

# AGENDA

Grand Haven Charter Township Planning Commission  
Monday, September 16, 2019 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the Corrected August 5, 2019 Planning Commission Meeting Minutes, and the August 19, 2019 Planning Commission Meeting Minutes.
- V. Correspondence
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. New Business
  - A. Site Plan Review – The Shoreline Center – Medical/Office Building
- VIII. Reports
  - A. Attorney’s Report
  - B. Staff Report
    - Community Open House for Zoning Ordinance = October 10<sup>th</sup>
  - C. Other
- IX. Extended Public Comments & Questions (Limited to 4 minutes)
- X. 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  
AUGUST 5, 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, Wagenmaker, Kieft, LaMourie, Hesselsweet

Members absent: Wilson, Reenders, Taylor

Also present: Community Development Director Fedewa

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

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

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

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. PUBLIC HEARING

A. Special Land Use – Outdoor Pond – Eveland

Cousins opened the public hearing at 7:02pm.

Fedewa provided an overview through a memorandum dated August 1<sup>st</sup>.

The applicant, Joe Eveland, was present and available to answer questions:

- Life long dream to have a large pond for fishing, recreation, and beauty.
- Existing pond is only 3' – 4' deep with no aeration.
- Spoils to be used to build large landscape berms around the ponds.
- Horticultural rep by trade, so enjoys landscaping and outdoor living.

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

VIII. OLD BUSINESS

A. Special Land Use – Outdoor Pond – Eveland

**Motion** by Chalifoux, supported by Kieft, to **conditionally approve** the Outdoor Pond Special Land Use application for 12500 168th Avenue, 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 condition:

1. Shall provide the Township with a copy of the Soil Erosion and Sedimentation Control permit or a Letter of No Authority prior to digging the ponds.

**Which motion carried unanimously.**

REPORT – EVELAND – SPECIAL LAND USE

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 conforms 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. Discuss the Low Density Residential (LDR) District

Fedewa provided an overview through a memorandum dated August 1<sup>st</sup>.

The Commissioners had the following comments to offer:

- Compared setbacks and minimum lot size between LDR and R-1 to ensure consistency.

- Several non-conforming parcels would become conforming if rezoned.

**Without objection**, the Planning Commission directed staff to remove the LDR District from the draft of the new zoning ordinance.

X. REPORTS

A. Attorney Report – None

B. Staff Report

- Village at Rosy Mound – Grand Opening Celebration – Invitation to Township

C. Other – None

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

**Without objection**, the meeting adjourned at 7:17 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

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
AUGUST 19, 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, Wagenmaker, Kieft, LaMourie, Hesselsweet, Wilson, Taylor

Members absent: Reenders

Also present: Community Development Director Fedewa

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

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

**Without objection**, the minutes of the August 5, 2019 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS

- Curt Walburg, North Ottawa Rod & Gun Club – 13084 160<sup>th</sup> Avenue:
  - Not allowed to regulate per the Sport Shooting Range Act and the 2014 Michigan Supreme Court Ruling of Addison Township v. Barnhart.
  - Compliance with the NRA range manual also prohibits municipal involvement.
  - Not allowed to:
    - Require sound control for indoor ranges.
    - Limit hours of operation.
    - Require bullet stops or backstops.
  - Claims the Club has recorded a document with the Ottawa County Register of Deeds to “inform” new property owners via title work of what the standard shooting times are.
  - Finds the previously proposed “zero tolerance policy” inappropriate.
  - Provided stories of bad behavior, and stated “you can’t control idiots.”

VII. NEW BUSINESS

A. Site Plan Review – Expand Historic Cemetery

Fedewa provided an overview through a memorandum dated August 15<sup>th</sup>.

**Motion** by Taylor, supported by LaMourie, to **approve** the Site Plan Review application to expand the Historic Cemetery at 12604 168<sup>th</sup> Avenue. **Which motion carried unanimously.**

REPORT – EXPAND HISTORIC CEMETERY – SITE PLAN REVIEW

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 stormwater, 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.

## VIII. OLD BUSINESS

### A. Discuss Draft of Zoning Ordinance

Fedewa provided an overview through a memorandum dated August 15<sup>th</sup>.

Commission requested Fedewa go through each item individually.

