - Similarly, the Township has learned that doubling the lot width has improved safety by limiting the number of new lots, and thus new driveways, being added to major roadways.
- Cousins
  - Strongly believes in reaffirming this ordinance.
  - A planning commissioner's duty is to consider current circumstances and also to look 20+ years into the future to consider the long-term impacts, improvements, and consequences of decisions made today.
- Planner Fedewa provided the following information during the discussion:
  - The extra width of a lot does not improve safety, however, by doubling the minimum lot width it inherently restricts the number of new parcels that can be created on these well-traveled public roadways. Thereby inherently restricting the number of new driveways that can be cut into the roads. Thus, the width is the mechanism that allows the Township to limit the number of driveways, thereby limiting the number of traffic accidents on State Trunkline, County Primary, and County Local roads as defined by the OCRC map.
  - References made to low-traveled roads such as Warner Street and 160<sup>th</sup> Avenue are correct. However, the Commission must consider this question—would those roads still have low traffic volumes if the double width requirement was never enacted? Laws, ordinances, and rules that are intended to promote safety are difficult if not impossible to quantify. It is impossible to provide data that states “x-number” of traffic accidents were prevented because of fewer driveways. Hence, prevention regulations are created using best management practices, which is the double width requirement in this case.
  - Traffic studies have been conducted that support the double width requirement.
    - 1996 Master Land Use Plan Update acknowledged a trend of substantial population growth, and created goals and objectives intended to guide the new growth to appropriate locations.
    - 2000 US-31/M-45 Corridor Study was conducted by LSL & Associates is specific to the Township, and was incorporated into the Master Plan.
    - US-31 and M-45 Area Overlay Zone was created to support the recommendations of the Corridor Study and improve access management and the safety of the traveling public.

- 2004 Transportation Plan conducted by Wade-Trim, Inc. is specific to the Township and supports the limitation of more access points.

**Motion** by Wagenmaker, supported by Hesselsweet to **revise Ordinance No. 498** as it relates to requiring a double lot width for properties along major thoroughfares. **Which motion failed**, as indicated by the following roll call vote:

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

Fedewa reported this matter will be forwarded to the Township Board to review and determine the appropriate course of action because revising or rescinding this provision is contrary to public policy.

X. REPORTS

A. Attorney Report – None

B. Staff Report

- Zoning Ordinance Update Committee will meet Thursday, April 5<sup>th</sup> @ 6pm

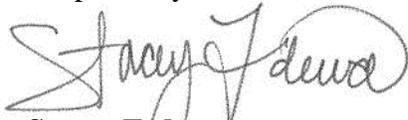
C. Other

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

**Without objection**, the meeting adjourned at 8:31 pm.

Respectfully submitted,



**Stacey Fedewa**

Acting Recording Secretary

*"Where Nature Smiles for Seven Miles"*



spring lake township

101 South Buchanan  
Spring Lake, Michigan 49456  
Phone: (616) 842-1340  
Fax: (616) 842-1546  
[www.springlaketwp.org](http://www.springlaketwp.org)

April 18, 2018

RE: Notice of Intent to Plan

To Whom It May Concern:

Per the Michigan Planning Act, Spring Lake Township is providing you notice that it intends to conduct a review of its Master Plan. The Spring Lake Township Planning Commission is interested in receiving comments from your municipality to ensure that the updated plan is coordinated with other area plans and makes sense from a regional perspective.

State law requires that when the review is complete and the draft Master Plan is ready for distribution to adjacent municipalities, this can be completed by submitting a hard copy of the plan or by electronic mail. Spring Lake Township plans to submit the draft Master Plan to you via electronic mail unless you contact our office to otherwise request a hard copy. We will also have the draft plan available on our website at [www.springlaketwp.org](http://www.springlaketwp.org) when the update is completed.

If you have any questions or would like a detailed schedule of our Master Plan review process, please contact me at 844-2110 or via email: [LHill@springlaketwp.org](mailto:LHill@springlaketwp.org).

Best Regards,

A handwritten signature in black ink, appearing to read 'Lukas Hill'.

