

# AGENDA

Grand Haven Charter Township Planning Commission  
Monday, July 15, 2019 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the July 1, 2019 Planning Commission Meeting Minutes.
- V. Correspondence
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. New Business
  - A. Review Draft of Zoning Ordinance
    - i. Special Land Uses
    - ii. Miscellaneous Expectations to Clarify
    - iii. Rural Preserve Minimum Lot Area
- VIII. Reports
  - A. Attorney's Report
  - B. Staff Report
  - C. Other
- IX. Extended Public Comments & Questions (Limited to 4 minutes)
- X. Planning Commission Open Discussion Forum – Limited to 30 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  
JULY 1, 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, Reenders, Wilson, Taylor

Members absent: Wagenmaker, Kieft, LaMourie, Hesselsweet

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 June 3, 2019 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Conditional Rezoning – Lincoln Farms Drive – AG to RR

Cousins opened the public hearing at 7:02 pm.

Fedewa provided an overview through a memorandum dated June 27<sup>th</sup>.

Three of the applicants were present, and offered the following:

- Josh Westra – Owner of Lot F:
  - Disabled veteran moved back from Colorado with wife and children after medical discharge.
  - Chose to buy Lot F to have the freedom to live outdoors – playing outside with his children, riding ATV's, shooting firearms, archery, small hobby farm, etc.
  - The acreage allows seclusion from neighbors.
- Mary Lynn Bovee – Owner of Lots C and D.
- Forrest Johnson – Developer of land with brother, have about 5 lots remaining to sell.

There being no further public comments, Cousins closed the hearing at 7:15 pm.

## VIII. OLD BUSINESS

### A. Conditional Rezoning – Lincoln Farms Drive – AG to RR

The Commissioners had the following comments to offer:

- Conditional Rezoning was requested based on Township’s acknowledgement that it intends to initiate a rezoning of the land, but it may take 6+ months. The delay in time is creating issues for the developer and lot owners.
- Inquired about owner of Lot E – Somers.
  - Somers is aware of the Townships intention to rezone, but he chose not to participate in the conditional rezoning request because he has already received permits to build the house.
- Confirmed the Private Road Exemption granted by the Township Board in August 2018.
- Discussed Ag Exempt structures. Structures used solely for agricultural purposes will still be Ag Exempt. Conversely, if part of the building is not used agriculturally it cannot be exempt from the building code.
- Inquired why RR was chosen for all lots instead of RP for the 10 acre parcels.
  - Fedewa explained it was for continuity. RP and RR are generally the same for allowable uses. Differences are more apparent for land divisions. Land Divisions are prohibited pursuant to the Private Road Exemption agreement and is proposed to be restated if the Conditional Rezoning is approved.
  - Bultje explained the applicant requested RR and the Township cannot modify any aspect of a conditional rezoning request. Only to approve or deny.

**Motion** by Wilson, supported by Chalifoux, to recommend the Township Board **conditionally approve** the Lincoln Farms Drive conditional rezoning request to rezone Lots C, D, and F – K from Agricultural (AG) to Rural Residential (RR). The motion is subject to the following condition:

1. Private Road Maintenance Special Assessment Contract (*draft date 9/19/18*) and Declaration of Joint Maintenance and Easement (*draft date 9/26/18*) shall be executed, recorded with the Ottawa County Register of Deeds, a copy provided to the Township, and the Document Numbers added to Section 2 of the Conditional Rezoning Agreement. This shall occur prior to the Conditional Rezoning Agreement being executed by the Township.

**Which motion carried unanimously.**

## IX. NEW BUSINESS

### A. Review Draft of Zoning Ordinance

Fedewa provided an overview through a memorandum dated June 27<sup>th</sup>.