- Deck Allowance on Walkways
  - Consensus – size of deck to correspond to accessory building setback, but does not count against the number, or square footage, allowance for accessory buildings on the property as a whole.
- Outdoor Gun Ranges
  - Consensus to follow staff recommendations in the memo, after the following discussion:
    - Approach seems to be “guilty until proven innocent,” and it is not practical to prove a negative.
    - Anti-gun club citizens may trespass on property and purposefully shoot a person, property, or animal to enforce the zero tolerance policy and close the range for a year.
    - Questioned if the existing club is so unsecured that anyone can sneak onto the property and discharge a firearm? Requiring reasonable security is not an unreasonable regulation.
    - Include language that would require the initial event of a bullet escaping and causing injury or damage must have occurred when the range is open.
    - Ranges should be setup in a way to prevent injury. Responsible to keep their business safe.
    - The proposed language provides the Township latitude to consider all circumstances. For example, a bullet escaping during an event vs. a club member.
    - Questioned the legal authority of the Township to regulate, and directed staff to inquire with the Attorney.
    - It was reiterated this enforcement policy only applies if a bullet escapes the property and causes injury or damage to a person, property, or animal. There is no penalty under the zoning ordinance if a bullet escapes and does not cause damage or injury.
- Seasonal Roadside Stands
  - Consensus, with the following additions:
    - Applies to AG, RP, and RR districts.
    - Include a requirement the stand be removed annually after the season is over.

- US-31 Overlay Zone Building Materials
  - Consensus – expand the building materials allowed by utilizing the “south of Hayes Street” options that include 10 different materials.
- ZBA Discretionary Authority
  - Consensus to allow, and directed staff to incorporate provisions and review with the ZBA.
- Missing Middle Housing Overlay Zone
  - Consensus – this newer concept deserves more attention prior to adoption, and will be removed from current draft and the chapter marked as “Reserved.”
- R-3 Building Height and Stories
  - Consensus – maximum allowable should be 40 feet and 3 stories.
    - 40 feet will allow taller ceilings. 3 stories are a minimum requirement to comply with the accessibility.
- Retaining Wall Setback
  - Consensus – regulations are acceptable as written, and no changes are needed.
- Maximum Lot Coverage
  - Consensus – 40% maximum coverage for residential, and 70% maximum coverage for non-residential.

IX. REPORTS – None

X. EXTENDED PUBLIC COMMENTS – None

XI. OPEN DISCUSSION FORUM

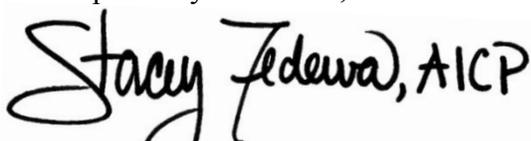
Wagenmaker feels the private road ordinance needs to be revised now, and adopted simultaneously with the zoning ordinance. Supportive of the previous private road ordinance, but not the current version. Maintenance agreement is one of the most important aspects. Suggested staff provide the current, and previous, versions via email so Commissioners can review on their own time, and discuss at the next Open Discussion Forum in October.

Others noted the Board should be aware of the Commissions intent to begin reviewing that ordinance. Chair Cousins will draft a memo to the Board.

XII. ADJOURNMENT

**Without objection**, the meeting adjourned at 8:06 pm.

Respectfully submitted,



**Stacey Fedewa, AICP**  
Acting Recording Secretary



# Community Development Memo

DATE: September 12, 2019  
TO: Planning Commission  
FROM: Stacey Fedewa, AICP – Community Development Director  
RE: Site Plan Review – The Shoreline Center – Medical/Office Building

## BACKGROUND

In May 2019, the applicant for The Shoreline Center appeared before the Planning Commission at a pre-application conference. The initial site selected by the applicant was on the NW corner of US-31 and Warner Street. However, the property was not zoned commercial, nor were utilities available.

At the conclusion, the Planning Commission expressed they are very supportive of the business, but not the location.

## PROJECT DETAILS

The applicant was able to secure 6 acres of land zoned commercial on 168<sup>th</sup> Avenue. It is behind the “Morden Electric” building (*also where GH CrossFit is located*).

- The proposed office building is 7,560 sqft in size, with the possibility of a future addition.
- A playground will be in the rear yard enclosed by a 4’ black vinyl coated chain link fence.
- Retention basins are proposed to contain primarily dune grass and some wildflowers.
  - The dune grass and wildflowers were a special request from staff. Current ordinance does not require these items; unlike the new ordinance.
  - The wildflowers will act as a small pollinator area to help honey bees.
  - Staff also requested, but cannot require, that milkweed be included to help monarchs, but the applicant declined.

## Parking

The Shoreline Center will use this building as quasi office and medical. These two uses have different schedules for parking spaces.

- Office = 1 space per 200 sf GFA =  $7,560 \div 200 = 38$  spaces
- Medical = 1 space per 100 sf GFA =  $7,560 \div 100 = 76$  spaces

The applicant is proposing 50 spaces. To achieve the desired parking the applicant either needs to provide the PC a parking study (*pursuant to Section 24.03.1*) or needs to provide a deferred parking plan (*pursuant to Section 24.03.2*).

