

# AGENDA

Grand Haven Charter Township Planning Commission  
Monday, January 7, 2019 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the December 3, 2018 Meeting Minutes
- V. Correspondence
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. Public Hearing
  - A. Special Land Use – AG in RR – Old Woods Trail
- VIII. Old Business
  - A. Special Land Use – AG in RR – Old Woods Trail
  - B. Zoning Text Amendment – Setback Measurement
- IX. Reports
  - A. Attorney’s Report
  - B. Staff Report
  - C. Other
- X. Extended Public Comments & Questions (Limited to 4 minutes)
- XI. Adjournment

**Note: Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a “Speakers Form” located on the counter. Completed forms must be submitted to the Zoning Administrator prior to the meeting.**

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
DECEMBER 3, 2018

I. CALL TO ORDER

Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00 pm.

II. ROLL CALL

Members present: Cousins, Wilson, Taylor, Chalifoux, Wagenmaker, Kieft, Hesselsweet, and Reenders

Members absent: LaMourie

Also present: Community Development Director Fedewa and Attorney Bultje

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

III. PLEDGE TO THE FLAG

- A moment of silence was held to honor the passing of President George H.W. Bush.

IV. APPROVAL OF MINUTES

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

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Zoning Text Amendment – Prohibition of Recreational Marihuana Facilities

Cousins opened the public hearing at 7:03 pm.

Fedewa provided an overview through a memorandum dated November 28<sup>th</sup>.

- Fedewa briefly explained the differences between business establishments vs. recreational use of marihuana.
- A correlation was drawn between banning the sale of alcohol (i.e., a “dry” community) vs. consuming alcohol within the same community.

There being no public comments, Cousins closed the public hearing at 7:06 pm.

VIII. OLD BUSINESS

A. Zoning Text Amendment – Prohibition of Recreational Marihuana Facilities

**Motion** by Chalifoux, supported by Hesselsweet, to recommend the Township Board **approve** the proposed Zoning Text Amendment Ordinance (*draft date*

11/28/18) to add the Prohibition of Recreational Marihuana Establishments to the General Provisions Chapter. **Which motion carried unanimously.**

IX. NEW BUSINESS

A. Discussion – Stan Boelkins – Potential of Future Land Development Options

Boelkins offered the following comments:

- When purchased in 2005, the intent was to develop the land as a high-end RV park.
- A Rural Residential zoning classification is desired to develop large home sites.
- Does not intend to extend municipal water or sanitary sewer.
- Provided a site plan that was previously created identifying potential home sites.
- The smaller parcel currently has driveway access to US-31.
- The “trail” on Buchanan would be the approximate location of a private road, which happens to be the same location as a natural gas easement.
- About 10 years ago, approximately 30-acres was divided and sold to a local family.

The Commissioners had the following comments to offer:

- The permissible Agricultural uses were reviewed, and provides over 15 potential land uses.
- Land was purchased while it was zoned Ag, and has been since at least 1994. Land has been master-planned as Ag, since at least 1990.
- More Rural Residential lots would be a better fit than an RV park.
- More diversity in lot sizes is desired.
- The topography and soils prohibit the land from being tilled and used for crops.
- The land has been designated as Ag for at least 25 years and no one has requested a change until now, so the ability of the land to support crops cannot be the primary argument because 15+ other uses are possible.
- More sprawl is created every time the future land use map is amended to allow more residential in an area master-planned for agriculture.
- Possible concerns with changing the master-plan for this area because it may make it difficult to justify changes, or no changes, other properties.
- Fedewa reviewed an email supplied by LaMourie indicating that commercial development would not be appropriate for that location. Previous planning efforts have intentionally prohibited commercial nodes from being created at US-31 intersections. However, is likely to be supportive of a low density residential use.

B. Resolution 18-12-01 – Support of Parks & Recreation Plan Amendment

**Motion** by Taylor, supported by Chalifoux, to **approve and adopt** Resolution 18-12-01, which is to Support the Parks and Recreation Plan Amendment. **Which motion carried unanimously**, as indicated by the following roll call vote:

Ayes: Reenders, Taylor, Kieft, Wilson, Cousins, Wagenmaker, Chalifoux, Hesselsweet

Nays: None

Absent: LaMourie

C. Housekeeping

i. Election of Officers

**Motion** by Chalifoux, supported by Taylor, to reappoint current officers. **Which motion carried unanimously.**

- Chairperson Cousins
- Vice Chairperson Wilson
- Secretary Wagenmaker

ii. 2019 Meeting Dates

**Motion** by Kieft, supported by Wagenmaker, to **approve** the 2019 Meeting Date Schedule. **Which motion carried unanimously.**

D. Training – Resilient Michigan Video Series

Commissioners watched the 8-video mini-series. This training exercise was a refresher course for members who participated in the master-planning process; and provided insight and background information for new members.

X. REPORTS

A. Attorney Report – None

B. Staff Report

- No second meeting in December.