Lukas Hill, AICP  
Community Development Director

**From:** [Stacey Fedewa](#)  
**To:** [Lukas Hill \(lhill@springlaketwp.org\)](mailto:lhill@springlaketwp.org)  
**Cc:** [Jennifer Howland \(jhowland@grandhaven.org\)](mailto:jhowland@grandhaven.org)  
**Subject:** MPEA - Master Plan Review  
**Date:** Tuesday, April 24, 2018 4:16:00 PM

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Lukas,

Please consider this as official correspondence from myself on behalf of the Township.

Considering Spring Lake Township has vastly similar characteristics of Grand Haven Township and the City of Grand Haven, it is encouraged that SLT pursue a resiliency aspect in the master plan. The Michigan Associated Planning has many opportunities available to update master plans pursuant to the Resilient Michigan movement, and believe it would behoove the Township to consider incorporating this important planning tool.

Our local economies are intertwined and it would benefit the community at-large to have three consistent master plans that address resiliency. Resiliency is a method to help communities quickly bounce-back from economic, social, or environmental challenges. By SLT becoming a resilient community it would benefit the residents and provide continuity between the three jurisdictions.

Thank you for the opportunity to provide this correspondence.

Best regards,

Stacey Fedewa  
Community Development Director  
Grand Haven Charter Township  
(616) 604-6326 Direct  
(616) 260-4982 Cell  
[sfedewa@ght.org](mailto:sfedewa@ght.org)

**From:** David Clark  
**To:** [Cassie Hoisington](#)  
**Subject:** FW: 17063 Lake Michigan Drive  
**Date:** Friday, May 11, 2018 4:03:59 PM

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Dear Cassandra & the Grand Haven Township Planning Commission:

My name is David Clark, I live at 11427 168<sup>th</sup> Ave, and live directly North of, and contiguous to, the Parcel in Question of this hearing.

Please accept my support in favor of the Special Use Permit in favor of placing a single family dwelling on said property. The current occupants (dogs) are very nice neighbors, and I enjoy hearing them during feeding times. I wish the applicants well in their endeavor to construct a home on the parcel, as I'm sure the dogs will be appreciative too.

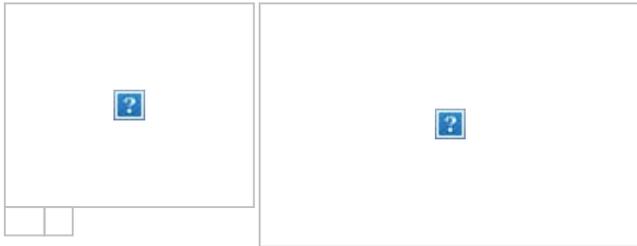
Sincerely,  
David Clark  
616-836-1272

**David Clark**

800.222.1868

[www.nederveld.com](http://www.nederveld.com)

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# Community Development Memo