Commission requested Fedewa go through item by item to obtain feedback:

- Minimum Floor Area for Single Family Dwelling.
  - Acceptable to reduce to standard a 800 square feet. Restate ground floor is still required to be 800 square feet even if it is a two-story dwelling.
- Pole Mounted Lighting.
  - Acceptable to reduce maximum height from 30 feet to 20 feet.
- Outdoor Ponds.
  - Acceptable to allow administrative approval for ponds < 5 acres. Special Land Use still required for ponds 5+ acres in size.
- Accessory Building Size for lots < ½ acre.
  - The 2018 text amendment reduced the amount of square footage allowance for lots < ½ acre. Was allowed 720 square feet, but now only 600 square feet.
  - Most found it acceptable to increase that allowance to 720 square feet.
- Shipping Containers as Accessory Buildings.
  - Acceptable to still allow these structures to be used as an accessory building in non-residential districts.
- Domestic Pets.
  - Mixed opinions on increasing the number of domestic pets allowed in a dwelling from four to five.
- Livestock and Chickens.
  - Proposals discussed at the previous joint session were reaffirmed.
- Bee keeping.
  - Do not want to regulate or require a zoning permit.
- US-31 Overlay Zone Building Materials.
  - Mixed opinions on keeping the 80% brick requirement for property north of Hayes. Some like the character of brick, others find it looks sterile. May be preventing creative designs.
  - Want to compare language of north vs. south of Hayes.
  - Recommend the Board provide feedback too.
- US-31 Overlay Zone & PUD Wall Lengths.
  - Acceptable to require both chapters to state walls over 50 feet in length must incorporate architectural features to break up the expanse of the wall.
- Mixed Use PUD.
  - Acceptable to remove the 30% cap on commercial uses within a residential PUD, but must be within reason, and Township needs to maintain controls.
  - Bultje noted the only benefit a PUD receives for incorporating more than one use is related to open space and density; and not a benefit such as the “dairy

treat” case in the City of Grand Haven where including commercial allows a setback reduction or elimination.

- Federally insured mortgages for mixed use developments is difficult to obtain.
- PUD Required Open Space.
  - Acceptable to require 5% of open space be preserved in commercial and industrial PUDs.
- PUD Open Space Type.
  - Acceptable to require approximately half of the open space to be pocket parks and central gathering spaces. The remainder will continue to be contiguous natural areas.
- PUD Amendments.
  - Acceptable to incorporate an administrative approval for changes so small they would not amount to a “minor” amendment.
- Road Network for New Development.
  - Acceptable to encourage connectivity, and discourage cul-de-sacs. However, it is not a prohibition and it must all be done within reason because the primary development pattern are typical subdivisions.
- Site Condo Amendments.
  - Acceptable to follow the PUD Amendment guidelines for Site Condos.
- Sewage System Setbacks on Waterfront Lots.
  - Acceptable to require sewage disposal systems to be setback as far as reasonably possible from the waterfront.
- Decks and/or Sitting Areas on Elevated Walkways.
  - Acceptable to allow, but need to determine a number or size allowance. 400 square feet was discussed and seemed reasonable, but requested staff provide options to review.
- Seawalls on Lake Michigan.
  - Acceptable to prohibit seawalls on Lake Michigan. Adjacent properties experience accelerated erosion from seawalls and there are issues with emergency vehicles having unobstructed access.
- Natural Shoreline.
  - Mixed opinions on whether waterfront property owners should be encouraged to keep 75% of the shoreline natural. Would help water quality and is supported by the master plan. Would also deter geese and other waterfowl from roosting on manicured lawns abutting the waterfront.
  - Fedewa explained the provision would indicate it is *encouraged* to maintain a natural shoreline and would be used as more of an educational tool for residents. Would not be a regulation that is enforced, rather it would be a resilient best management practice that residents are encouraged to follow.

- County Drain Setback.
  - Acceptable to require a 10 foot setback from county drains, including structures and crops.
  - Michigan Agriculture Environmental Assurance Program (MAEAP) requires a 30 foot setback; as does other federally funded programs.