C. Other – None

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

**Without objection**, the meeting adjourned at 8:16 pm.

Respectfully submitted,



Stacey Fedewa, AICP  
Acting Recording Secretary



# Community Development Memo

DATE: December 28, 2018

TO: Planning Commission

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Special Land Use – Agriculture in RR District – Old Woods Trail

PROPERTY DETAILS			
Property Address	Parcel Number	Parcel Size	Application Type
Buchanan Street	70-07-21-200-078	10 Acres	Special Land Use
Existing Zoning	Existing Land Use	Existing Infrastructure	Existing Site Improvements
Rural Residential (RR)	Blueberry Farming	None	None
Master-Planned Zoning	Surrounding Zoning & Land Uses		
	Direction	Zoning	Land Use
Low Density Residential	N	RR	Single Family
	S	RR	Single Family
	E	RR	Single Family
	W	RR	Single Family

## PROPOSED SPECIAL LAND USE

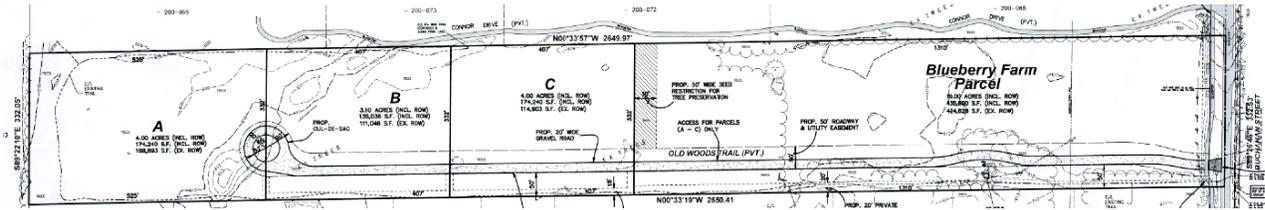
The 20-acre parent parcel was recently divided into 4 child parcels—3 of which are intended for single family residential homes, and the fourth is the continuation of a productive blueberry field. The developer has agreed to lease the 10-acres to a local farmer to continue growing blueberries, but that is contingent upon receiving a special land use permit from the Township.



## SPECIAL LAND USE REQUIREMENTS

There are only two special land use requirements associated with an Agriculture use in a residential zoning district— (1) Shall have a minimum of 10 acres; and (2) Keeping of livestock is not permitted. The applicant has satisfied both criteria.

It should be noted the recently approved land divisions will include a private road along the eastern boundary line.



## SAMPLE MOTIONS

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

**Motion to approve** the Special Land Use application to allow an Agricultural operation in the Rural Residential zoning district on 10-acres of property located on Buchanan Street, Parcel No. 70-07-21-200-078. This approval is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report.

If the Planning Commission finds the application does not meet the 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.*

## REPORT OF FINDINGS (TO BE USED WITH A MOTION FOR APPROVAL)

1. This approval is based on the affirmative findings that each of the following standards of Section 19.05 have 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. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
  - B. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
  - C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
  - D. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or

greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

- E. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
- F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
- G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- H. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
- I. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
- J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets and consists of sharp cut-off fixtures.
- K. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
- L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- M. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- N. As appropriate, fencing has been required by the Planning Commission around the boundaries of the development to minimize or prevent trespassing or other adverse effects on adjacent lands.
- O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

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 Lakeside Lane LLC Attn: Tim Schollaart  
 Phone (616)890-1381 Fax \_\_\_\_\_  
 Address 4436 Broadmoor Ave SE Grand Rapids, MI 49512  
 Email Address tim@tsbuilder.com

Owner Information (If different from applicant)

Name Same as Applicant  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Address \_\_\_\_\_

Property Information

Address/Location 17018 Buchanan Street  
 Parcel Number 70 - 07 - 21 - 200 - 005 Size (acres) 20.8 Ac  
 Current Zoning RR Master-Planned Zoning RR

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

This request is to allow the active farming of the front portion of the property "Blueberry Parcel" under the existing Rural Residential zone.

**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

12/7/18  
 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.







GRAND HAVEN CHARTER TOWNSHIP

# Community Development Memo

DATE: December 28, 2018  
TO: Planning Commission  
FROM: Stacey Fedewa, AICP – Community Development Director  
RE: Text Amendment – Accessory Buildings & Special Land Use Expansion

## BACKGROUND

On December 10<sup>th</sup> the Board held a second reading for the proposed text amendment, but there is one remaining item they would like to receive feedback on after providing additional consideration.

## HOW TO MEASURE SETBACKS

The Board would like the Planning Commission to review the method of measuring setbacks for accessory buildings.

