

AGENDA

Grand Haven Charter Township Planning Commission
Monday, June 4, 2018 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the May 21, 2018 Meeting Minutes
- V. Correspondence
 - Lakeshore Gardens PUD – Scott Klaassen
 - Lakeshore Gardens PUD – Jolee Wennersten, DVM
 - Lakeshore Gardens PUD – Ronda Ruscett, OD
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. Public Hearing
 - A. PUD – Lakeshore Gardens – Multifamily Apartment Complex
- VIII. Old Business
 - A. PUD – Lakeshore Gardens – Multifamily Apartment Complex
- IX. New Business
 - A. 2017 Planning Commission Report
- 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
MAY 21, 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, and Reenders

Members absent: Wilson and Hesselsweet

Also present: Community Development Director Fedewa, 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 April 2, 2018 meeting were approved.

V. CORRESPONDENCE

- Spring Lake Township – Conduct Review of Master Plan
- David Clark – Special Land Use – Single Family Dwelling in AG District – Support

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Special Land Use – Single Family Dwelling in AG District – Henke

Cousins opened the public hearing at 7:05pm.

Hoisington provided an overview through a memorandum dated May 10th.

Applicant Cameron Henke was present and available to answer questions:

- Will utilize a shared driveway with the existing kennel.
- If approved, intends to use Raha Builders to construct the dwelling. A representative from the Builders was also present.

Cousins noted that correspondence was received in support of the application.

There being no further comments, Cousins closed the public hearing at 7:08pm.

VIII. OLD BUSINESS

A. Special Land Use – Single Family Dwelling in AG District – Henke

The application was discussed by the Commissioners and focused on:

- Questioned if the existing driveway for the kennel was on the adjacent property.
 - Staff indicated that whole section of property is all owned by the same family, so if the driveway crosses the property line it is of no consequence at this point in time. Additionally, the kennel, and its driveway, have been in place for many years and would be considered legally nonconforming at this point. Further, the proposed shared driveway would occur within the boundary lines of the subject property, and not increase the nonconforming status.

Motion by Wagenmaker, supported by Reenders, 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. **Which motion carried unanimously.**

REPORT – SPECIAL LAND USE – SINGLE FAMILY DWELLING IN AG DISTRICT – HENKE

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.

IX. NEW BUSINESS

A. Pre-Application Presentation – Millhouse Bayou Condos PUD

Fedewa provided an overview of the proposed development in a memorandum dated May 17th.

The developer, Mike Bosgraaf, and project engineer, Nolan Miller, were present and available to answer questions:

- Has built many condominium projects before.
- Confirmed the easement along the east property line to Bignell Drive is both a utility, and ingress/egress easement. Thus, there is an opportunity for a second point of access if there are more than 24-units.
- Has performed some legal research, and believes ownership of the bottomlands belongs to the property owner.
- Intends to construct the condos at 2-feet above Base Flood Elevation, which would include the 9-foot tall walkout basement.
- Units along the water would have walkout basements, and the others would be “view-outs.”
- Does not anticipate allowing access to the bayou waterfront, and will keep in a natural state.
- Estimated price per condo ranges from \$350,000 - \$400,000.
- Condo floor area is likely to range from 1,200 sqft – 1,500 sqft depending if certain add-on options are requested such as a sunroom. The basements would provide additional square footage as well.
- Believes a previous owner of the property excavated into the bayou to increase its size and have more waterfrontage.
- Proposing a sidewalk along one side of the street, similar to the Stonewater condos.
- Does not anticipate adding additional off-street parking because the width of the road is so wide, which will allow cars to park along the edge of the road; and the driveway depth will allow multiple vehicles to park and not overhang the sidewalk.
- Noted a deceleration taper will be required for the main entrance. Cognizant of not allowing the taper to encroach onto adjacent properties.

The Commissioners discussed the following:

- Inquired how the developer would address construction near the floodplain considering the Township has joined the FEMA Community Rating System program.
- Inquired if additional parking, aside from the driveways, is going to be provided for visitors to use.
- Regarding the existing house, it would be preferred to relocate the existing driveway onto the new road, but can see practical difficulties with the garage placement.

- Majority of Commissioners would prefer to exclude the existing house from the PUD application, and rezone it to the R-2 district to create a conforming lot with the required double width of 160-feet. That would leave approximately 95-feet of width for the main entrance road.
- Expressed concern over the secondary access to Bignell Drive and how it will affect the two existing property owners and their shared driveway. Particularly as it relates to snow removal.
- So long as the proposal remains at 26-units the Commissioners are likely to be supportive of a request to exclude the secondary access because of the negative impact it is likely to have on existing residents. However, are only supportive if the Fire/Rescue Department expresses their support as well.
- Want to ensure the sidewalk goes to the edge of 152nd Avenue, and possibly includes a crosswalk to the 152nd Avenue nonmotorized pathway.

X. REPORTS

A. Attorney Report – None

B. Staff Report

- Fedewa passed her American Institute of Certified Planners (AICP) Exam
- Zoning Ordinance Update Committee will meet Thursday, June 28th @ 6pm
- Noted Bultje was absent from the meeting because another client had a pressing issue concerning Short Term Rentals.
- Fedewa provided an update on the code enforcement issues with the Schultz/Shorescapes Landscaping business.

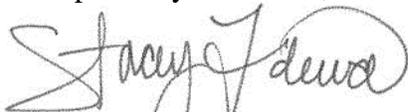
C. Other – None

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:07 pm.

Respectfully submitted,



Stacey Fedewa
Acting Recording Secretary

February 23, 2018

Atten: Stacey Fedewa
Community Development Director
Grand Haven Charter Township
13300 168th Ave.
Grand Haven, Michigan 49417

To Grand Haven Charter Township Planning Commission:

I would like to address the Board in reference to the upcoming public hearing for the mixed used development of the properties located at 17134 and 17114 Robbins Road, also known as the Tysman Properties.

As an owner of the neighboring properties I would like to go on record as saying that I support the development of the mixed use PUD. I believe the proposed project is a much better fit with existing neighborhood. For many years prior, and up to currently, the amount of trucking activity going on and off the property puts a lot wear and tear on the Robbins Road corridor, to and from US 31, as well as the surrounding supporting roadways. Also, the excessive noise level from heavy equipment, such as loaders and semis and dump trucks, sometimes operating around the clock in the winter when it snows, is disruptive to nearby homes, apartment, and senior housing developments. I would also point out; it is adjacent to the current Timber View Apartments and the proposed new development would tie in nicely with the existing usage in the surrounding area.

In regards to the mini storage on 172nd, I believe it would be in Grand Haven Township's best interest to have that "go away" from its highly visible current location, and be relocated. This proposed development may give Grand Haven Township the opportunity to make that happen.

Also, as a lifelong friend of Bill Tysman, I believe the project honor's Bill's Legacy to our communities to have such a project dedicate some of the units to low income and the disabled.

So again, I would be supportive of the new development and ask that the Board and Planning Commission continue to work with the developer to all this to move forward.

Thank You for your consideration,



Scott Klaassen, Managing member of Hanash LLC.