X. REPORTS

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

XI. EXTENDED PUBLIC COMMENTS

- Tim Whalen – 16527 Lake Michigan Drive:
  - Appreciates the Township staff being responsive to his inquiries.
  - Disagrees with the Township’s Private Road and Driveways Ordinance prohibiting shared driveways. Requests the Township review and consider more leniency.
  - His previous experience as an appointed official in Illinois was very pro-property rights and always deferred to the lot owners for decisions.
  - Was surprised that Planning Commissioners did not have email address or other contact information posted on the website.
    - Bultje explained that is done on purpose because the Planning Commission must act as a body and not individuals. Township Board members do have contact information posted online because they are elected officials that need to be accessible to their constituents. Planning and zoning questions are to go through the Zoning Administrator.
    - Whalen understands the information, but explained a Zoning Administrator is only one person with one opinion, and prefers an opportunity to speak with many individuals.
  - Questions why Fedewa denied the request to perform a boundary line adjustment into an irregular shape.
    - Fedewa provided a sketch of the proposal and explained irregular lots cause numerous issues down the road and it is poor planning to approve otherwise.
- The Chair directed Fedewa to research ordinances from other communities related to private roads vs. shared driveways, and regulations on irregular lots.

XII. 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



# Community Development Memo

DATE: July 11, 2019  
TO: Planning Commission  
FROM: Stacey Fedewa, AICP – Community Development Director  
RE: Review New Special Land Uses in the Draft Zoning Ordinance

## BACKGROUND

With changing times, new business models, entrepreneurship, etc. there is a need to add some new Special Land Uses. This memo is intended to bring the new uses to your attention, summarize the regulation, and identify what zoning districts will allow the use.

### Accessory Structures in Front Yards

AG, RP, RR, LDR, R-1, R-2



Below is the language verbatim from the ordinance.

- (A) In determining whether to grant a Special Land Use permit for an accessory structure in a front yard, the Planning Commission shall determine whether or not the proposed structure meets the following criteria:
- (1) The structure meets the minimum front setback requirement for the district it is located within, or receive a variance from the ZBA for the front setback.
  - (2) The structure meets all requirements of Section 10.01, other than being located in the front yard.
  - (3) The accessory structure must be aesthetically compatible with the Main Building on the site and surrounding Main Buildings. Aesthetic compatibility shall include roof pitch, façade materials/siding, inclusion of windows, colors, and other factors deemed necessary by the Planning Commission.
  - (4) No buildings clad in metal shall be located in a front yard.

- (5) The accessory structure cannot be located in the side or rear yards due to at least one of the following factors:
- (i) Natural Features
  - (ii) The dimensions of the lot.
  - (iii) Existing structures.
  - (iv) The stated purpose of the accessory structure, which must accessory to the principal use of the site.

<b>Agri-Tourism</b>
<b>AG, RP, RR, C-1, C-2</b>



Examples: In combination with a conventional farm, the following activities may constitute agri-tourism: bakery, bonfires, carnival rides, cider mill, cooking demonstrations, corn mazes, fishing pond, food service; haunted barn/trails, petting farms, seasonal you-pick fruits and vegetables, animal displays, pony rides, wagon/sleigh/hay-rides, nature trails, picnic facilities, educational classes, historical agriculture exhibits, and playscapes. This list is not intended to be all inclusive of activities that may be considered agricultural tourism.

A summary of the regulations include:

- Restrooms required, but PC can allow portable toilets for temporary uses.
- Outside table service for food and drinks is permitted.
- Artisan goods or foodstuffs can be manufactured and sold onsite.
- Parking is a case-by-case basis with full PC discretion.
- PC can restrict the hours of operation.
- The regulations do not apply to these uses because they are regulated elsewhere:
  - Recreation facilities
  - Roadside farm stands
  - Bed-and-breakfast establishments
  - Brewpubs, Distilleries and Microbreweries

<b>Alcohol Establishments</b>	
Brewpub	C-1, C-2*, I
Microbrew	C-2*, I
Distillery	C-1, C-2*, I
Winery	AG, RP, RR, C-1, C-2



\* permitted use by right, and not a special land use in this district.

Michigan is becoming more and more well known for brewing beer, distilleries, and wineries. It is important to incorporate these various uses. Most of the regulations are at the state level for operations, licensing, permitting, etc.

