

AGENDA

Grand Haven Charter Township Planning Commission
Monday, June 3, 2019 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the May 16, 2019 Meeting Minutes of the Special Joint Session with the Township Board, Planning Commission, and Zoning Board of Appeals; and the May 20, 2019 Planning Commission Meeting Minutes.
- V. Correspondence
 - Kevin Mesler – Grand Haven Golf Course – Outdoor Ponds
 - Bill & Jeanine Holman – Grand Haven Golf Course – Outdoor Ponds
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. Public Hearing
 - A. Special Land Use – Grand Haven Golf Course – Outdoor Ponds
- VIII. Old Business
 - A. Special Land Use – Grand Haven Golf Course – Outdoor Ponds
- IX. Reports
 - A. Attorney’s Report
 - B. Staff Report
 - C. Other
- X. Extended Public Comments & Questions (Limited to 4 minutes)
- XI. Planning Commission Open Discussion Forum – Limited to 30 Minutes
- XII. Adjournment

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

MEETING MINUTES
JOINT MEETING WITH
GRAND HAVEN CHARTER TOWNSHIP BOARD,
PLANNING COMMISSION, AND
ZONING BOARD OF APPEALS
MAY 16, 2019

I. CALL TO ORDER

M. Reenders called the joint meeting of the Grand Haven Charter Township Board, Planning Commission, and Zoning Board of Appeals to order at 7:00 pm.

II. ROLL CALL

Board Members present: M. Reenders, Kieft, Gignac, Larsen, Behm
Board Members absent: Redick, Meeusen
PC Members present: Cousins, Wilson, Wagenmaker, Taylor, D. Reenders, Chalifoux, Hesselsweet
PC Members absent: LaMourie
ZBA Members present: Loftis
ZBA Members absent: Voss, Slater, Rycenga
Also present: Manager Cargo, Community Development Director Fedewa, Assistant Zoning Administrator Hoisington, and Consultant Khorey

Without objection, M. Reenders instructed Hoisington to record the minutes.

III. NEW BUSINESS

A. Discussion – Viewshed Triangle

Khorey provided an overview of the proposed viewshed triangle ordinance.

- Khorey provided examples of how the viewshed triangle would work on a variety of properties.

The proposed policy change was discussed by the Board members, Commissioners, and ZBA members and focused on the following:

- Directed staff to confirm the High Risk Erosion Area setbacks, and determine if they are comparable to the viewshed proposal. If comparable, likely no need for duplicate regulation with Township.
- Unique dune topography maintains views of the lake naturally.

B. Discussion – Double Lot Width

Fedewa provided an overview of the double lot width ordinance through a memorandum dated May 15th.

The proposed policy change was discussed by the Board members, Commissioners, and ZBA members and focused on the following:

- The intent of the ordinance in regards to public safety.
- Concerns over limitations the ordinance creates for property owners.
- Agreed certain high-traffic roads should be held to higher lot frontage requirements.
- Suggested the frontage requirement be modified for roads that are less traveled.

Staff was asked to provide a modified map based on discussion points to be reviewed at the next meeting.

IV. ADJOURNMENT

Without objection, the meeting adjourned at 8:09 pm.

Respectfully submitted,

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

Cassandra Hoisington
Acting Recording Secretary

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 20, 2019

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, Chalifoux, Kieft, Reenders, LaMourie, Wagenmaker and Hesselsweet

Members absent: Wilson, Taylor

Also present: Community Development Director Fedewa and Attorney Bultje

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the April 15, 2019 meeting were approved.

Without objection, the minutes of the April 18, 2019 joint meeting were approved.

V. CORRESPONDENCE

- Autism Support of West Shore – The Shoreline Center
- Grand Haven Area Public Schools – The Shoreline Center
- Stephanie Harvey – The Shoreline Center
- Nick & Maggie Mosley – The Shoreline Center
- Mark Reenders – The Shoreline Center
- Carolyn Taylor – The Shoreline Center
- Tim & Tracie Whalen – Future Land Use Map Discussion

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Special Land Use – VanderSchoor – Single Family Dwelling in AG

Hesselsweet recused himself due to a conflict of interest – architect that designed the house.

Cousins opened the public hearing at 7:04 pm.

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

The applicants, Kelly and Marife VanderSchoor, were present and offered the following:

- Submitted building permit application for a new single family home.
- Crops currently planted, and likely to include chickens and apiary in the future.