DATE: May 10, 2018

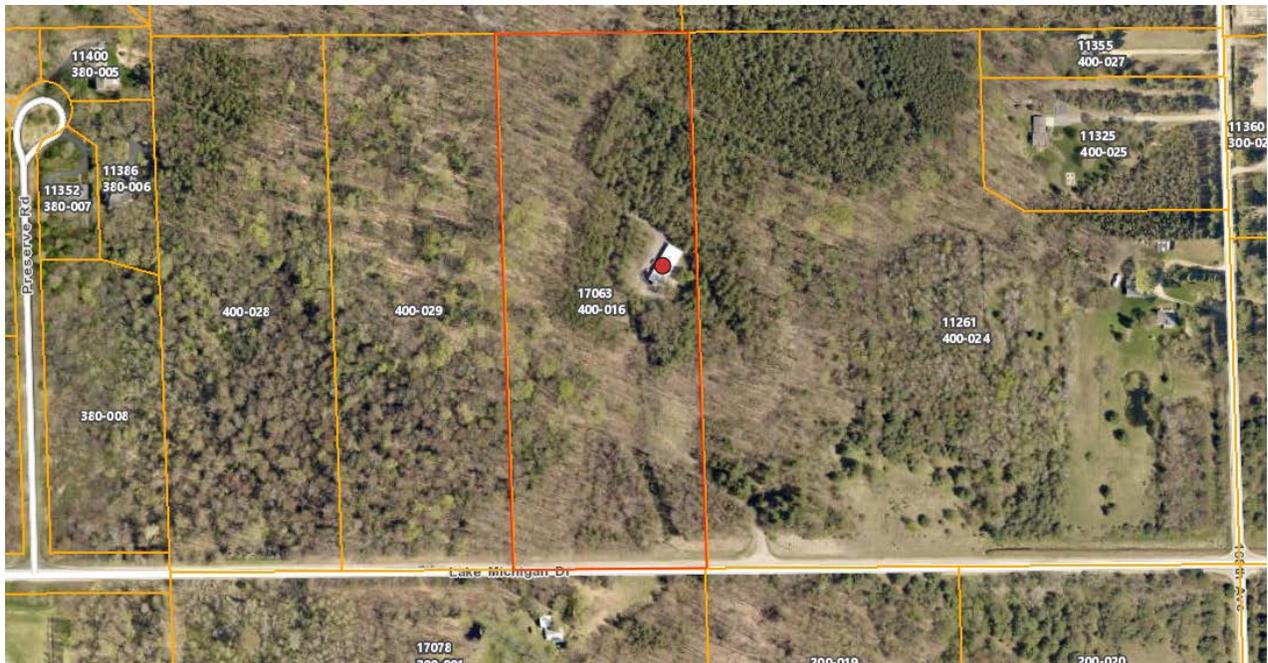
TO: Planning Commission

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

RE: Special Land Use – Single Family Dwelling in AG Zoning District

## BACKGROUND

The applicants, Cameron & Tamara Henke, submitted a Special Land Use application to construct a single family dwelling. The dwelling will be located on a 14.5 acre parcel zoned Agricultural (AG) at 17063 Lake Michigan. See location map below.



## SPECIAL LAND USE REQUIREMENTS

Section 19.07.39 of the Zoning Ordinance established 4 criteria to approve a Single Family Dwelling in AG District.

1. Dwelling shall be occupied by a person actively engaged in an activity permitted by right, or by special land use.
  - **Compliant**— Existing use as a kennel (Pine Hill Farm Pet Care) is a permitted use for Agricultural zoned properties.
2. Site plan shall be reviewed by the Fire/Rescue Department to assure adequate access for emergency vehicles.
  - Must submit a driveway permit application. The application must be approved prior to the issuance of final occupancy.
3. Must comply with standards outlined in Chapter 21—Schedule of District Regulations
  - **Pending** (*lot size, width, setbacks, minimum floor area, all footnotes*).
    - Will be determined upon submittal of building permit application.
4. The right for continued occupancy is dependent upon the active conduct of a permitted land use, or special land use, of the AG District. If discontinued, the Township may revoke the Special Land Use permit. From that time the dwelling will be considered a nonconforming use.
  - To Be Determined, but staff have little concern over compliance because this has been a long-standing business in the Township.

## SAMPLE MOTIONS

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

**Motion** to **approve** the Special Land Use application to allow a Single Family Dwelling in the AG District for property located at 17063 Lake Michigan Drive, based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. The motion is subject to, and incorporates, the following report.

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

**Motion** to direct staff to draft a formal motion and report, which will **deny** the Special Land Use application, with those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

If the Planning Commission finds the application is in need of revisions before a determination can be made, the following motion can be offered:

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

1. *List the revisions.*

Please contact me prior to the meeting with questions or concerns.

## REPORT

1. This approval is based on the affirmative findings that each of the following standards has been fulfilled:
  - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
  - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
  - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
  - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
  - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
  - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
  - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
  - H. The proposed use is consistent with the health, safety, and welfare of the Township.
2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
  - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
  - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.