**BREW PUB.** An eating or drinking establishment that includes the brewing of beer or ale as an Accessory Use for sale on the same premises of not more than five thousand (5,000) barrels per year.

- Must include a taproom or restaurant with full meal service.
- 25% of gross sales must be derived from sale of food and non-alcoholic beverages (*SOM requirement, no local enforcement*).
- Maximum 50% of the floor area can be used for brewery functions.
- Outside table service permitted, subject to additional regulations.



**MICROBREWERY.** A brewery that produces less than thirty thousand (30,000) barrels of beer or ale per year, as allowed by state law. A microbrewery may also include retail sales, and/or a restaurant, bar, or tasting room.

- Maximum of 65% of floor area can be used for brewery functions.
- No outside beer tent unless a Temporary Use permit is obtained from the PC.
- Outside table service permitted, subject to additional regulations.
- Small-scale manufacturing of artisan goods or foodstuffs other than beer may be approved by the PC as an accessory use.



**DISTILLERY.** An establishment licensed by the State of Michigan to manufacture spirits.

- May sell spirits for consumption on-premises, or off-premises.
- Shall provide food service, but does not need to be a full-scale restaurant.
- Outside table service permitted, subject to additional regulations



**WINERY.** An agricultural operation dedicated to the growing of grapes for fermentation into wine. A winery may be a component of an agri-tourism operation.

- May sell wine for consumption on-premises, or off-premises.
- May provide food service, if desired.
- Outside table service permitted, subject to additional regulations.
- Small-scale manufacturing of artisan goods or foodstuffs other than beer may be approved by the PC as an accessory use.



## Gun Ranges – Indoor & Outdoor

AG, C-2

### INDOOR GUN RANGE

- Ventilation system required.
- Sound control required.
- Retail of guns or ammunition allowed, but only as accessory use.
- PC approves hours of operation.



### OUTDOOR GUN RANGE

- Property must be enclosed with 6' wall or 10' berm.
- Numerous "No Trespassing" signs must be installed.
- Hours limited to 9am – 6pm.
- Trap, skeet, etc. firing positions must be 900' or more from nearest property line.
- Pistol and rifle ranges shall have a primary bullet-stop and secondary backstop required; and a dense greenbelt or berm around the remaining 3 sides that are at least 10' in height.
- Competent supervision required, including a list of responsible officers and qualified range supervisors annually.
- Zero tolerance policy. Bullet escapes and damages property, person, or animal the permit is revoked for a minimum of 1 year. Must obtain new SLU permit with site improvements to prevent reoccurrence.



## Mineral Mining

AG, RP, RR, LDR, I

Staff needs clarification on this use because several questions have arisen over the years:

- Is a separate permit required for creating ancillary spoils as part of a permitted construction project?
  - For example, some believed the golf course needed to obtain a separate permit because of all the top soil being removed. Some of which, was being sold.
  - Staff found in an earlier zoning ordinance where permitted construction activities were specifically exempt from obtaining a second permit.
- When a homeowner digs a pond, can they sell the spoils without obtaining a separate permit?
  - For example, most use the spoils as fill when building a new home. However, sometimes the home is already built, or they do not need all of the spoils. The spoils have to be disposed of somewhere and the typical method is selling the spoils through the excavator.
- Is the intention of this ordinance to only require a permit when true "mining" type of activities are proposed?



## Outdoor Dining/Table Service

Available wherever food service is permitted

- Permitted only between April 15 – November 1.
- When wait staff and/or alcohol is served, the seating area must be enclosed with decorative wood, metal railing, or some other method approved by the PC.
- Dining area must be connected to the main building by a hard surfaced, barrier-free path.
- Capacity and layout must be defined to ensure safe and efficient movement of customers and wait staff.



## Outdoor Storage

AG, RP, RR, C-2, I

Outdoor storage of RV's and Boats are now an option. Currently, it only applies to Machinery, Trucks, and Mechanical Equipment. There seems to be a growing need for storing these amenities.