March 18, 2018

Dr. JoLee Wennersten
Robbins Road Animal Clinic
17076 Robbins Road
Grand Haven, MI. 49417
Ph: 616-842-7610

Grand Haven Township Planning Commission
Grand Haven Township
13300 168th Ave.
Grand Haven, MI. 49417



ROBBINS ROAD ANIMAL CLINIC

17076 Robbins Road
Grand Haven, MI 49417
PHONE (616) 842-7610
FAX (616) 842-9971
rrac49417@yahoo.com

JOLEE WENNERSTEN, D.V.M.
THOMAS MUNRO, D.V.M.
CHAD ACKERMAN, D.V.M

Dear Commission Members,

As a long time business owner in the township, I am always excited to see the area grow and prosper. I know my business has in some small way helped with this growth. I realize the township is growing faster than the housing availability and understand the need for additional multiple dwellings. This leads to the reason for my letter. The plans for the area surrounding my property are more than a little concerning to me. I have two issues which I feel must be addressed.

First is the issue of attaching my parking lot to the ingress/egress traffic lanes for the proposed growth of the apartment complex. The area of my parking lot to the west (the proposed attachment area) is usually full during the day with parked cars from the employees and clients for the three businesses that share this parcel. The small greenbelt is also an area where clients of Robbins Road Animal Clinic are able to exercise their animals before and after their visit to my clinic. There is no way this portion of my property can be used as a service road and not destroy the way it is currently used.

The second issue is one of concern for the whole neighborhood, and that is the problem of security. Veterinarian clinics have increasingly become the targets of thieves in the past few years due to the nation's growing drug abuse problem. The back of my office is reasonably well lit, but it is not readily visible from the street. I feel that there could be a security problem with the close proximity of the proposed buildings. I would ask the committee to consider this in their moving forward with the current development and plan for the installation of a tall security fence around my property on the west and south sides. It would make additional sense to continue the fence across the south sides of the lots of my neighboring businesses to the east. I know it is impossible to stop all bad things from happening, but it would certainly make it more difficult for those who desire to break the law.

Thank you for taking the time to read about the items of my concern. I am available for discussion at the above phone number should you have any questions about this letter. I look forward to being a productive member of the Grand Haven Township community for many years to come.

Sincerely;

A handwritten signature in black ink that reads "Jolee Wennersten".

Jolee Wennersten, DVM
Robbins Road Animal Clinic

April 10th, 2018

Dr. Ronda V Ruscett
17088 Robbins Rd.
Grand Haven, MI 49417
Ph: 616-846-4200

Grand Haven Township Planning Commission
Grand Haven Township
13300 168th Ave.
Grand Haven, MI 49417

Dear Commission Members,

As Dr. Wennersten stated in her letter to the Commission, it is exciting to watch the township grow in a positive and aesthetic way.

But, I too am concerned about attaching our west parking lot to the ingress/egress traffic lanes for the proposed growth of the apartment complex. The proposed attachment area is a very busy area, with patient cars coming and going, as well as staff parking. As it stands now, there is often not enough parking. Opening that area up to traffic would make it even busier and frankly unsafe, as many people are walking to our offices, walking their pets and walking to their cars. I am not in favor to any changes with our parking lot.

I, too, would like to see some kind of boundary for our parcel of property. Not only for security reasons, but for trespassing as well. I think an attractive fence or natural planting would enhance the area, while also protecting it.

Dr. Wennersten and I are available for discussion on these points and would be happy to meet with you as the project moves forward.

Sincerely,



Ronda V. Ruscett OD



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: May 31, 2018
TO: Planning Commission
FROM: Stacey Fedewa, Community Development Director
RE: Lakeshore Gardens – PUD – Multifamily Apartment Complex

BACKGROUND

As you likely recall, this development was originally proposed as affordable apartments that included storage units. That concept fell through, and the developer is proposing a similar project that is more in tune with the Township's master plan.

PROPOSED PROJECT

The storage units are no longer part of the proposal. Instead, a sixth apartment building with efficiency units is proposed in its place. Specifically, the following is being offered:

- 6 apartment buildings
 - 4 buildings with 24-units
 - 2 buildings with 30-units
- 156-units in total
 - 12 – 1b/1b – 496 sqft (*see letter from Housing Next*)
 - 39 – 1b/1b – 730 sqft
 - 12 – 2b/2b – 947 sqft
 - 87 – 2b/2b – 1,035 sqft
 - 6 – 2b/2b – 1,070 sqft
- 318 parking spaces
 - 94 enclosed garage spaces
 - 224 surface spaces
- 2.5-acres of open space is being preserved (*or 21.88%*) or the 11.47-acre site

Please be sure to read the project narrative from the developer, which provides in depth information about the rental market in the greater Grand Haven area along with floor area comparisons with other complexes.

Affordability

It should be noted—the developer is no longer promoting “affordable” apartments. Rather, they intend to address “affordability” in two ways:

1. The 496 sqft efficiency apartment will undoubtedly bring a lower price based on the floor area. The initial assumption based on conversations with the developer is the rental price will begin at around \$600.
2. The developer is providing amenities, but not luxury amenities such as Piper Lakes. Therefore, the units themselves will bring a lower price point.

Ultimately, no guarantees are being made for the rental prices, but the developers have designed the project in such a way to enable them to offer lower prices than their competitors.

Ottawa Housing Next

The Executive Director of the Ottawa Housing Next program has provided a letter of support for the project. The Director met with the developers and provided a variety of ideas to bring more affordability to Grand Haven. Floor areas as low as 350 sqft were discussed, but settled on the 496 sqft floor plan. The 12 efficiency apartments would only be found in Building F.

Gracious Grounds

Gracious Grounds has also offered a letter of support for the project. It was noted in previous meetings the developer intended to provide units and/or a building to Gracious Grounds to enable individuals with unique abilities to live independently in our community.

That is still the intention, however, there are too many variables at this time to make promises to the Township. That said, you’ll notice in the letter that Gracious Grounds has been working closely with this development group on other projects, and fully expect that it will carry over to the proposed Lakeshore Gardens too, it’s just a matter of when.

Connectivity

The developer has successfully negotiated two cross-access points with the adjacent D&W complex—a secondary access and sidewalk south of the D&W building, and another access point where the future A-1 and A-2 commercial lots will be developed (*recall A-1 and A-2 are not part of the PUD application*).

DEPARTURE REQUESTS

Departure requests are extremely minimal—there are only two.

Section	Requirement	Developer Request	Staff Notes
24.04.1	Maneuvering lanes in parking lots shall be 24-feet in width.	Requesting a 35-foot width in front of the garage buildings to enable easier turn movements.	<p>Request is not unreasonable, however, the argument made in the departure narrative is in reference to a wheelchair accessible van, but the illustration provided to show the circulation difficulty is of an average passenger vehicle. All three complexes in the Township have garages and 24-foot maneuvering lanes and are functional.</p> <p>The PC will need to determine if the explanation is sufficient to warrant the departure, or if additional evidence such as an illustration of a wheelchair accessible van be provided. It is noted that staff urged them to provide that illustration on three occasions prior to the hearing.</p>
21.02	Minimum floor area for apartments shall be 884 sqft	Requesting a reduced floor area for 51 of the units—12 at 496 sqft and 39 at 730 sqft	<p>Staff supports the request for the following reasons:</p> <ul style="list-style-type: none"> • The developer has provided compelling comparisons of other apartments. • Staff found an old memo from the mid-90’s recommended floor areas be increased because that was the current trend in the housing market. Thus, it was simply based on trends, and the current trend is smaller floor areas. • Ottawa Housing Next supports the floor areas. • The Township’s consultant for the new zoning ordinance has indicated a “rule of thumb” for apartment floor areas is—500 sqft for general living area + 200 sqft/bedroom. That is consistent with the developer’s proposal and departure request.