- C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
- D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
- E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
- F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
- G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
- H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
- J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
- K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
- L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans 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.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

SPECIAL LAND USE APPLICATION

Application Type	Fee	Escrow*	Sewer Escrow**	
Original	\$125	\$1,000	Main Extension	\$5,000
Amendment	\$100	\$500	Lift Station	\$2,000

Applicant Information

Name Cameron B. Henke  
 Phone 231-578-1879 Fax \_\_\_\_\_  
 Address 15255 Hofma Dr Grand Haven, Mi 49417  
 Email Address cam1295@charter.net

Owner Information (If different from applicant)

Name Tamara A Henke  
 Phone 616-638-6741 Fax \_\_\_\_\_  
 Address 15255 Hofma Dr Grand Haven, Mi. 49417

Property Information

Address/Location 17063 Lake Michigan Dr, West Olive, Mi. 49460  
 Parcel Number 70 - 07 - 21 - 400 - 016 Size (acres) 14.5  
 Current Zoning Agricultural Master-Planned Zoning Agricultural

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

We would like to build a residence on our 14.5 acres. Our business, Pine Hill Farm Pet Care is also located on this property.  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

Signature of applicant

3-28-18  
 Date

\* To cover cost of legal and consulting fees, may be increased as necessary  
 \*\* If approval of this application requires/includes the extension of a municipal sanitary sewer main, an additional \$5,000.00 escrow fee shall be required, and an additional \$2,000.00 escrow fee shall be required for the installation of a lift station.



400-029

17063  
400-016



17078

Lake Michigan Dr



GRAND HAVEN CHARTER TOWNSHIP

## Community Development Memo

DATE: May 17, 2018  
TO: Planning Commission  
FROM: Stacey Fedewa, Community Development Director  
RE: Pre-Application – Residential PUD – Millhouse Bayou Condos

### PRE-APPLICATION PRESENTATION

The developer, Mike Bosgraaf, is proposing 13 two-family attached condo dwellings and 1 standalone single family dwelling for a total of 27 units. The standalone unit would be separated from the condo development.

The project site is approximately 12.5-acres, and developer is proposing over 6-acres for designated open space. The developer had a pre-application conference with staff, and are now requesting one with the Planning Commission.

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

### SUGGESTED DISCUSSION POINTS

#### House #27

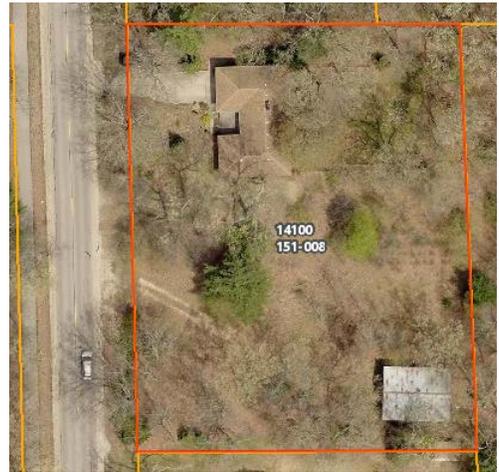
There is an existing house where lot #27 is proposed, and the developer's desire is to keep that in place in order to sell it and help finance the remainder of the project.

However, this would result in the road frontage of the proposed development being significantly smaller than minimum requirements. In fact, creating new lots along 152<sup>nd</sup> Avenue would require double width.

Part of why the double width requirement was put into place was to prevent a developer from dividing off lots along the public road, and using those proceeds to fund the development. The

Township’s goal with this double width requirement was to require developers to use all of the land as part of the development and prevent additional driveways from being created on the main public road.

If the Planning Commission is willing to consider the allowance of #27 it could require the developer to relocate the driveway—remove it from 152<sup>nd</sup> Avenue and create one on the new entrance road.



### Bayou

This is a unique piece of land because a significant portion of the project site contains the actual bayou. As staff understands the State of Michigan has jurisdiction over the navigable waterways and property owners have riparian and bottomland rights.

Thus, there will be legal questions that need to be answered about how much of the property can actually be counted, and what is owned by the State of Michigan. If/when an application is submitted and escrow funds received, staff will request Attorney Bultje to perform this research.