There being no public comments, Cousins closed the public hearing at 7:07 pm.

VIII. OLD BUSINESS

A. Special Land Use – VanderSchoor – Single Family Dwelling in AG

The Commissioners had the following comments to offer:

- Inquired how a parcel of that size would be zoned AG.
- Questioned if the parcel could be rezoned to RR now.
 - Not supported by Future Land Use Map. Could require rezoning as a condition of approval.
 - Consensus – not necessary to attach condition of rezoning.

Motion by Reenders, supported by Wagenmaker, to **approve** the Special Land Use application to allow a Single Family Dwelling in the AG District for property located at 15477 Winans Street, based on the application meeting 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 – VANDERSCHUUR – SPECIAL LAND USE

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.

Hesselsweet rejoined the Commission.

IX. NEW BUSINESS

A. Pre-Application – The Shoreline Center

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

The business owner, Dan Radley, was present and offered the following:

- Reviewed the narrative supplied in the meeting packet.
- Warner Street lot is perfect location.
- Patrons are appointment-based, and not in attendance for several hours similar to a school.
- Typical business hours are Monday – Thursday, 8am – 7pm; Friday, 8am – 5pm.
- Considered other sites, but does not believe they fit The Shoreline Centers needs, and does not have as great of a location.
- Has performed percolation tests with Ottawa County Environmental Health Department and determined appropriate locations for well and septic. Intends to use propane as the heating source.

The Commissioners had the following comments to offer:

- New construction in the US-31 Overlay Zone will require a varied roofline and additional architectural features. Parking in the front yard is permitted, but number of proposed spaces would need to be reduced based on the Overlay’s parking schedule.
- Raised concerns over the number of vehicles that would travel on the first double chip and seal paved roadway. Suggested the business consider building a standard paved roadway from US-31 to the driveway.
- Lack of public utilities for water and sewer are concerning. Especially, if the building changes ownership in the future. Although The Shoreline Center may not be an intense use, a future business could be, which does not achieve the spirit and intent for commercial development within the Overlay Zone.
 - Master Plan also indicates the Township does not desire to have commercial nodes along US-31.
- Consensus—very supportive of the business, but not the proposed location.

B. Resolution 19-05-01 – Support the 2019-2022 Strategic Plan

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

Motion by Chalifoux, supported by Hesselsweet, to **approve and adopt** Resolution 19-05-01 that Supports the Strategic Plan 2019 – 2022, which recommends the Board approve the Plan. **Which motion carried unanimously.**

C. Review and Discuss Future Land Use Map

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

The Commissioners had the following comments to offer:

- Fedewa was requested to provide an explanation of the legal process to amend the Future Land Use Map and how it will coincide with updating the new zoning ordinance.
- The properties requesting a change to Rural Residential (RR) are not ripe for consideration yet because the Planning Commission has not settled on whether a 5-acre district should be created.
 - Suggested the minimum lot size for Rural Preserve (RP) could be decreased from 10-acres to 5-acres; instead of RR being increased. Suggestion was well received, and likely a viable option to consider.
- Commissioners invited Tim Whalen to provide an overview of the correspondence:
 - Hopes to have a roadside stand in the future.
 - Supports the suggestion of modifying RP minimum lot size.
 - Property is very sandy, includes dune areas, and is not suitable for a commercial farming operation.
- Commissioners invited Mark Reenders to provide an explanation of how the North Ottawa Community Hospital Systems obtained the land and their interest in master-planning for industrial:
 - Original owner was proposing a water park, which did not come to fruition.
 - NOCHS purchased to build a nursing home, which did not come to fruition.
 - NOCHS is now interested in master-planning the land for industrial.
- Inquired how much industrial land is needed?
- Believe the 225 acre property is too far west, especially along Winans Street. If master-plan designation is changed perhaps the far western area should be excluded.
- Any industrial uses should be scaled by intensity to protect the surrounding residential uses.

X. REPORTS

- A. Attorney Report – None
- B. Staff Report – None
- C. Other – None

XI. EXTENDED PUBLIC COMMENTS

- Stan Boelkins – the land owned on Buchanan Street east of US-31 has not been farmed in decades. Requesting a change in master-plan designation to enable him to create 7 lots. Two would have access to US-31 and the rest on Buchanan. Land is currently assessed and taxed as unimproved residential, and believes zoning should follow.

XII. PLANNING COMMISSION OPEN DISCUSSION FORUM

Without objection, the discussion is postponed until the next meeting.