Transitional Screening

Section 20.11.5 enables the Township Planning Commission to temporarily waive certain transitional screening requirements if adjacent residential structures are setback more than 200-feet. The waiver ends when a residential structure is built within 200-feet and then the developer would be required to plant the screening. Currently, the nearest structure is almost 1,000-feet away from the boundary line of the proposed development.

ISSUES AT HAND

Environmental Study

Staff received a message advising the Township that contamination may be present on the property based on the use and history of the business. It was suggested that various petroleum products had leaked, underground storage tanks were present, unpermitted septic systems were installed, etc.

Based on that advisory, staff contacted the developer and requested an environmental assessment. In response, the developer explained as part of their due diligence an Environmental Impact Study (EIS) – Phase 1 was conducted, but was not complete and the final report was not ready to be provided to the Township. This EIS was performed at the same time as the traffic study, which was done in Sept/Oct 2017.

After discussing with other colleagues, the following was learned:

- A Phase 1 EIS only takes a couple of weeks, at most, to complete.
 - Phase 1 will not identify contamination, but rather indicate that certain findings on the site warrant a Phase 2 to determine if contamination exists.
- Based on the historical use of the property, undoubtedly a Phase 2 EIS would be required.
 - Similarly, a Phase 2 does not take an extraordinarily long time to complete. Perhaps the Phase 2 EIS did not begin until recently, but staff is unsure.

The developer claims no contamination has been found, if anything is found in the Phase 2 EIS it will be corrected and addressed through the DEQ—and should not be considered as part of the PUD application by the Township.

Ultimately, despite many conversations the developer has refused to provide any documentation related to the EIS. There are two Sections of the Zoning Ordinance that specifically authorize the Planning Commission and Township Board to require this type of study and formulate conditions based upon the results of that study:

- Section 23.06.4 – the site plan or other materials shall also include any **additional information which may be requested by the Planning Commission to assist in its review**

of the proposed use and the effect of the proposed use on neighboring uses, structures, and public facilities, public utilities, and public infrastructure. Such additional materials may include, but are not limited to, a traffic impact analysis, **environmental impact**, engineering analysis, soils analysis, and topographical survey.

- Section 17.04.4 – the Township Board may impose reasonable conditions in conjunction with the approval of a PUD to ensure that the foregoing standards and requirements are satisfied. Conditions imposed shall also be designed to protect natural resources, the health, safety, and welfare of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole; and be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.

The lack of transparency to provide even the Phase 1 EIS raises many red flags for staff and Township as a whole. Without reviewing the documentation, the Township cannot know, or assume, that contamination does not exist.

The “what if” questions come to mind—what if there is contamination and certain areas cannot be built upon; what if it’s actually a superfund site; what if it was contaminated and has plumed to other areas and affected adjacent properties. What if’s are always a concerning subject.

Based upon this significant lack of knowledge, and the unwillingness of the developer to divulge key environmental studies at this time—**staff is formally recommending the Planning Commission table the application until the Phase 1 and Phase 2 Environmental Impact Studies are completed and provided to the Township.**

That said, if the EIS’ do not find contamination there is no need to delay the project. Thus, staff is requesting the Planning Commission review this PUD application and make verbal findings, so when the matter is back on the agenda a motion making a formal recommendation along with a report of findings can be done (*that is, assuming no contamination exists that affects the site design*).

Conceptual Approvals

The developer has still not provided correspondence from the City of Grand Haven or the Ottawa County Water Resources Commissioner giving conceptual approval of the plans.

Due to this, staff forwarded the current set of plans to both agencies. However, at the time of this memo the only response that has been received is from the City’s Community Development Manager indicating the driveway spacing standards are compliant with their zoning ordinance. That said, staff is still in need of conceptual approval from the City’s DPW Director and the OCWRC.

Because staff is recommending this application be tabled, it is recommended this item be listed as a requirement prior to returning to the Planning Commission.

Site Plan Corrections from Staff Reviews

In the latest staff plan review memo dated May 4th the Fire/Rescue Department and Community Development Department identified the following items that needed to be revised, or added. However, they were not addressed in the most recent set of plans. Thus, staff is recommending these items also be added to the list of revisions under the motion to table the application:

1. Increase the width of the main drive aisle to 30-feet (*from boulevard to corner south of clubhouse*).
2. Add at least 1 – 2 more dumpster locations. Only two exist—near the clubhouse and between Buildings C & D near the eastern edge of the development. It's simply not enough refuse containers for this many dwelling units, and the distance for residents to travel to dispose of their refuse is too far.
 - a. One should be placed near Building F, and another near the western walls of Buildings A/B.
3. Although technically, the architectural variety is met when viewing the site plan, but when viewing the renderings, the front of the buildings are lack-luster. In fact, the rear of the buildings appear to have more interest. Perhaps the Planning Commission will feel the same way and direct the applicant to provide more visual interest to the front of the buildings. However, such a requirement should be weighed against the cost involved because it has a direct correlation to the rental rates that will be offered for the units.
4. The developer's circulation plan appears to show a commercial truck could not make the turn into the future A-1 and A-2 commercial lots (*recall these are not part of the PUD, but planning is all about solving problems before they occur*). The developer must consider shifting that driveway stub to the south in order to allow successful truck-turning movements.

STAFF RECOMMENDED MOTION

Staff recommends the Planning Commission adopt the following motion and require certain revisions to the PUD application along with submitting additional documentation:

Motion to table the Lakeshore Gardens PUD application, and direct the applicant to address the following:

1. Provide a complete and full Environmental Impact Study, including but not limited to—Phase 1, Phase 2, and any other documentation from the environmentalist such as a remediation plan.
2. Provide written documentation from the City of Grand Haven DPW Director that conceptually approves the proposed access points onto Robbins Road.

3. Provide written documentation from the Ottawa County Water Resources Commissioner that conceptually approves the proposed stormwater management system.
4. Increase the width of the main drive aisle to 30-feet from the boulevard to the curve adjacent to the clubhouse.
5. Add another dumpster enclosure near Building F.
6. Add another dumpster enclosure on the west side of Buildings A/B.
7. Shift the driveway stub to A-1 and A-2 to the south, or provide a circulation plan that shows a commercial vehicle can successfully complete the required turning movements.
8. Add more visual interest to the front of the apartment buildings (*if Planning Commission makes this finding*).