### Access Easement

More than 24-lots are proposed, which requires a second point of access. The second entrance is proposed as an emergency crash-gate on Bignell Drive. As staff understands, the developer has some form of an easement to Bignell Drive. However, at the time of writing this memo staff is unsure what type of easement it is—utility, ingress/egress, etc.

It must be an ingress/egress easement to enable the developer to give the project site access to Bignell Drive.

### Open Space

There are certainly floodplain and wetland on this property, and between the Resilient Master Plan, the FEMA CRS Program, and the PUD Chapter—the Township needs to be good stewards of this sensitive land and should be kept in everyone’s mind.



Please contact me if this raises questions.

# MILLHOUSE BAYOU CONDOMINIUMS

Pre-Application Conference



**PROJECT LOCATION MAP**  
Millhouse Bayou Condominiums



**PARCEL DESCRIPTIONS**  
**Millhouse Bayou Condominiums**

14100 152<sup>ND</sup> AVENUE 70-07-01-151-008  
W 200 FT OF LOT 8 BLK 23 EXC S 247.63 FT BORCK'S SUPERVISORS PLAT NO. 1

UNADDRESSED BIGNELL DRIVE 70-07-01-151-011  
LOT 8 BLK 23 EXC W 200 FT, ALSO EXC THAT PART LYING S OF A LI COM 530 FT S 88D 31M 58S E FROM SW COR LOT 8, RUNNING TH N 89D 29M 02S E TO E LI OF LOT 8. BORCK'S SUPERVISORS PLAT NO. 1

15014 BIGNELL DRIVE 70-07-01-151-056  
LOT 5 BLK 23, EXC E 150 FT LYING N OF MILLHOUSE BAYOU, ALSO EXC COM W 1/4 COR SEC 1, T7N R16W, TH S 88D 31M 58S E 563 FT TO SE COR OF W 530 FT OF LOT 7, TH N 0D 14M 31S W 165.1 FT TO BEG, TH S 88D 31M 58S E TO E LI OF LOT 5, TH N'LY ALG E LI LOT 5 TO A PT BEARING N 89D 29M 02S E FROM PT OF BEG, TH S 89D 29M 02S W TO BEG. BORCK'S SUPR PLAT NO.1

## PROPERTY OWNERSHIP INFORMATION

### Millhouse Bayou Condominiums

Parcel Identification		Owner Identification	
Parcel Number:	70-07-01-151-008	Owner Name 1:	T BOSGRAAF HOMES LLC
Property Address:	14100 152ND AVE	Owner Name 2:	
Property Status:	ACTIVE	Mailing Address:	148 SOUTH RIVER STE 100 HOLLAND, MI 49423
Government Unit:	16 - GRAND HAVEN TOWNSHIP	Local Unit Update:	05/01/2018
Taxing Unit:	16 - GRAND HAVEN TOWNSHIP		

Parcel Identification		Owner Identification	
Parcel Number:	70-07-01-151-011	Owner Name 1:	MUSIAL AARON M-KIM
Property Address:	0 BIGNELL DR	Owner Name 2:	
Property Status:	ACTIVE	Mailing Address:	15713 PIERCE ST WEST OLIVE, MI 49460
Government Unit:	16 - GRAND HAVEN TOWNSHIP	Local Unit Update:	02/24/2017
Taxing Unit:	16 - GRAND HAVEN TOWNSHIP		

Parcel Identification		Owner Identification	
Parcel Number:	70-07-01-151-056	Owner Name 1:	MUSIAL AARON M-KIM
Property Address:	15014 BIGNELL DR	Owner Name 2:	
Property Status:	ACTIVE	Mailing Address:	15713 PIERCE ST WEST OLIVE, MI 49460
Government Unit:	16 - GRAND HAVEN TOWNSHIP	Local Unit Update:	02/24/2017
Taxing Unit:	16 - GRAND HAVEN TOWNSHIP		

## NARRATIVE

### Millhouse Bayou Condominiums

#### Grand Haven Charter Township Zoning Ordinance Section 15.1704, 3 Narrative

The proposed Millhouse Bayou Condominiums will enhance the public health, safety and welfare by furthering the goals of the Grand Haven Charter Township Zoning Ordinance and Master Land Use Plan. The proposed project meets or exceeds the master plan's goals of residential density, preservation of natural features and provides a significant amount of open space.