- Storage area must be completely enclosed by a minimum 8' high fence (*must be tall enough to screen the items being stored*).
- Storage area must be hard surfaced and dust free.
- RV and/or boat storage only can be located on a gravel road.
- Storage areas must meet all yard setback requirements that apply to the main building.



## Self-Storage Facilities

C-2, I

- Only allowed as an accessory use. Meaning, a business must be in existence on the property already, and as a secondary use the property owner can build a self-storage facility.
  - No longer allowed to be the one and only principal use of the land.
  - Industrial land in particular is in short supply, but high demand, so losing valuable and needed land to mini-storage may not be the best use. However, adding mini-storage to an existing industrial business will likely help business owners by creating another revenue source.
- Entire site must be enclosed by 6' masonry wall, decorative fence, etc. In lieu of a wall or fence, the PC can approve a landscape screen.
- Exterior appearance:
  - Pitched roof with gables



- Neutral color
- Doors do face road, unless completely screened
- Facades facing public road cannot be metal. Brick, stone, wood, vinyl siding, EIFS, etc. are acceptable alternatives.
- Resident Manager living quarters are allowed, and the building must be in front of the storage units.
- 10' loading area required in front of each building. 15' wide travel lanes for one-way traffic; and 12' wide lanes for two-way traffic.
  - Reviewed and approved by the Fire Marshal.
- Shall not be visible to traffic on US-31. Must be completely screened by landscaping and/or another building.

### **Pet Daycare**

**AG, RP, RR, LDR, R-1, R-2, C-1, C-2\***

- Must comply with kennel regulations to ensure dogs are licensed with current vaccinations.
- Applicant shall propose a maximum number, and type, of animals to be cared for, and must demonstrate how it will be safe, sanitary, and humane.
- All outdoor facilities must be setback at least 50' and enclosed by a 6' fence.
- Duly qualified attendant shall be onsite at all times.
- No overnight boarding. Animals must be picked-up by 7pm.
- A waste clean-up and removal plan must be provided to the PC and followed daily.



### **Temporary Outdoor Events**

**AG, R-3, R-4, C-1, C-2, I**

This use is intended to regulate outdoor events, which could include festivals, circus, carnival, or even a music festival such as Electric Forest. Even though certain uses may be undesirable, it is important to have regulations in place just in case—similar to a sexually oriented business.

- 5 acre minimum lot size.
- Hours limited to 10am – 10pm.
- Site shall be fenced.
- No alcohol or drugs allowed.
- Open fires prohibited.



- Parking (1 space per 3 attendees) required, and plan illustrating the layout must be provided. Including a traffic circulation and control plan.
- Minimum of 2 security guards required. Additional guard per 200 attendees. Sheriff's Office can require more or less guards.
- Minimum of 10 toilet facilities for the first 500 attendees + 2 more for every 250 additional attendees; 5% must be barrier-free to meet accessibility requirements.
- Liquid and Solid Waste must be disposed of daily, and completely removed from the premises within 24 hours of the event ending.
- Electrical service and illumination plan required.
- No overnight facilities for attendees. Performers or employees may remain overnight, but is subject to a review of detailed plans showing the accommodations such as camper parking, sanitation, and bathing facilities.
- Food service allowed from licensed businesses only.
- Fire/Rescue and Police can require medical facilities onsite.
- Fire protection required, and regulated by F/R. Including removing flammable vegetation or other fire hazards. Fire extinguishers and any other equipment deemed necessary by F/R shall be on site.
- Performance guarantee required to ensure property clean-up of the site.
- Liability insurance is required, and the Township must be named as an additional insured.



<b>Vehicle Sales – Major</b>
<b>C-2, I</b>



For “major vehicle sales,” which includes 11+ vehicles being sold (*i.e., a traditional large-scale dealership type of sales lot*) there are new aesthetic requirements:

- Outdoor vehicle display area in the front yard must use decorative pavers, stamped concrete, brick, or permeable pavement.
- Standard curb required around display area.
- Only 1 vehicle of each model sold may be displayed in the front yard display area.