In addition, because The Shoreline Center falls into the middle of these two parking schedules, staff is proposing to use an averaging method based on Section 24.02.9, which states, “For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Township Zoning Administrator determines to be similar in type.”

By combining the two uses, the average schedule would be 1 space per 150 sf GFA, or 50 spaces exactly. However, if the PC is uncomfortable utilizing Section 24.02.9, the applicant did provide a parking needs study for consideration, see below:

To give you some specifics on why we need additional spaces, we currently operate out of a facility that is 4,500 SF and every afternoon during the school year our parking lot here is full as many of our younger kids prefer to receive therapy after school. During the summer we can spread these out a little more, but for 9 months out of the year it becomes very challenging.

To give you some specifics, we currently have the following:

- We currently have a staff of 40 employees and could see us growing to 49 with the additional space that this building will provide. This includes 3 billers, 3 admin staff, 1 director, 1 HR, 2 speech, 2 OT, 1 psychologist, 2 BCBA's, 2 BCaBA's, and the remaining staff as ABA techs. This does not include Katie or myself.
- We have 59 kids signed up for ABA therapy with an additional 10 kids on our waiting list. Our proposed new building will allow for 20 ABA therapy rooms to support at one time. We may also use group rooms (2 small and 1 large) for social skills or OT and speech at the same time.
- In total, including family counseling, speech, OT, and ABA, we currently have 164 patients.
- During the school year we could easily have all 20 ABA rooms filled (resulting in one parent in the waiting room for each kid and one ABA tech working with the child) resulting in 40 cars just for ABA. Once you factor in the additional staff member and additional services, I feel strongly that 50 spaces are more in line with our needs. The reduced amount of spaces would not even allow for an all staff meeting.

**If the PC is comfortable with allowing 50 spaces, which method should be reflected in the minutes—parking study (24.03.1) or the averaging schedule (24.02.9)?**

Screening Waiver

The applicant is requesting a screening waiver pursuant to Section 20.11.5.

Section 20.11.5 requires an applicant to provide a visual screen when a non-residential use abuts a residential parcel. The waiver is allowed if the “use (and all structures incident thereto) are setback at least 200 feet from the adjacent residentially zoned parcel.”

The waiver ends whenever the 200’ setback is reduced by the placement of other structures or uses.  
**Does the PC approve this waiver?**

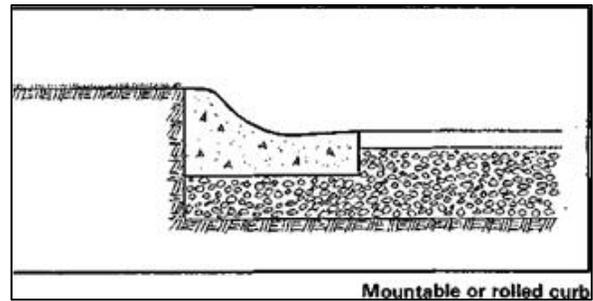
### Outstanding Items

Lastly, there are 3 outstanding items that need to be addressed by the applicant, but are small in nature and staff recommends they be incorporated as conditions of approval.

1. What is the proposed **ground cover**—site and landscape islands?
  - It is believed the site will be grass, and mulch for islands, but it needs to be stated on the site plan.

2. Interior landscape islands must include “**appropriate barriers**,” which means a concrete or bituminous wheel stop, raised curb, or similar device.

- Staff is recommending a mountable or rolled curb. See graphic.



3. The three **outdoor lights** in the parking lot appear to be brighter than necessary. Typically, for a commercial parking lot staff sees fixtures with 3,500 – 7,000 lumens each. However, these are approximately 10,500 lumens each. This is causing each light to overlap with the other creating more brightness than necessary.

- Staff is recommending a lower lumen be utilized to end the lighting overlaps. The photometric plan below shows the approximate extent of each light (*yellow*) and the shaded area is the overlap (*orange*).
- No lighting is proposed on the building.



## SAMPLE MOTIONS

If the Planning Commission finds the applicant has met the standards, the following motion can be offered:

**Motion to conditionally approve** the Site Plan Review application for The Shoreline Center to be located at 70-03-33-200-090. The motion is subject to, and incorporates, the following conditions and report.

1. Obtain permits from the Ottawa County Road Commission and Ottawa County Water Resources prior to obtaining building permits. Copies of permits shall be provided to the Township.
2. Add note to site plan indicating the type of ground cover to be used on the site and the landscape islands.
3. Add note and detail to site plan indicating the “appropriate barriers” to be used around the landscape islands.
4. Reduce the lumen output for the parking lot lights to substantially reduce the amount of overlap shown on the photometric plan. Potential lumens for each light are expected to be within the 3,500 – 7,000 range.