XIII. ADJOURNMENT

Without objection, the meeting adjourned at 8:38 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Stacey Fedewa, AICP". The signature is written in a cursive, flowing style.

Stacey Fedewa, AICP
Acting Recording Secretary

Stacey Fedewa, Community Development Director
Grand Haven Charter Township
13300 168th Ave
Grand Haven, MI 49417

Ms. Fedewa,

I am writing with a question for the public hearing that will be held on June 3, 2019 at 7:00 pm regarding the Pond relocation, redesign at American Dunes Golf Club located at 17000 Lincoln Street in Grand Haven MI.

I am a resident on Sanctuary Place with my backyard located adjacent or adjoining the pond currently located on the 9th hole of the golf course. I am not opposed to the relocation of the pond or redevelopment of the pond but am concerned how the future drainage of Sanctuary Place road will drain. If the pond is relocated as outlined in drawings that have been shared, what will happen with the water run off and culver that currently carries this water into the pond today.

Also, what is the plan for the aquatic life that is currently in the pond if this is moved. Will there be any attempt to move the marine life that is in the pond today?

If this is an open forum, I would be happy to ask these questions myself during the meeting.

I am looking forward to the changes and am excited to have a world class golf course in my backyard. I appreciate these questions being addressed on June 3.

A handwritten signature in black ink, appearing to read 'Kevin Mesler', with a long horizontal flourish extending to the right.

Kevin Mesler
12746 Sanctuary Place
Grand Haven MI 49417
(616)-366-6094

From: wholman@charter.net
To: [Stacey Fedewa](#)
Subject: Outdoor Ponds
Date: Wednesday, May 29, 2019 10:25:43 AM

Regarding the ponds proposed at the American Dunes Golf Club, what steps will be taken to ensure that run-off will be controlled to prevent water damage to our basements!!

Bill & Jeanine Holman
16952 Timber Dunes Drive



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: May 30, 2019
 TO: Planning Commission
 FROM: Stacey Fedewa, AICP – Community Development Director
 RE: Special Land Use – Grand Haven Golf Course – Outdoor Ponds

PROPERTY DETAILS			
Property Address	Parcel Number	Parcel Size	Application Type
17000 Lincoln	70-07-16-200-031	143 Acres	Outdoor Ponds
Existing Zoning	Existing Land Use	Existing Infrastructure	Existing Site Improvements
R-1*	Golf Course	Paved Road Municipal Water Sanitary Sewer	Clubhouse + Banquet Hall Maintenance Building Pavilion Misc. Sheds 18 Hole Course
Master-Planned Zoning	Surrounding Zoning & Land Uses		
	Direction	Zoning	Land Use
Public/ Quasi-Public	N	R-1 & RR	Single Family Vacant Land
	S	R-1 & RR	Single Family Vacant Land
	E	SP & RR	Single Family Cemetery Vacant Land
	W	R-1	Single Family

* A portion of the golf course development property is zoned PUD, but only includes the clubhouse, maintenance building, The Retreat, and Sanctuary Subdivision. The remainder is zoned R-1.

PROJECT INFORMATION

The Grand Haven Golf Club is working with Jack Nicklaus to redesign the course. Based on the recent press releases from Nicklaus Design the intention is to revert the land back to a more natural state. Per a recent press release, Nicklaus is quoted:

“The property is basically sand underneath. It had magnificent trees that had grown up over time, but is that really what this golf course is or should be with the dunes off the lake? What we are trying to do is create a golf course that will open up that feeling of coming off Lake Michigan, having the dunes, and then incorporating that into some of the inland areas that have the beautiful trees. The combination of the two — being able to play through and around exposed dunes as well as tree-lined holes in some places — really creates a golf course that is rather unique.”

Soil that was intended to allow manicured golf-quality grass to grow is being removed. The remainder will be native sandy soils that drain stormwater more efficiently.

The applicant has noted the course seems to be a central basin for stormwater collection from the surrounding area. This has created a “wetness” problem on the course and for neighbors. The applicant has been working with the Ottawa County Water Resources Commission (OCWRC) to obtain the Soil Erosion and Sedimentation Control (SESC) Permit and Site Drainage Approval. **One of the many intentions behind this golf course design is to improve drainage.** Part of improving the site drainage is creating additional room for stormwater to be retained, which is made possible by developing the Outdoor Ponds.