The intention is to limit the “creeping” that happens at dealerships where more and more vehicles keep getting closer and closer to the road, as well as putting an end to the unique and interesting ways dealerships display vehicles to grab the attention of a motorist.



GRAND HAVEN CHARTER TOWNSHIP

## Community Development Memo

DATE: July 11, 2019  
TO: Planning Commission  
FROM: Stacey Fedewa, AICP – Community Development Director  
RE: Miscellaneous Questions for Clarification in the Draft Zoning Ordinance

### BACKGROUND

There are 3 items that staff needs clarification and/or input:

1. Process to allow a single family dwelling to be built on land zoned AG.
2. Expectations on what to review for US-31 Overlay Zone development.
3. Expectations on RV and Utility Trailer parking.

### SINGLE FAMILY DWELLINGS IN AG DISTRICT

Based on recent discussions with staff, Commissioners, Board members, residents, etc. it seems the Township wants to cease requiring a Special Land Use permit to build a single family dwelling in the AG district.

How does the Planning Commission recommend this be regulated?

- No review?
- Administrative approval only?
- Site Plan Review?



The original intent was to prevent valuable farm land from being converted to residential uses, particularly along the primary roads. This issue seems to have been resolved by increasing the minimum lot area to 20 acres. Today, there are three provisions that are helpful to achieve the goal:

1. Only 1 dwelling is allowed on AG land.
2. New lots must be a minimum of 20 acres.
3. Smaller new lots would have to be rezoned first.

In summary, it **may no longer be necessary to have special oversight.**

## TYPES OF REVIEWS IN US-31 OVERLAY ZONE

A few questions have arose over what, exactly, the PC is supposed to review and approve in the US-31 Overlay Zone.

As staff understands, when the Overlay Zone was originally developed it was the Township's intention to have very strict control over most activities. However, when a new staffer like myself reads the language it does not actually state the Township's intention or requirement for review.

Further, if these items are to be reviewed by the PC how is that to occur? Full site plan review, create new application, allow a free visit to PC?

The examples that have prompted this discussion and need clarification are:

### 1. Are signs to be reviewed?

- Clearly, new signs as part of a development application will be reviewed.
- Are replacement signs to be reviewed? For example, Meijer recently replaced their pylon sign.
- Does the PC need to review the refacing of a sign? For example, when the ad copy is changed like a billboard or when a new business takes over.
- Should temporary signs be reviewed? Such as a grand opening banner.



### 2. Do new or replacement accessory buildings need to be reviewed?

- Does this include small sheds exempt from building code (*200 sqft or less in size*)?
- What if the new building is not visible from the road?
- Will review be required if the building is altered or modified? For example, a deck added, an overhead door installed, changing the siding, adding a window, etc.

### 3. At what point does landscaping need review?

- Typically arises when an existing owner wants to add more landscaping. There is no threshold.
- There are benefits and downfalls to each. For example, if a review was required for the prior landscape company the issues with the berm and sandblows probably would not have arisen. Conversely, if a property owner wants to improve the area and install new/more landscaping should the Township make it more difficult by having review oversight?

## EXPECTATIONS FOR PARKING RVs & UTILITY TRAILERS

Lastly, there also seems to be a gap between expectations and the actual ordinance language for parking RVs and utility trailers on residential property.

This phrase is referenced quite a few times, “recreational vehicles may be parked/stored between a street and dwelling unit.” It seems the intent of this phrase is to say an RV can be parked in the driveway. Perhaps there was intention behind this phrase, but it also created issues.

For example, a corner lot or a through lot. A typical lot would be able to park the RV in both side yards and the rear yard. A corner lot can only park in the non-street side yard and the rear yard. A through lot can only park in the side yard because the front and rear yards both abut a road.

### What are the PC’s expectations for parking in the off-season and on-season?

#### Off-season (December – March)

- Can it be parked in the side yard?
- Can it be parked in the side yard of a corner lot?
- Can it be parked in the rear yard of a through lot?
- Does it need to be parked on asphalt, cement, gravel, or other hard surface?
- Can it be parked in the grass?