If the Planning Commission finds the applicant has not met the standards, the following motion can be offered:

**Motion to deny** the Site Plan Review 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 Site Plan Review application, and direct the applicant to make the following revisions:

1. *List the revisions.*

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

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 conforms 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

SITE PLAN REVIEW APPLICATION

Application Type	Fee	Escrow*
New – Commercial/Industrial	\$300	\$2,000
Building Addition	\$200	\$1,000
Amendments & All Others	\$150	\$1,000

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

Applicant Information

Name DKEJ, LLC (Dan Radley)  
 Phone (616) 502-0913 Fax \_\_\_\_\_  
 Address 10221 Shannons Way, West Olive, MI 49460  
 Email Address danjradley@yahoo.com

Owner Information (If different from applicant)

Name Same  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Address \_\_\_\_\_

Property Information

Address/Location 168th Avenue, Grand Haven, MI 49417 (Parent Parcel)  
 Parcel Number 70 - 03 - 33 - 200 - ~~020~~ - 090 Size (acres) 6 (land divisions)  
 Current Zoning C-1 Master-Planned Zoning C-1

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

Proposed 7,560 SF one-story, steel-framed building with road and utility extensions; asphalt paved parking area; and drainage improvements. Proposed use is a therapy center for special needs children (Shoreline Center).

**NOTE:** The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapter 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

8-28-2019  
 Date



## **Site Plan Narrative for The Shoreline Center**

The project consists of a proposed 7,560 SF building to be used as a therapy center for children with special needs. The project is located on the west 6 acres of the property currently addressed as 15023 168<sup>th</sup> Avenue. The property will be split as a land division, and will be accessed by a proposed private road.

The site is currently covered with various hard and soft woods. Per the USGS National Wetland Inventory, there is potential for wetlands near the west property line. The location is identified on the submitted site plan.

The private road is proposed to be named “Ability Way.” It will be constructed with a 26-foot wide asphalt paved road with 2-foot concrete curb and gutter on each side for a total width of 30 feet. The entrance at 168<sup>th</sup> Avenue will be permitted through the Ottawa County Road Commission. Storm water drainage for the private road will be directed toward catch basins that will discharge to a swale feature on the south side of the road. The drainage design will be permitted through the Ottawa County Water Resources Commissioner.

The outdoor lighting is proposed to be three pole-mounted fixtures. The overall light pole height measured from the ground will be 14 feet, maximum. Wall lighting is not proposed at this time. If felt to be necessary, wall lighting would be directed downward. A photometric plan with lighting specifications is provided with the site plan submittal. Please note that an older version of the parking layout was used for the lighting plan.

A sign detail has not yet been prepared. The anticipation is that the sign will be a multi-tenant monument style sign placed near 168<sup>th</sup> Avenue. The sign would not be more than 50 square feet or 6 feet tall. The sign face would be illuminated with a dark background.

The proposed use for the building is office. The parking count for office based on a 7,560 square foot building is 38 spaces. Based on the number of anticipated employees, as well as the number of children scheduled for therapy at peak time (after school), 38 spaces is inefficient. We have therefore proposed 50 spaces. If the building were to be considered a medical office, the parking count based on the schedule in the Township Ordinances would be 76 spaces. Also, please see the narrative provided Mr. Dan Radley discussing parking demand.

For landscaping, we are proposing seven new trees around the proposed parking area. The trees in the two parking lot islands are proposed to be shade canopy (River Birch). The remaining five are proposed to be deciduous ornamental (Serviceberry). Wood mulch would be placed around the trees. The two retention basins closest to the building will be restored with dune grass plantings. The basin south of the private road will be restored with a combination of dune grass and wildflower seed mix. Shrubs are indicated on the site plan to be placed near the front entrance. Landscaping stone will be placed around the shrubs and along the building on the south and east sides. Commercial lawn grass will be placed around the drive, parking area and ponds, and north of the building.

At this time, we would like to request a conditional waiver from the requirement that trees need to be planted along the north and south lot lines. In clearing for preparation of constructing the private road and the sanitary sewer, gaps may form in the existing natural screening, particularly along the south line. However, the nearest structure to the south is approximately 200 feet from the area proposed to be cleared, and the nearest structure to the north is approximately 340 feet from the proposed area to be cleared.

The fence for the playground area is proposed to be a 4-foot high black vinyl coated chain link fence. The dumpster screening area will be a 6-foot high pressure treated, dog-eared wood fence with matching gate.

A 6" curb is proposed between the asphalt parking and the interior landscape islands. A detail is provided on the plans. The sidewalk is proposed to have a 6" step up from the asphalt parking area. The ends of the sidewalk are proposed to ramp down so that there isn't a drop off at the end of the walk.