OUTDOOR POND SPECS

Pond #1

Location = Relocate – East of #9 Green
Pond Depth = 7 feet
Pond Volume = 5,919 cubic yards (CY)

Pond #2

Location = New – West of #18 Green
Pond Depth = 8 feet
Pond Volume = 7,602 CY

Pond #3

Location = New – Near #18 Tee
Pond Depth = 8 feet
Pond Volume = 3,288 CY

Pond #4

Location = Enlarge – Near #17 Green
Pond Depth = 8 feet
Pond Volume = 1,405 CY

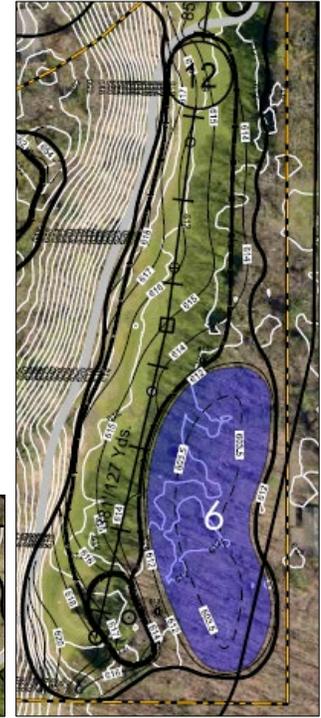


Pond #5

Location = New – Near #11 Fairway
 Pond Depth = 8 feet
 Pond Volume = 13,516 CY

**Pond #6**

Location = New – Near #12 Green
 Pond Depth = 8 feet
 Pond Volume = 8,174 CY

**Pond #7**

Location = Enlarge – Near #6 Green
 Pond Depth = 6 feet
 Pond Volume = 2,547 CY

**SPECIAL LAND USE REQUIREMENTS**

Section 19.07.29A Provisions		Compliance	
Used for recreation, pleasure, or agricultural only		Recreation	
Compliance with setback requirements of zoning district		Meets standard	
To protect the safety of the general public the PC can require the pond to be enclosed by a wall or fence.		Not enclosed—Planning Commission has discretion	
Constructed to applicable requirements of Conservation District, OCWRC, and EGLE	CD	n/a	
	OCWRC	pending	
	EGLE	n/a	
Slope of the banks must be a minimum of 1:3		Meets standard	
Pond shall not cause or contribute to the erosion of any adjacent, abutting, or nearby land.		See Drainage Info Above	
Pond shall not create stagnant water		Irrigation Ponds, Aeration Units, and Chemical Treatments as needed.	

SAMPLE MOTIONS

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

Motion to conditionally approve the Outdoor Pond Special Land Use application for 17000 Lincoln Street, 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 and conditions:

1. Shall provide the Township with a copy of the Soil Erosion and Sedimentation Control permit and the Site Drainage Approval from the Ottawa County Water Resources Commissioner. These shall be supplied prior to constructing the ponds.
2. Construction drawings for ponds shall be revised to show and restate in a general note:
 - a. The slopes of the banks or sides of the pond shall be constructed so that for each 1' of rise there shall be a minimum of 3' of run (1:3 slope). This maximum slope must be maintained and extended into the pond water depth of 5' below the water's surface.
 - b. The discharge pipe from any pond without direct outlet to an established drain shall not exceed 4" in diameter and shall be constructed with galvanized iron or such other standard and durable material as may be approved by the Zoning Administrator.
 - c. A pond that is constructed, installed or maintained cannot create stagnant water. To that end, all ponds shall have an aeration device installed therein or shall utilize such other comparable measures to ensure that the existence and use thereof will not cause or spread disease or otherwise cause conditions that are hazardous to the public health.

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

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

If the Planning Commission finds the applicant must make revisions, the following motion can be offered:

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

1. *List the revisions.*

Please contact me if this raises questions.

REPORT (TO BE USED WITH A MOTION FOR APPROVAL)

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

- E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. 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*
Overlay Zone	\$500	\$1,000
Regular	\$400	\$1,000
Amendment	\$250	\$500

Utility Escrow**	
Main Extension	\$5,000
Lift Station	\$2,000

Applicant Information

Name American Dunes Golf Club
 Phone (616) 842 4040 Fax —
 Address 17000 Lincoln St. Grand Haven, MI 49417
 Email Address dbell@americandunesgolfclub.com

Owner Information (if different from applicant)

Name ~~Don Bostey~~ American Dunes, LLC
 Phone (616) 842 - 4040 Fax —
 Address 18193 East Falcon Pass, Owasso OK 74055

Property Information

Address/Location 17000 Lincoln St. Grand Haven, MI 49417
 Parcel Number 70-07-16-200-031 Size (acres) 130
 Current Zoning — Master-Planned Zoning —

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

See Attached Pages

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]
 Signature of applicant

5/14/19
 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 utility, an additional \$5,000 escrow fee shall be required, and an additional \$2,000 escrow fee shall be required for the installation of a lift station.