This project will consist of 13 two-family dwellings and 1 single family dwelling (for a total of 27 units). The project site is 12.48 acres and includes 6.04 acres of open space (48%). The density is in line with the R-2 zoning district, which a future medium density residential designation corresponds with in the current zoning ordinance.

A private road is proposed to serve all units on the site. It will be accessed from 152<sup>nd</sup> Avenue on the west and include a cul-de-sac for common turnarounds. However, the private road will have physical connection to Bignell Drive to the east for fire and emergency access.

A substantial perimeter buffer of trees will be preserved around the development; open space and the site's natural vegetation will provide visual buffer on all sides of the site to reduce visual impact.

No stormwater detention is provided as it will not be required due to the existing Millhouse Bayou. Surface runoff south of the private road will be directed into the bayou. Runoff on the north side will be collected in catch basins and area drains and directed through a stormwater quality unit before discharging into the existing bayou. Millhouse Bayou will be protected and preserved in order to maintain its natural habitat and natural characteristics of the land.





**LEGEND**

- ① Neighborhood Access Point
- ② Emergency Access Point
- ③ Millhouse Bayou
- ④ Open Space
- ⑤ Crash Barricade and Gravel Drive

**NOTES**

Total Acreage	= 12.48 ac
Total Open Space	= 6.04 ac (48%)
Total Length of Street	= 1,220'
Total Residential Units	= 27
Single Family Lots	= 1
Two Unit Condos (13)	= 26

May 7 2018



0' 50' 100' 200' scale 1" = 100'

**MILLHOUSE BAYOU CONDOMINIUMS**

SITE PLAN RENDERING  
project number: 18200250





**LEGEND**

- ① Neighborhood Access Point
- ② Emergency Access Point
- ③ Millhouse Bayou
- ④ Open Space
- ⑤ Crash Barricade and Gravel Drive

**NOTES**

Total Acreage	= 12.48 ac
Total Open Space	= 6.04 ac (48%)
Total Length of Street	= 1,220'
Total Residential Units	= 27
Single Family Lots	= 1
Two Unit Condos (13)	= 26

May 7, 2018 north 0' 25' 50' 100' scale 1" = 50'

**MILLHOUSE BAYOU CONDOMINIUMS**

SITE PLAN RENDERING  
project number: 18200250





www.nederveld.com  
800.222.1868  
**GRAND RAPIDS**  
217 Grandville Ave., Suite 302  
Grand Rapids, MI 49503  
Phone: 616.575.5190