OTHER SAMPLE MOTIONS

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

Motion to direct staff to draft a formal motion and report, which will recommend **conditional approval** of the Lakeshore Gardens PUD application, with those Zoning Ordinance compliance departures which were discussed and 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 Lakeshore Gardens PUD application does not meet the applicable standards, the following motion can be offered:

Motion to recommend the Township Board **deny** the Lakeshore Gardens PUD application, and direct staff to draft a formal motion and report with those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

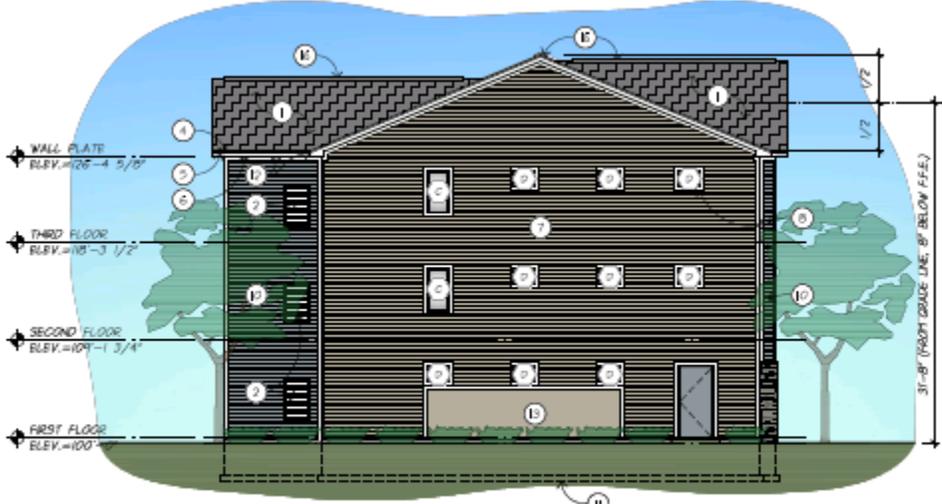
Please contact me if this information raises questions.



FRONT ELEVATION - BUILDINGS A, D & E
SCALE: 1/8"=1'-0"
24 UNIT



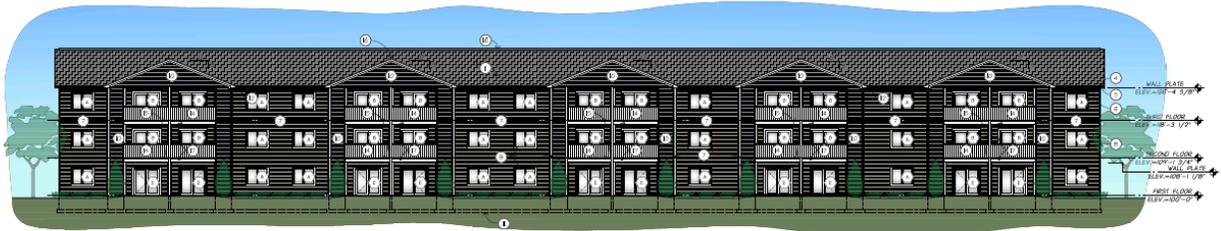
REAR ELEVATION - BUILDINGS A, D & E
SCALE: 1/8"=1'-0"
24 UNIT



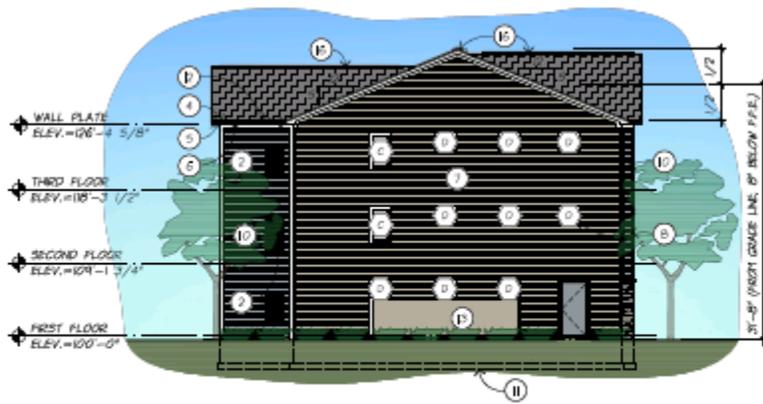
LEFT SIDE ELEVATION - BUILDINGS A, D & E
SCALE: 1/8"=1'-0"
NOTE: RIGHT SIDE SIMILAR - OPPOSITE HAND
24 UNIT