May 14th, 2019

To: Grand Haven Charter Township

From: American Dunes Golf Club (Formally Grand Haven Golf Club)

Our application is attached for the requested Special Use permit to construct ponds on the golf course property. These ponds will be constructed in such a way as to meet all the guidelines of the township ordinance (Section 19.07.29A)

Our plan calls for:

1. The construction of 5 new ponds not presently on the course
(1 of these will be the replacement of the current pond on the west side of the 9th hole near the green, we are moving that pond to the east side of the hole in the same proximity to the green.)
2. Cleaning up the edges of 2 existing ponds on holes 17 and 6. These ponds will be enlarged slightly in this process and will still meet the township ordinance guidelines.

See attached schematics for locations, size and water volumes

Pond #1	Relocate existing pond that is west of #9 green complex to east
Pond #2	New
Pond #3	New
Pond #4	Existing Irrigation Pond that will be slightly enlarged to clean up edges
Pond #5	New
Pond #6	New
Pond #7	Existing small pond on Hole #6 that will be edge cleaned and enlarged slightly (This drawing will come later as this is a recent change)

These ponds will not only add to the aesthetics of the course from a player's perspective but they will also serve the purpose of helping us manage rainwater and proper drainage on historically wet and unplayable holes.

We feel that this will positively affect not only the golf course property but that of our surrounding neighbor's properties as well.

Respectfully submitted,



Doug Bell, PGA
General Manager
American Dunes Golf Club

American Dunes, LLC
17000 Lincoln Street
Grand Haven, MI 49417

May 22, 2019

Dear Local Resident,

We hope this letter will provide you with some useful information and details about the project we have underway at what you have known to be Grand Haven Golf Club. The golf club is being redesigned with plans to reopen a portion of the course by Memorial Day 2020.

The new name will be American Dunes Golf Club and the course is being designed by Jack Nicklaus.

The facility will be a tribute to the Birthplace of The Folds of Honor Foundation, as it was the first golf course to hold an event raising funds for this great cause.

Construction is moving rapidly and we hope to complete much of this heavy work by the end of summer. Seeding will commence mid-summer and we expect a proper grow in through the fall. We are returning the soil back to the native sand that was onsite prior to the original course construction.

Major tree removal has been the most visible action to date. Our plan calls for this clearing of trees and removal of both the logs and wood chips to be completed by the end of June.

The ponds we are proposing will be for aesthetic purposes and they will assist us in the water retention on the course property, as well as surrounding properties. The golf course is the low point in this area of the township and as such captures much of our community runoff.

You're welcome to email your questions to us or visit our website for periodic updates as to our progress.