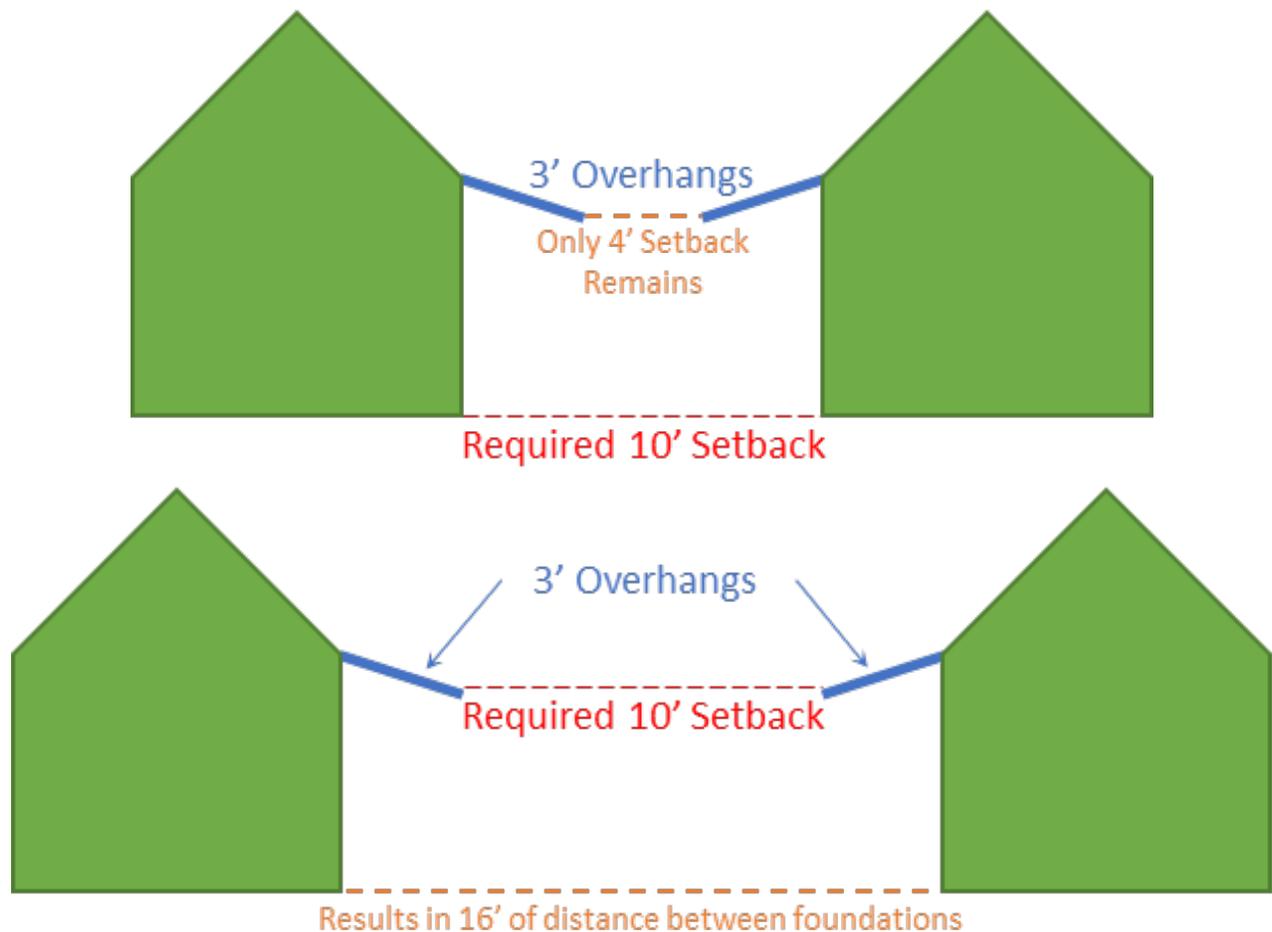
Proposed Method = lot line/structure to foundation

Current Method = lot line/structure to farthest projection of the building, typically the eave

The **crux of the issue has to do with the possibility of having two accessory buildings near each other with each utilizing their 3' overhang allowance**. For example, the foundations would still be setback 10' but when the overhangs are incorporated there is only 4' of distance that remains between the overhangs.

However, if the current method of measurement is maintained the setback would incorporate the overhangs into the setback.

The next page provides an illustration showing the two different scenarios.



Two items of note:

- Building code would require a fire wall for one of the accessory buildings if the foundation was used for the measurement. It would **simply require a special piece of drywall**.
- Fire/Rescue indicates that nothing in the fire code prohibits this from occurring, but based on their experience it is better to **keep them separated farther** because there are so many unknown products stored within the buildings that could create a danger and spread the fire to the other accessory building faster.

The Board is requesting the Planning Commission make a recommendation concerning the best method of measurement for accessory building setbacks.

## SAMPLE MOTIONS

Two sample motions are being provided—one for each method of measurement.

**Motion** to recommend the Township Board approve the method of measuring setbacks at the foundation (*i.e., proposed method*).

**Motion** to recommend the Township Board approve the method of measuring setbacks at the farthest projection (*i.e., current method*).