FRONT ELEVATION - BUILDINGS B & C
SCALE: 3/32"=1'-0" 30 UNIT



REAR ELEVATION - BUILDINGS B & C
SCALE: 3/32"=1'-0" 30 UNIT



LEFT SIDE ELEVATION - BUILDINGS B & C
SCALE: 3/32"=1'-0" 30 UNIT
NOTE: RIGHT SIDE SIMILAR - OPPOSITE HAND

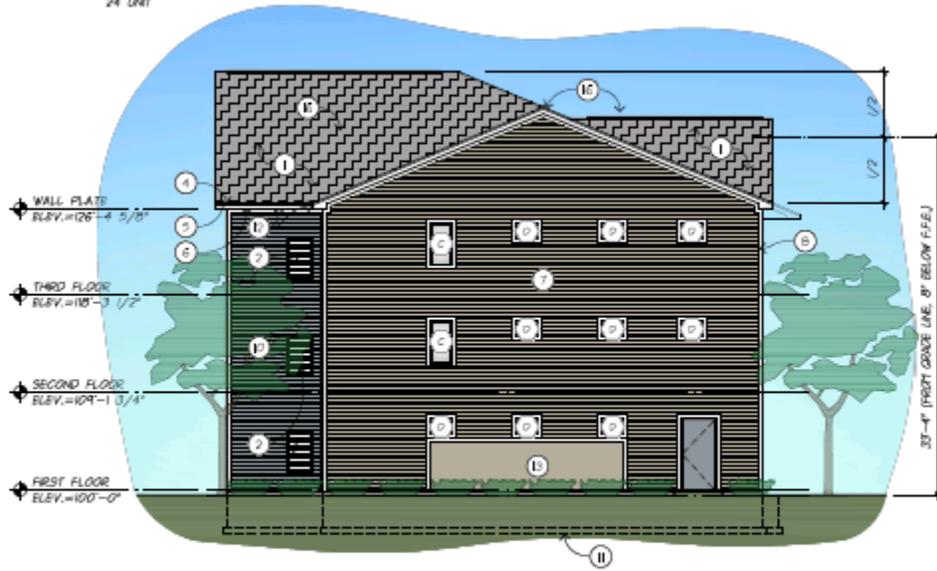


FRONT ELEVATION - BUILDING 'F'
SCALE: 1/8"=1'-0" 24 UNIT

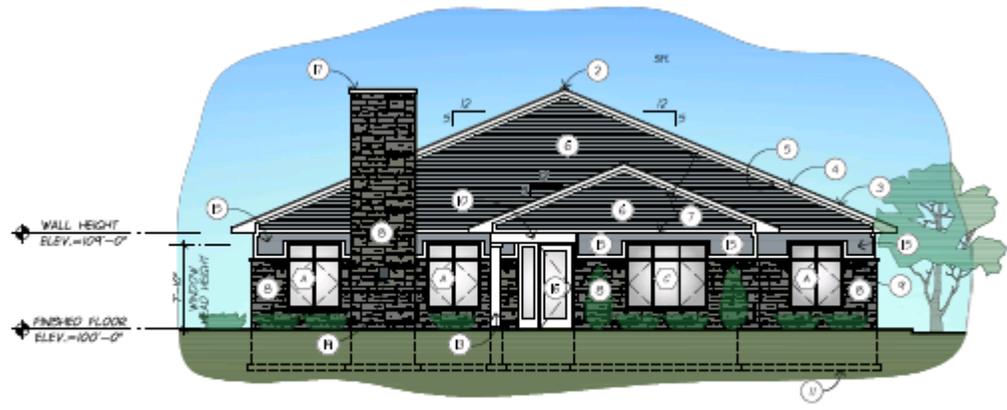


REAR ELEVATION - BUILDING 'F'
SCALE: 1/8"=1'-0" 24 UNIT

24 UNIT



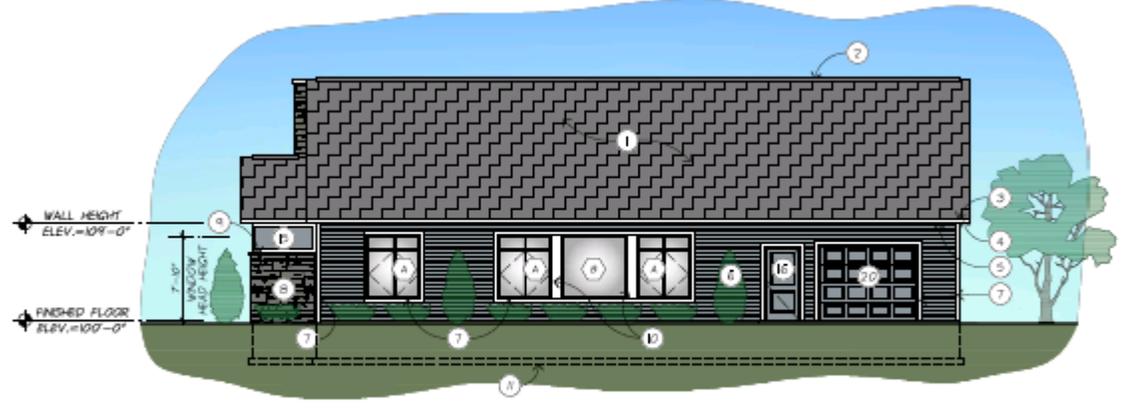
LEFT SIDE ELEVATION - BUILDING 'F'
SCALE: 1/8"=1'-0" 24 UNIT
NOTE: RIGHT SIDE SIMILAR - OPPOSITE HAND



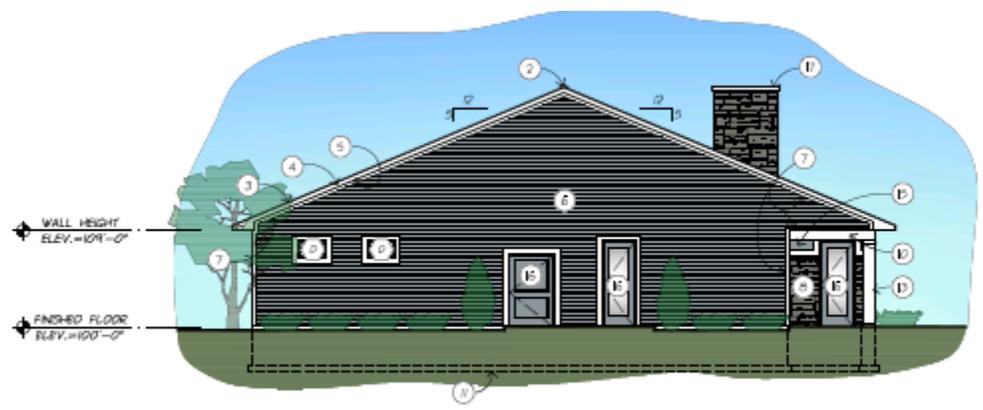
WEST ELEVATION - COMMUNITY CENTER
SCALE: 1/8"=1'-0"



NORTH ELEVATION - COMMUNITY CENTER
SCALE: 1/8"=1'-0"



SOUTH ELEVATION - COMMUNITY CENTER
SCALE: 1/8"=1'-0"



EAST ELEVATION - COMMUNITY CENTER
SCALE: 1/8"=1'-0"

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Application Type	Fee	Escrow*	Sewer Escrow**	
Overlay Zone	\$310	\$2,500	Main Extension	\$5,000
Non-Overlay Zone	\$300	\$1,500	Lift Station	\$2,000

Applicant Information

Name Chad Bush
 Phone 616.607.6073 Fax _____
 Address 18000 Cove Street, Spring Lake, MI 49417
 Email Address CBush@askpsp.com

Owner Information (If different from applicant)

Name _____
 Phone _____ Fax _____
 Address _____

Property Information

Address/Location 17114 Robbins Rd
 Parcel Number 70 - 03 - 33 - 200 - 035 Size (acres) 13.6
 Current Zoning C1 & I1 +007,056,077,070 Zoning Requested PUD - Mixed Use
 Adjacent Zoning North: SP South: PUD Res East: C-1&RR West: City of GH
 Master-Planned Zoning Robbins Sub Area Consistent with Master Plan? Yes

Other Information

Does Property Abut Township Border? Yes
 Present Use of the Subject Property? Industrial
 Number & Type of Existing Structures? Office, warehouse, salt storage, cell tower
 Subject Property Located on a Paved Road? Yes
 Municipal Water within 2,700 Feet of Subject Property? Yes
 Municipal Sewer within 2,700 Feet of Subject Property? Yes

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance Books and following the procedures and requirements as specified in Chapters 17 and 23 (and Chapter 15A if located in the Overlay Zone), and any other applicable ordinances. 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

1-15-18
 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.

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.



Signature of applicant

1-15-18

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

PROJECT SUMMARY:

Lakeshore Gardens will be a 156-unit apartment community developed by Main Street Capital Group and ideally located near Robbins Road and 172nd Avenue in Grand Haven, Michigan – a location that provides excellent proximity to shopping, schools, recreation, employment, healthcare, and transportation. This location is a natural extension of the surrounding multi-family and retail neighbors.

Main Street Capital Group has been working with Grand Haven Charter Township since last year to design a project that fits with the township's long-term goals for this corridor. We initially proposed a community that included a self-storage component, less expensive building materials and fewer access points that would have created a lower cost project. Through discussions with staff during the design process we removed the storage buildings, added brick veneer to the exterior of the apartments, and added 2 additional access points to the site plan. These design components added to the overall cost of the project but created an apartment community that we believe is congruent with the township's vision.

Main Street Capital Group is investing \$20 Million into this real estate project that will offer a compelling mix of amenities, features, and efficient design that make it unique among market-rate multifamily communities in the area.

One of these differentiating features is a commitment to improved accessibility for residents with varying degrees of mobility. Local building code requires that we adhere to ADA requirements, but we consulted with Disability Advocates of Kent County during the design phase and incorporated some of their suggestions to make the project more user friendly. Lakeshore Gardens will incorporate pocket doors, low-profile door thresholds, accessible showers in all of its ground floor units, and accessible garage spaces. In addition, the drive aisles around garages will be wider than standard to provide improved maneuvering for wheelchair vans and larger vehicles. These features are more than what is required under ADA and local building code standards and are unmatched by any other apartment community in the area.

Second, Main Street is keenly aware of the difficulty for many in our area to find suitable housing options that are affordable. Based on previous recommendations, the township encouraged us to collaborate with Housing Next on the unit design of our project. We had several meetings with the Executive Director, Ryan Kilpatrick, and discussed the most important points of affordable housing in the Grand Haven area and determined that sometimes the best option for efficient workforce housing is a smaller apartment, which leads to a lower price point. We discussed studio units as small as 350 square feet but settled on a design that has been used in other projects and is 496 square feet.

The design of our efficiency unit allows us to offer a very competitive apartment in Grand Haven and give the resident a new home with access to all our great amenities. This isn't a government sponsored or subsidized project so it's going to be a market rate project without any rental-rate restrictions. We're able to offer these lower priced units through efficient design that will continue as long as the project is around simply due to the efficient design.