ANN ARBOR  
CHICAGO  
COLUMBUS  
HOLLAND  
INDIANAPOLIS  
ST. LOUIS

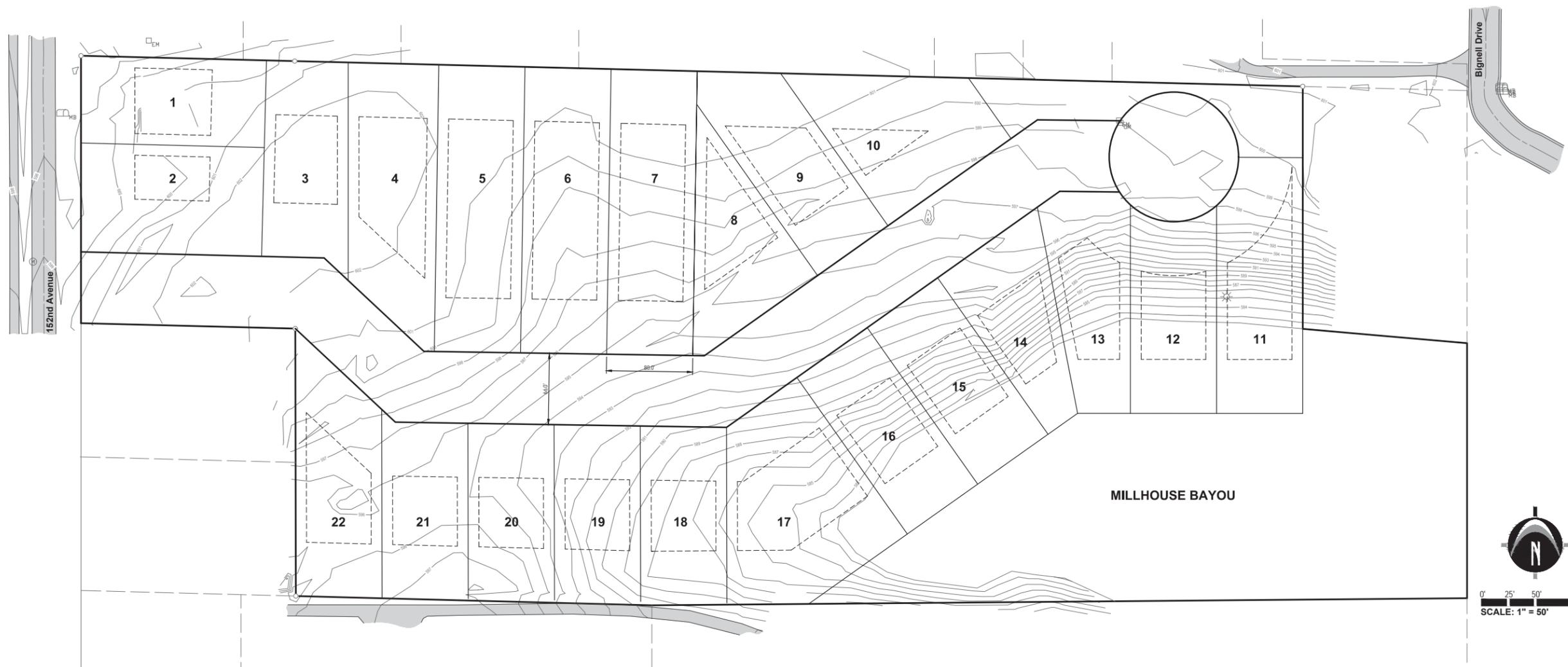
**PREPARED FOR:**

Bosgraaf Homes  
Mike Bosgraaf

148 South River Ave Suite 100  
Holland, MI 49423  
Phone: 616.644.1364

**REVISIONS:**

Tblc: \_\_\_\_\_ V. Date: \_\_\_\_\_  
Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_ S. Date: \_\_\_\_\_



**LEGEND**

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)

**GENERAL NOTES**

- 1) CURRENT RR ZONING REQUIREMENTS  
SETBACKS - SINGLE FAMILY  
FRONT YARD = 50 FT.  
SIDE YARD = 50 / 20 FT.  
REAR YARD = 50 FT.  
MIN. LOT AREA = 45,000 SQ. FT.  
MIN. LOT WIDTH = 150 FT.
- 2) FUTURE LAND USE (R-2) ZONING REQUIREMENTS  
SETBACKS - SINGLE FAMILY  
FRONT YARD = 50 FT.  
SIDE YARD = 25 / 10 FT.  
REAR YARD = 50 FT.  
MIN. LOT AREA = 13,000 SQ. FT.  
MIN. LOT WIDTH = 80 FT.
- 3) SUMMARY OF LAND USE
 

	SINGLE FAMILY
A) NUMBER OF UNITS	22
B) LENGTH OF STREET	1,120'
C) ACREAGE	12.48 ac
D) RIGHT-OF-WAY	2.13 ac
E) WETLAND	2.83 ac
F) OPEN SPACE	2.83 ac
G) AVERAGE LOT SIZE	14,888 ac
H) UNITS PER ACRE	0.34

**811** Know what's below.  
CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:  
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANE" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

**Millhouse Bayou  
Condominiums**

**Parallel Plan**

14100 162nd Avenue  
PART OF LOTS 5 & 8 - BLOCK 23, BORCK'S SUPERVISOR'S PLAT NO. 1, SECTION 1,  
T7N, R16W, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**

18200250

**SHEET NO:**

**C-200**