# THE SHORELINE CENTER

*Promoting Positive Behavior Support*

May 20<sup>th</sup>, 2019

Dear Planning Committee Members,

I would like to begin by thanking the Planning Committee for this opportunity to share with each of you my story, how I ended up here today, and also my vision for what more we can do to support our community.

In early 2009, my wife Katie and I began to notice several significant developmental delays with our 1-year old son Jack. After several visits from Early On we received the news that we were expecting but greatly feared, our son was on the Autism Spectrum. Like any good parents, our immediate next step was to find him the very best support to improve his quality of life. The more we read about autism the more we were convinced that early intervention is the key to long term success. Jack began physical therapy, speech therapy, occupational therapy, ABA therapy, and several other services at various locations all over West Michigan. Not knowing what the future would hold and being consumed by trying to help our son had a significant strain on our family. Our breaking point was late 2013 when we received news that our insurance was no longer going to cover some of his services. After a few tears were shed, my wife and I decided we needed to do something. On that night the idea of The Shoreline Center was born.

As it turned out, we were not the only family in town that was struggling with these issues. By this time my wife and I were involved in a local non-profit called Autism Support of West Shore. Many of our friends in this organization shared similar issues in trying to find help for their child. As we started to share our idea of opening up a center here in Grand Haven the more we were convinced of the overwhelming need in our community.

Our vision for The Shoreline Center was very different than a typical therapy center. We approached this idea from the mindset of parents and not as clinicians. We focused on the idea of supporting each individual with a well-rounded collaborative approach. By offering a variety of services (ABA, speech, OT, social skills, and family counseling) all under one roof we are able to collaborate with schools in more ways. My wife's mother, Jan Gorbach, is a retired teacher here from the Grand Haven School District. Through her, I understand the importance of working with the schools to support our community

members. Our approach is to share ideas and goals that we are working on, both in the center and in home, to provide greater support for the child to have greater success in school as well.

Our 1<sup>st</sup> night of opening The Shoreline Center in August of 2015 we invited every school official and teacher that we knew into our open house as we wanted to show how we are different. Our goal from the beginning was to partner with schools and other service providers, learn how others are working on various learning goals, share with them what goals we are working on in center, and share best practices of how we were achieving those goals. This also includes how the family and a Center staff member may be tackling problem behaviors in home, all so that we can develop a comprehensive and collaborative plan to support the needs of the child or young adult.

The Shoreline Center is really an extension of support received in school and support received in the individual's home. The Center is our way of bringing everything together to help our community members live their best lives. The need for this support in our community has exceeded all of my expectations. In 2015 we began by leasing out 2,300 SF in an office building on Robbin Road. In 2017 we expanded by leasing an additional 1,000 SF, and then in 2018 we expanded a 3<sup>rd</sup> time for an additional 1,000 SF. The needs of our community have exceeded our capacity in our current location and without additional space to lease, we have begun looking into other solutions.

Our proposal today would allow us to move operations to a new location but stay here in Grand Haven Township. The subject location on Warner Street would not only allow us the opportunity to expand and continue to meet the needs of our community, but also allow us the room to do more on the spacious 3.6 acre lot. Our vision for our center on this location would also include an outdoor playground area, fenced in for safety, and additional gross motor space. We would continue to provide ABA therapy, speech therapy, occupational therapy, group social skills, and family counseling services. Expanding would allow us the ability to accept additional patients providing greater opportunity for early intervention.

Again I would like to thank all of the members of the Planning committee for allowing me the time to share my personal story, one that continues to evolve as my family works to navigate down the path of raising a child with autism. Our goal is to help our son Jack, and to help so many other families here in Grand Haven and all over West Michigan as they try and navigate their journey as well.

Sincerely,

Dan & Katie Radley  
The Shoreline Center, Owners

# Autism Support of West Shore

*A place where everyone fits*



May 4, 2019

Dear Grand Haven Township Zoning Board,

I am writing in support of The Shoreline Center purchasing property in Grand Haven Township to build a new, larger therapy and treatment center. Shoreline Center is a valuable asset to Grand Haven. Servicing individuals and families living with Autism Spectrum Disorder and related disorders they provide Applied Behavioral Analysis (ABA) therapy, Speech and Occupational therapies, as well as counseling services. Their staff is highly qualified in servicing their clients. Due to the need for individual and group therapy rooms building a new structure to accommodate this specific need as well as accommodating their growing client base is needed. While rezoning would be required for such a facility to be built, the need for The Shoreline Center to be able to accommodate the children, teens and adults along the lakeshore in a bigger facility is needed.