Lakeshore Gardens will offer a variety of other amenities. Each apartment will have luxury vinyl flooring, dishwasher, microwave, in-unit laundry, and a private porch or balcony. A 3,400 square foot clubhouse will offer residents access to a pool, hot tub, community room, and 24/7 fitness center. Detached garages throughout the community will offer 94 garage spaces for out-of-the-weather parking. There are dedicated open spaces that will allow for a number of outdoor activities. Sidewalks will provide connectivity throughout the community with access to public sidewalks and the Grand Haven bike path network. The D&W grocery store is directly adjacent to Lakeshore Gardens with health care, restaurants and shopping on the corner of Robbins Road and 172nd Avenue easily within walking distance.

Lakeshore Gardens will consist of 4 – 24-unit buildings and 2 - 30-unit buildings with the following unit mix:

- 12 – 1 Bedroom Efficiency - 496sf
- 39 – 1 Bedroom 1 Bathroom - 730sf
- 12 – 2 Bedroom 2 Bathroom - 947sf
- 87 – 2 Bedroom 2 Bathroom - 1,035sf
- 6 – 2 Bedroom 2 Bathroom - 1,070sf

The project groundbreaking is anticipated for the summer of 2018 with the completion date of the first apartment building and the clubhouse during the middle of 2019. We anticipate completing the project toward the end of 2020.

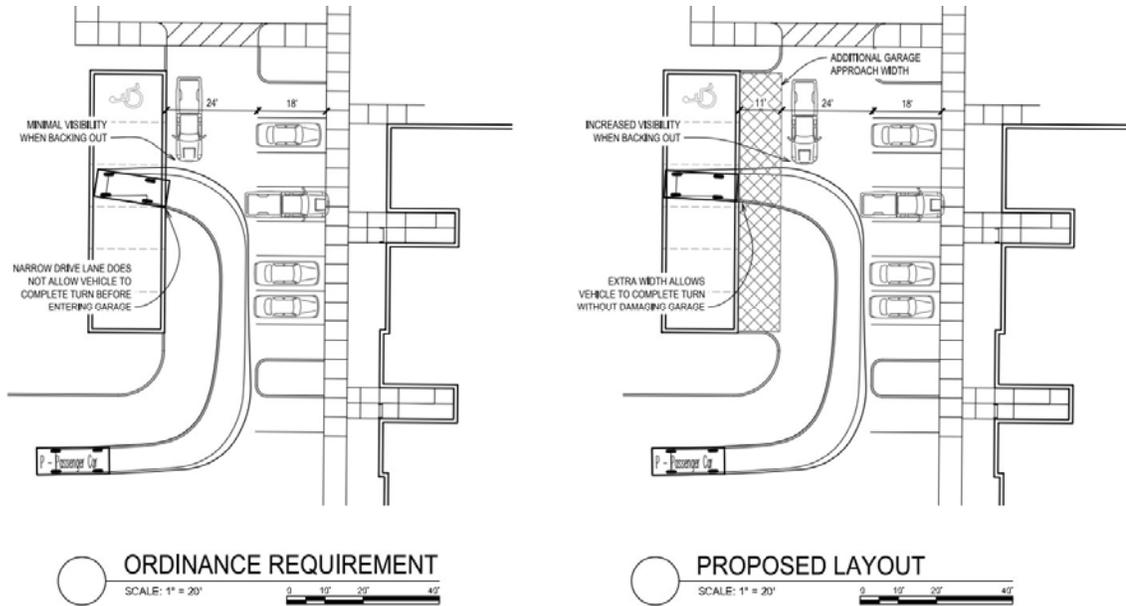
LIST OF PUD DEPARTURES:

REDUCED BUFFER TO ADJACENT RESIDENTIAL DISTRICTS

We are seeking approval for departure from Section 20.11.5 which requires a transitional screening for the rural residential property east of the development. In this case, the existing distance to the nearest use and the existing woodland provide this transition

INCREASED GARAGE APPROACH MANEUVERING LANES

We are seeking approval for a departure from Section 24.04.1. Section 24.04.1 states that maneuvering lanes of parking lots shall be 24 feet wide. When garage structures are providing the parking space, an expanded maneuvering lane width provides an appropriate turning movement to enter and exit the garage. One benefit of this is that it reduces the likelihood of a car scraping the garage as it attempts to enter or exit while turning. More importantly, the added width provides safety while backing out of a garage while another car is coming unseen. The added width provides time for the oncoming vehicle (or pedestrian / biker) to avoid the collision. See below and attached.



DECREASED DWELLING UNIT SIZE

Section 21.02 provides for a minimum apartment size of 884 sf. The proposed plan includes 1-bedroom 1-bath units that contain 730 sf of living area and an additional 135 sf of patio & mechanical area. At the township’s recommendation, we consulted with Housing Next about the design of our units. Based on their recommendations, we eliminated the self-storage component of the project and added a new building that incorporates 12 ‘efficiency’ units that are 496sf. This design has proven to be functional, efficient, and accessible and provides a living option that’s financially within reach of many people. Based on our research and market conditions, it’s not financially feasible

to build 1-bedroom units larger than 884 square feet while still offering competitive market rents.

There are other multi-family communities in Grand Haven Township and they all have living units smaller than 884 square feet. We reviewed the floor plans for 43 North, Timberview, and Piper Lakes. Each of these communities have apartment homes under 884 square feet. We also reviewed the approval for Village at Rosy Mound and they have been approved for a 685 square foot apartment unit.

The City of Grand Haven is also in our competitive market, so we reviewed their multi-family communities to make sure our apartment units are competitively sized. Williamsburg Court Apartments, Hawthorne Square Condominiums (converted apartments), The Haven at Grand Landing, and Woodland Ridge in Ferrysburg all have 1-bedroom units smaller than 884 square feet. Robbins Nest, which is very close to the subject property, has all its units (including 2-bedroom units) smaller than 884 square feet.

We decided to look in other markets to see what they had for smaller apartment sizes. We looked at the areas that we thought would have the largest apartments, which included luxury apartments in and around East Grand Rapids, Ada, and Forrest Hills. The most well-known communities like The Ridges of Cascade, Stone Falls of Ada, The Brix at Midtown, and River's Edge all have apartments smaller than 884 square feet. Based on our research, it's very uncommon to develop an apartment community where every unit is larger than 884 square feet.

Market Sampling of Units Smaller than 884sf.

	SF	NUMBER
COMMUNITY	SIZE	OF BEDROOMS
Hawthorne Square	500	1BR/1BA
Piper Lakes	605	1BR/1BA
Williamsburg Court Apartments	645	1BR/1BA
Piper Lakes	656	1BR/1BA
American House Loyd's Bayou	677	1BR/1BA
Village at Rosy Mound	685	1BR/1BA
Robbins Nest	710	1BR/1BA
Robbins Nest	710	2BR/1BA
The Elliott	727	2BR/1BA
Swiss Village	750	2BR/1BA
43 North	759	1BR/1BA
Haven at Grand Landing	760	1BR/1BA
43 North	810	1BR/1BA
Robbins Nest	810	2BR/1BA
Village at Rosy Mound	811	2BR/2BA
Mill Point Place	816	2BR/1.5BA
Timber View	830	1BR/1BA
Williamsburg Court Apartments	850	2BR/1BA
43 North	854	1BR/1BA
Woodland Ridge	880	1BR/1BA
Haven at Grand Landing	880	1BR/1BA



April 19th, 2018

Grand Haven Township
13300 168th Ave
Grand Haven, MI 49417

To the Planning Commission and Board of Grand Haven Charter Township;

This letter is regarding the proposed apartment development submitted by Main Street Capital in Grand Haven Township.