#### On-season (April – November)

- Can it be parked in any yard?
- Can it be parked in the driveway?
  - How long?
  - Hard surface?
- Ordinance allows them to be parked in the driveway *if* it is setback 25’ from the road right-of-way or 35’ from edge of pavement.
  - Residential developments after 1998, that have municipal water and sanitary sewer are allowed to have a 35’ front yard setback.
  - This setback provision inherently **prevents hundreds of property owners from parking/storing their RV in the driveway.** Is that the intention?
    - Based on conversations with Cargo, it seems that was the Board’s intention, but should be stated more explicitly if this is still desired.

Next, there is an administrative variance option when physical features of a property prohibit an RV from being parked in compliance. Examples include, immovable structures, tree with a diameter larger than 4”, or severe inclines. If the variance is granted it is valid for 5 years.

What staff have discovered is the typical “immovable structure” is a fence. The resident does not want to remove, reinstall, or replace any sections of the fence. Nor do they want to add a gate wide enough for the RV to fit through. Staff needs clarification on expectations.

Lastly, what are expectations for parking utility trailers. This is mostly related to trailers parked in side and rear yards that may not be used for some time. For example, a snowmobile trailer, box trailer to haul yard waste, or secondary utility trailer only used once in a while.



The definition of a “Recreation Vehicle or Equipment” begins, “a vehicle or equipment intended for temporary or periodic use for recreational or leisure pursuits.”

Oftentimes, the trailers receiving complaints are work-oriented and not recreation or leisure.

**What are the PC’s expectations for parking trailers of all kinds?**





GRAND HAVEN CHARTER TOWNSHIP

## Community Development Memo

DATE: July 11, 2019  
TO: Planning Commission  
FROM: Stacey Fedewa, AICP – Community Development Director  
RE: Discuss Minimum Lot Area of Rural Preserve (RP) District

### BACKGROUND

Staff has recommended a 5 acre zoning district be included with the new ordinance because there is such a wide gap:

AG	20 Acres
RP	10 Acres
RR	45,000 SF
LDR	25,000 SF
R-1	15,000 SF
R-2	13,000 SF

There is an 8.967 acre gap between RP and RR.

### WHY CHANGE?

The primary benefit will be related to the Future Land Use map and the potential for rezoning land in the future. Currently, the master plan indicates a parcel master-planned for RR must utilize the RR design requirements, which is 45,000 sqft.

That is too small for the direction the Township is master planning. The goal is to allow development to occur in suitable locations because adding density in areas without public utilities is poor planning. It appears this is one of the reasons so much of the Township is master-planned for Agricultural Preservation. That designation essentially halts development.

If the minimum lot area for RP is changed to 5 acres, the master plan can be amended to use RP design criteria of 5 acres for the FLU map. This will enable more property owners to divide, sell, and/or develop their land.

This type of development would occur at an acceptable rate that does not add undue pressure to rural areas that should not have higher densities because the necessary infrastructure is not available.

## DETAILS ON EXISTING RP LOTS

Currently, there are 52 lots zoned RP.

- Lot Area ranges from 2 acres – 68 acres:
  - Five lots are under 5 acres and should be rezoned to RR.
    - 4 residential
    - 1 vacant
  - 2 lots are 10 acres, should be combined, and rezoned to AG.
    - Land farmed
  - 1 lot is 30 acres and should be rezoned to AG.
    - Land farmed
- Existing Uses:
  - Agriculture = 9 lots
  - Residential = 27 lots
  - Vacant = 16 lots

Of the 52 lots, 46 are in conformance with the RP 10 acre minimum.

Changing the minimum lot area to 5 acres will result in 47 lots being in conformance (*1 parcel is 6 acres*).

The proposed change is reasonable and will bring more conformance to the RP design requirements.

**Does the PC want to amend the Minimum Lot Area requirement to 5 acres in the RP District?**