*Autism Support of West Shore endorses The Shoreline Center for the multiple services to children, teens and adults they offer in one space. The services they offer are evidence-based practices for improving outcomes in individuals. There is not another service provider along the lakeshore that provides such a comprehensive list of services. It is our hope that you approve their request for rezoning the property they are considering so Grand Haven and the lakeshore will continue to be home to be their home.*

Sincerely,

A handwritten signature in blue ink that reads "Linda Elenbaas". The signature is fluid and cursive.

Linda Elenbaas

Director

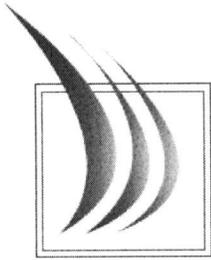
Autism Support of West Shore

To Whom It May Concern:

The Shoreline Center is an amazing resource for many of our families that attend the Grand Haven Area Public Schools and that are in our community. Shoreline offers so many elements for our families within the community that have students that learn differently. As our students grow and change, Shoreline offers resources that do the same. They make a significant change in the lives of the students and their families offering services that are individual to those families. The groups that they run are very helpful to students that struggle with social interaction and the specific services regarding OT, PT, Speech, ABA and counseling services are essential.

Having The Shoreline Center in our community and available to our community members has been wonderful. Clearly a larger building with parking lot and playground would be such an asset to the community and allow for more assistance to our students and families that are in need. I am hopeful that re-zone is approved for The Shoreline Center and that additional services and space can be offered. Please feel free to contact me if you have any further questions.

Kate Augustyn  
Director of Special Education  
Grand Haven Area Public Schools



*Robert E. Robbins, P.C.*

Attorney at Law

May 20, 2019

Ms. Stacey Fedewa, AICP  
Community Development Director  
Grand Haven Charter Township  
13300 168<sup>th</sup> Avenue  
Grand Haven, MI 49417

RE: Daniel and Katie Radley  
The Shoreline Center, LLC

Dear Ms. Fedewa:

Please accept this letter as my unconditional expression of support for the new building development project proposed by Dan and Katie Radley (who collectively comprise the sole Member of The Shoreline Center, LLC). Their proposed project is scheduled to be discussed by the Grand Haven Township Planning Commission at its meeting this evening.

The Shoreline Center, LLC, has been operating in Grand Haven Township since in its inception in 2014. During that time, it has successfully provided to our community various mental health, applied behavior analysis, and related child/family support services across a broad spectrum of needs within our population, including children, teens, adults and families. In doing so, it has worked closely with our educational systems and social support partners. Now having outgrown its current rented space on Robbins Road, The Shoreline Center needs to look to a new and larger property for its future operations to accommodate its increased need for physical space (both interior and exterior) and its expanding client base.

The Radleys are currently engaged in their due diligence process in preparation for acquiring a vacant parcel of about 3.6 acres at the northwest corner of the intersection of US-31 and Warner Street (the "parcel"). The parcel is currently zoned Rural Residential (RR). While the Permitted Uses of the RR zoning district do not specifically include the Radleys' intended use, I believe a Special Use Permit would be in order as an appropriate approved use of the parcel. The special permitted uses in an RR district include the following: nursing and convalescent homes, public and private schools and libraries, churches, group day care homes, and child or day care centers as accessories to churches. I believe the Radleys' proposed use would fit nicely within that grouping.

Moreover, should the Township consider any future amendments to the Master

Page 2

Plan or zoning maps, I would give my support to a rezoning of the parcel so as to provide that the Radleys' use would be included as one of the Permitted Uses.

The Shoreline Center, LLC has been instrumental in the improvement of many of our fellow neighbors' individual and family lives. I want the Radleys to be able to continue and to expand the good work which they do. I ask that the Planning Commission review and approve a Special Use Permit as requested. Thank you for your consideration of this matter.

Very truly yours,  
Robert E. Robbins, P.C.

By:   
Robert E. Robbins

Cc: Mr. and Mrs. Dan Radley

17448 Reenders Ct.  
Grand Haven, MI 49417

May 16, 2019

To Whom It May Concern,

As parents of a child with special needs, our family has been greatly impacted and appreciative of the services provided to us by a variety of medical professionals. We've seen a number of doctors and specialists over the years, but it's the therapists who work with our son on a weekly and daily basis that make the biggest difference in his life.

Once our son was old enough, we sought out Speech and Occupational Therapy (OT) services to aid in his growth and development. The closest place we were able to find the quality of services and availability we desired was in Grand Rapids. We went back and forth to Grand Rapids, sometimes multiple times a week, and our son was making progress, but the distance and time required was not always easy.