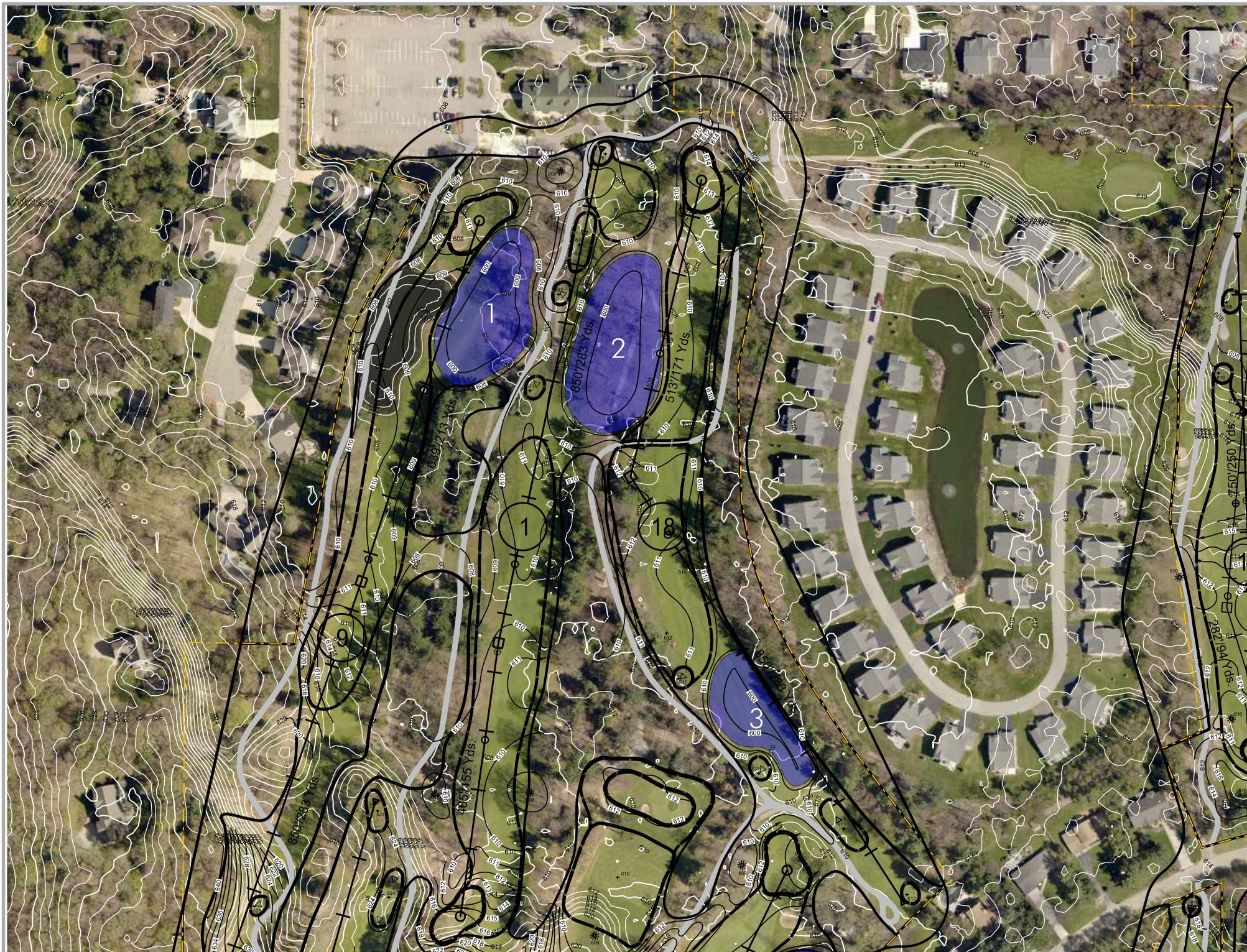
The course is now an active construction site. We ask that you refrain from entering the site during our construction and grow in process. We will monitor this and ask any individuals we see to leave the site.

Our email for direct questions is info@americandunesgolfclub.com. Again, please feel free to contact us and we will do our best to answer your questions.

Sincerely,

Doug Bell, PGA
General Manager
American Dunes Golf Club

★Opening Memorial Day 2020★



Hole # 1 Par 4

Pond #1
 Water Level: 607
 Bottom Elevation: 600
 Volume: 5,919 CY

Pond #2
 Water Level: 608
 Bottom Elevation: 600
 Volume: 7,602 CY

Pond #3
 Water Level: 608
 Bottom Elevation: 600
 Volume: 3,288 CY

American Dunes



Date: 05-14-19
 D.A. : C.C.
 Drawn by: M.T.

North



Scale
 1"=200'-0"



Hole # 2 Par 4

Pond #4
 Water Level: 608
 Bottom Elevation: 600
 Exp. Volume: 1,405 CY

Pond #5
 Water Level: 611.5
 Bottom Elevation: 603.5
 Volume: 13,516 CY

American Dunes



Date: 05-14-19
 D.A. : C.C.
 Drawn by: M.T.



Scale
 1"=200'-0"



Hole # 3 Par 3

Pond #6

Water Level: 611.5

Bottom Elevation: 603.5

Volume: 8,174 CY

American Dunes



Date: 05-14-19

D.A. : C.C.

Drawn by: M.T.

North



Scale

1"=200'-0"



Hole # 4 Par 5

Pond #7

Water Level: 610
 Bottom Elevation: 604
 Volume: 2,547 CY

American Dunes



Date: 05-15-19
 D.A.: C.C.
 Drawn by: M.T.



Scale
 1"=200'-0"