Housing Next is a nonprofit organization created to advance the goal of providing for more housing choice and affordability across Ottawa County. We were created in October of 2017 by a partnership between the Community Foundations of Grand Haven Area and the Holland/Zeeland Area and we work in partnership with the United Way, Lakeshore Advantage, both regional Chambers of Commerce, Ottawa County and the Lakeshore Non-Profit Alliance. Our mission to create an environment in which market-based solutions to housing affordability are available to the private sector. Main Street Capital is one of the first partners to help us work toward that goal.

Due to a significant shortage of new construction over the last 10 years, combined with a very limited set of housing options county-wide, the price of housing is no longer attainable for much of our workforce. As of 2017, more than 48% of the Ottawa County workforce travelled in from other communities, partly because our factory workers, teachers and public safety employees are unable to afford the housing that is available in the communities where they work. We have heard from numerous employers in the community who have cited housing affordability as one of their top three concerns related to their ability to attract new workers and grow in the future.

The proposal submitted by Main Street Capital includes several apartment units that fall below the minimum square footage requirements for a dwelling unit under Grand Haven Township zoning standards. As a former city planner and local zoning administrator, I fully understand the rationale and intention behind those regulations. At the same time, a minimum size requirement for an apartment will inevitably result in a minimum monthly rent that is higher than it would otherwise need to be. The cost of construction is directly tied to the number of square feet being built.

The average household size in Grand Haven and Spring Lake is 2.1 persons per home. Nearly 28% of all households are made up of a single adult without children. And yet, minimum dwelling sizes that are above industry standards demand that even single adults must have a home that is sometimes larger than necessary.

115 Clover St, Suite 300
Holland MI 49423

1 S Harbor Drive
Grand Haven MI 49417



Housing Next is strongly in favor of allowing for smaller housing sizes and more housing choices in appropriate contexts across the County. Our understanding is that Main Street Capital is proposing units ranging from 496 square feet and up. This size unit is an industry-wide best practice for efficiency floor plans and is in very short supply in the Grand Haven / Spring Lake market. We are glad to support Main Street Capital in their request for a slightly smaller unit size than is normally permitted in order to achieve greater affordability and broader choice in the market. We hope that you will consider support for their request.

Sincerely,

Ryan Kilpatrick

Ryan Kilpatrick,
HOUSING NEXT, Executive Director
ryank@housingnext.org



May 25, 2018

Dear Ms. Fedewa,

Please accept this letter of support for the development of the 156-unit Apartment complex that Main Street Capital Group is proposing to build on Robbins Road in Grand Haven.

GRACIOUS GROUNDS is a non-profit organization that offers housing opportunities for its' residents – a comfortable, compassionate, environment that emphasizes life enriching activities and togetherness by promoting: Community Involvement and Service, Employability Skills, Daily Living Skills, Academic Learning and Spirituality.

Over the course of the past three years, **GRACIOUS GROUNDS** has developed a professional relationship with Chad Bush, Ben Robbins and Terry Nash from Main Street Capital Group. They have led our organization through several real estate transactions with included the purchase of 1515 Despelder, the purchase of 8.2 acres in Ferrysburg as well as developing a Master Lease with the owners of an 8-unit apartment building at 1028 Ohio Avenue. We are proud to say we presently house 15 individuals with unique abilities in our community.

We commend Main Street Capital Group for pursuing this development project. It will provide needed housing options for people looking to live, work and worship in the Tri- Cities area. We look forward to the future ground breaking ceremony!

Grateful,

A handwritten signature in black ink that reads "Sandy Baker". The signature is written in a cursive, flowing style.

Sandy Baker, Executive Director

Montana Florea, Assistant Director

Kevin Green, President

Dennis Swartout, Vice President

Lisa Ashcraft, Treasurer

Jennifer VanSkiver, Secretary

Gay Cole, Member

Katie Appold, Member

Lauren Reenders, Member

Jeff Troupe, Member

Ken Lampe, Member

PROPOSED SITE DEVELOPMENT SIGN
Lakeshore Gardens Apartments
17114 ROBBINS ROAD, GRAND HAVEN, MI

DATE
2/5/18
DESIGNED BY
ATR

Main Street Capital Group




Lakeshore Gardens
APARTMENTS

(sign area less than 18ft²)

Brian T. Sinnott

Subject: FW: Adjacent Property Connection and Ingress/Egress Easement

From: Bill Mast <bmast@visserbrothers.com>

Sent: Friday, April 20, 2018 3:48 PM

To: Ben Robbins <brobbins@main-streetpartners.com>

Subject: RE: Adjacent Property Connection and Ingress/Egress Easement

We approve of a permanent commercial connection at the north location, subject to review of any documents governing the connection. We will not unreasonably hold up our review or approval.

On the south location, we approve of a fire department emergency connection. We understand that it will initially be left open indefinitely, but may be gated and reduced to emergency-only if and when we request it to be so reduced if and when we (the property owner and/or Spartan Stores) determine, in our sole discretion (not to be unreasonably determined) that the non-emergency traffic there is a detriment to our property.

Lots of conditional statements, but we're attempting to help you while safeguarding our own property. We believe this solution gives you what you need, and as long as it doesn't adversely affect us, also what you want.

VISSER BROTHERS, INC.

William T. Mast, President

1946 Turner, NW

Grand Rapids, MI 49504

bmast@visserbrothers.com

616.363.3825 / 363.6477 fax

<http://www.VisserBrothers.com>



From: Ben Robbins <brobbins@main-streetpartners.com>

Sent: Thursday, April 19, 2018 11:03 AM

To: Bill Mast <bmast@visserbrothers.com>

Subject: Adjacent Property Connection and Ingress/Egress Easement

Mr. Mast,

Here is the current preliminary site plan for our apartment project that is directly to the east of D&W. We are proposing 2 connections from our property and would like your approval to proceed. As soon as we have approved legal descriptions of the access points we will prepare and easement for you to review and execute. Can you please confirm that you approve of these proposed access points?

Thanks,

Ben Robbins

Director

18000 Cove Street, Suite 201

DEVELOPMENT COVENANT

THIS DEVELOPMENT COVENANT ("Covenant") is made this ____ day of _____ 2018, by ENTITY TO BE FORMED, LLC, a Michigan limited liability company, with offices at 18000 Cove Street # 201, Spring Lake, MI 49456 ("Developer"), with reference to the following:

RECITALS

A. Developer proposes to develop an apartment community ("Development") on that real property legally described on Exhibit A (the "Property"), which Property is located within the Charter Township of Grand Haven ("Township").

B. As a condition to the Township's approval of the Development, the Township Zoning Ordinance requires that the Developer designate certain open space on the Property ("Open Space") and that the Developer enter into this Covenant with respect to the preservation, management, and maintenance of the Open Space. The Open Space is legally depicted on the Site Plan ("Site Plan") attached as Exhibit B.