We first came to the Shoreline Center about four years ago seeking some additional support for our son in school. They have been able to support us in numerous ways, including 5-10 hours a week of Applied Behavior Analysis (ABA) therapy, as well as OT and Speech therapy. This amount of support would simply not be possible if we didn't have a place like the Shoreline Center right here in our community. It is because of the Shoreline Center that our son has been able to be fully included in school with his peers. We have seen such tremendous growth as a result of his therapy.

It has been fun to watch the center grow over the past few years. It is obvious that there are many families benefiting from having a place like this in our community, and having a building that will allow for the amount space they need to do their work would be so wonderful. We fully support them!

Sincerely,

A handwritten signature in black ink that reads "Nick + Maggie Mosley". The signature is written in a cursive, flowing style.

Nick & Maggie Mosley

May 9, 2019

Dear Grand Haven Charter Township,

I would like to take this opportunity to offer a recommendation for The Shoreline Center, and the desire to build and expand their center. I cannot think of a better business to grow in our community, and to be able to provide services to more people.

My son has been a client of theirs for 3 years now, he participates in ABA, Speech, and Occupational therapies that they offer. It is because of The Shoreline Center my son has made the gains he has!

There are not very many ABA Clinics nearby, and keeping one in the Grand Haven area is critical for our community. I live in Spring Lake but know of families who have to drive from Montague, Holland, Hudsonville, Zeeland etc to be able to get services for their loved one.

The need for these types of therapies, and centers is only growing and often families find that there is a waitlist to be able to start receiving therapy. ABA has proven to be so beneficial for children on the Autism Spectrum and the earliest intervention is crucial. This expansion is definitely needed!

I am consistently impressed with the Shoreline Center's staff and care they offer for their clients. You feel very welcome when you walk through the doors. You can always count on a professional, and friendly experience and the facility is always well kept and clean.

Having a larger center would allow them to do even more! Such as, provide a safe place outdoors for their clients to enjoy, offer more rooms to meet the growing demands of receiving therapies, have larger sensory rooms, and a space for Occupational and Speech Therapy.

The Shoreline Center is a asset to this community, and a blessing to the families to go there!

Sincerely,

A handwritten signature in black ink that reads "Stephanie Harvey". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Stephanie Harvey

**LEGEND**

**EXISTING FEATURES**

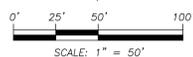
- FOUND IRON
- UTILITY POLE
- GUY WIRE
- TELEPHONE RISER
- FIRE HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- EXIST. CONCRETE

- MAJOR CONTOUR—5' INTERVAL
- MINOR CONTOUR—1' INTERVAL
- EXIST. SPOT ELEVATION

- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- OH — OVERHEAD POWER

- PROP. SHRUBBERY (X14)
- PROP. FIRE HYDRANT (X1)
- PROP. PARKING LOT LIGHTING (X3)
- PROP. STORM CATCH BASIN (X6)
- PARKING SPACE COUNT
- PROP. SANITARY MANHOLE (X3)
- PROP. CONCRETE
- PROP. ASPHALT

- STRM — PROP. STORM LINE
- GAS — PROP. GAS LINE
- SS — PROP. SANITARY LINE
- W — PROP. WATER LINE
- UE — PROP. UNDERGROUND ELECTRIC
- PROP. CLEARING LIMIT



**NOTES:**  
1. BENCHMARK: TOP OF FLANGE BOLT UNDER "E" IN E/W ELEV=606.08

**ZONING:** C-1

**SETBACKS:**  
FRONT SETBACKS - 50 FEET  
SIDE SETBACKS - 9 FEET  
REAR SETBACK - 20 FEET

**PARKING:**  
PROVIDED - 50 REGULAR SPACES, INCLUDING 2 ADA, VAN ACCESSIBLE SPACES  
REQUIRED - 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA  
- PROPOSED BUILDING - 7,560 S.F.  
±200  
37.8 SPACE ≈ 38 SPACES

**SIGNAGE:**  
PROPOSED MULTI-TENANT GROUND SIGN TO BE NO BIGGER THEN 50 S.F. AND NO HIGHER THEN 6 FEET TALL.

**LANDSCAPE:**  
TOTAL PARKING LOT AREA = 16,053 S.F.  
±15 S.F.  
REQUIRED LANDSCAPING AREA = 1,070 S.F.  
±150 S.F./TREE  
REQUIRED # OF DECIDUOUS TRESS = 7 TREES  
TOTAL PROVIDED LANDSCAPING AREA = 1,422 S.F.  
PROVIDED # OF DECIDUOUS TRESS = 7 TREES

ALL PROPOSED ABOVE GROUND UTILITY BOXES REQUIRE EVERGREEN SHRUB SCREENING FOLLOWING THEIR INSTALLATION AND SCREENING MUST MATCH HEIGHT OF THE UTILITY BOX.