COVENANTS

NOW, THEREFORE, the Developer covenants as follows:

1. Preservation and Use of Open Space.
 - a. The Open Space is protected from all forms of development except as shown on the approved Site Plan;
 - b. The Open Space shall not be changed to another use without the consent of the Township;
 - c. The proposed allowable use of the designated Open Space; General Use by Residents.
 - d. The designated Open Space is maintained by the party(ies) who have an ownership interest in the Property;
 - e. The scheduled maintenance of the Open Space; General Landscaping Maintenance.
 - f. The maintenance of the Open Space may be undertaken by the Township in the event that the Open Space is inadequately maintained or becomes a nuisance after Township has given Developer with seven (7) days' notice and an opportunity to cure such failure to comply. Further that, any costs incurred by the Township for such maintenance shall be assessed against the owner(s) of the Property. If the Developer fails to pay those costs within 60 days of the Township's demand, the Township shall be entitled to place a lien upon the Property to recover its cost.

2. Recording. This Covenant shall be recorded in the Office of the Ottawa County Register of Deeds.

3. Enforceability. This Covenant shall be enforceable only by the Developer and the Township and no other person shall have the right to enforce any provision contained herein.

4. Governing Law. This Covenant shall be governed by, and construed and interpreted in accordance with, the laws of the State of Michigan.

5. Run with the Land. This Covenant shall run with the land and be binding on all successors, assigns, and transferees of Developer.

6. Not a Public Dedication. Nothing in this Covenant shall be deemed a gift or dedication of any part of or interest in the Property to the general public or for any public use or purpose. No rights shall inure or obligations be owed under this Covenant to any third party nor shall any third party be deemed a beneficiary of any of its provisions.

7. Transfer Tax Exemption. This Declaration is exempt from transfer taxes pursuant to MCL § 207.505(a) and 207.526(a).

IN WITNESS WHEREOF, the Developer has caused this Covenant to be executed and delivered as of the day and year first above written.

DEVELOPER:

**ENTITY TO BE FORMED, LLC, a
Michigan limited liability company.**

By: _____

Title: Authorized Agent

{Notary on next page}

STATE OF MICHIGAN

COUNTY OF OTTAWA

On ____, 2018, before me, a Notary Public, in and for said County, personally appeared _____, Authorized Agent of Developer, who acknowledged the execution of the foregoing instrument as his free act and deed on behalf of the Developer.

Notary Public

County, Michigan
My commission expires: _____

This Instrument Drafted By and After Recording Return To:

Ronald A. Bultje, Esq.
Dickinson Wright PLLC
200 Ottawa Ave. NW, Ste. 1000
Grand Rapids, MI 49503
616/336-1007



Community Development Memo

DATE: May 31, 2018

TO: Planning Commission

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

RE: 2017 Planning Commission Report

Pursuant to the Grand Haven Charter Township Planning Commission Bylaws, the following annual report is submitted to the Township Board.

ATTENDANCE

There were 12 meetings of the Planning Commission during 2017. Below is the attendance record of each member:

Member	Excused Absence	Unexcused Absence	Meetings Attended
Cousins (Chair)	3	0	9
LaMourie (Vice Chair)	1	0	11
Robertson*	1	0	4
Kieft	0	0	12
Wilson	0	0	12
Taylor	1	0	11
Reenders	1	1	10
Chalifoux	3	0	9
Wagenmaker (Secretary)**	1	0	11
Hesselsweet***	0	0	5

* Robertson resigned effective 6/19/2017

** Wagenmaker appointed 1/17/2017, Secretary on 8/17/2017

*** Hesselsweet appointed 08/07/2017

TRAINING

It is noted the Township Board strongly encourages members of the Planning Commission to avail themselves of training opportunities, which is a significant factor for reappointments. (*i.e., two training sessions during a three year period. Training completed as part of a Commissioner's professional career can be applied to this training requirement*).

Member	2017 Training Session(s)	2015 – 2017 Total Training
Cousins (Chair)	PC Basics, MI Medical Marijuana Act (x2), MAP Conference, Cousins	6
LaMourie (Vice Chair)	Strong Towns, Cousins, (<i>likely CE credits too</i>)	11
Robertson	Strong Towns, MTA	5
Kieft	PC Basics, ZBA Basics, Cousins	5
Wilson	MI Medical Marijuana Act, Cousins, 1 CE	8
Taylor	Strong Towns, Cousins, 1 CE	8
Reenders	Cousins	3
Chalifoux	PC Basics, Cousins	2
Wagenmaker (Secretary)	PC Basics, Cousins	2
Hesselsweet	MI Medical Marijuana Act, Cousins, 10 CE	12

COMMITTEES & JOINT SESSIONS

There was one committee during 2017— Zoning Ordinance Update Subcommittee

Zoning Ordinance Update Subcommittee*	6 Meetings
Cousins – PC Representative	2
Gignac – Board Representative	3
Loftis (<i>appointed 6/27/17</i>) – ZBA Representative	5
Redick (<i>resigned 1/8/18</i>)	4
Voss (<i>resigned 5/4/17</i>)	1
Wagenmaker – PC Representative	6

ACTIVITY

Application Type	Project	Status
PUD	Village at Rosy Mound	Complete Under Construction
	Regency at Grand Haven	Complete Delayed per Developer
PUD Amendment	Lincoln Pines – Convert SF to Condos	Complete Likely to Expand
Site Condominium	Brucker Beach Woods	Complete Under Construction
Rezoning	R-4 to R-1 – Wood	Complete
	R-4 to R-1 – DeGroot	Complete
	RR to AG – Ehlert	Complete
Site Plan Review	Parking Lot – Seavers Finishing	Complete
Special Land Use	Outdoor Pond – Voss	Complete Under Construction
	Outdoor Pond – Sees/Hanson	Complete Under Construction
	Outdoor Pond – McAlpine	Complete Under Construction
	Single Family Dwelling in AG District – Schmidt	Complete Final C of O
	Ag in RR District – Loftis	Complete
	Ag in RR District – Bradley	Complete
	Gasoline Station – SpartanNash	Complete Final C of O
	Group Day Care – Deur	Complete Canceled by Applicant
	Indoor Exercise Facility in C-1 District – Wilbur	Pending Likely to Withdraw
	Motor Vehicle Repair Garage – Z Tire	Complete Under Construction
Zoning Text Amendment	Special Land Use Chapter Corrections	Complete
	Motor Vehicle Repair Garage Setbacks	Complete
Pre-Application Presentations	Multiple Family & Mixed-Use PUD – Bush	Application Submitted
	Motor Vehicle Repair Garage – Z Tire	Complete
	Old Woods Trail	Withdrawn
Other	Tentative Preliminary Plat – Stonewater Sub No. 1	Complete Under Construction
	Training Presentation – PC Procedures – Cousins	Complete
	Amendment to PC Bylaws	Complete
	Speedway PUD Extension	Complete Final C of O

BUDGET

Line Item Account	Budget Item	Original Budget	Total Expenditures	Percent Used
702, 707, 715	Wages, FICA, Committee Pay	\$12,520	\$7,875	63%
801	Legal & Consulting	\$40,000*	\$27,683	70%
802	Training, Dues, Subscriptions	\$1,500	\$1,611	107%
861	Travel & Mileage	\$100	\$152	152%
101-721	Total	\$54,120	\$37,320	69%

* \$30,000 for Zoning Ordinance Update

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