ALL RETENTION BASINS/SWALES SHALL BE COVERED WITH DUNE GRASS

**SOIL & EROSION:**  
SOIL EROSION PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION.  
SILT FENCE HAS TO BE INSTALLED AS PER PLAN.  
STORM CALCULATIONS PROVIDED IN REPORT.

**LIGHTING:**  
PROPOSED POLE LIGHTING OVERALL HEIGHT, INCLUDING CONCRETE BASE IS LIMITED TO 40% OF THE DISTANCE TO THE LOT LINES.  
MAXIMUM PROPOSED OVERALL HEIGHT = 14'

**DEVELOPER:** DKEJ, LLC  
**ADDRESS:** 10221 SHANNONS WAY  
WEST OLIVE, MI 49460

**CONTACT:** DAN RADLEY  
**PH:** (616) 502-0913

**PLANTING PLAN**

PLANT LEGEND	NUMBER OF PLANTS	SPECIES NAME, COMMON NAME AND SIZING
	5	SERVICEBERRY * (AMELANCHIER)
	2	RIVER BIRCH ** (BETULA NIGRA)

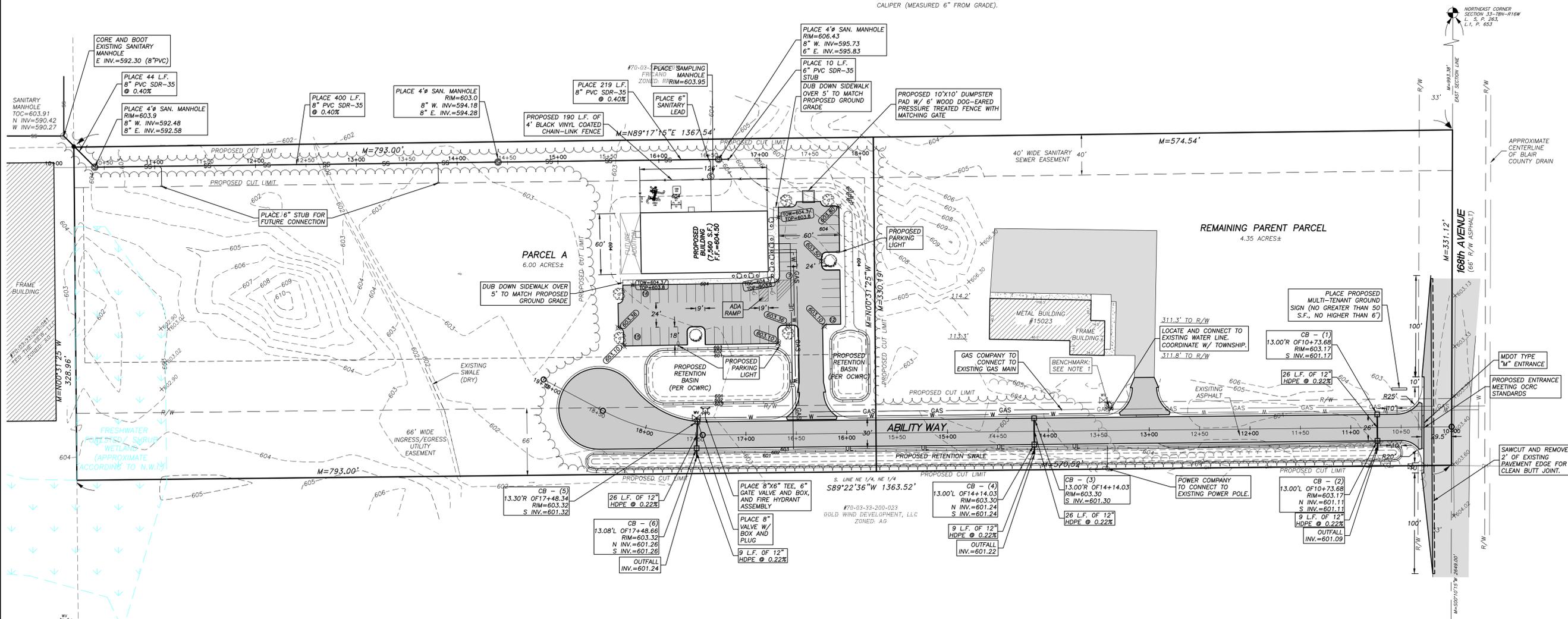
\* ORNAMENTAL TREES, AND NON-CANOPY DECIDUOUS TREES MUST HAVE A MINIMUM 3" CALIPER.

\*\* BIRCH TREES MUST BE PLANTED AS 3 STEM CLUMPS WITH STEMS A MINIMUM 1" CALIPER.

DECIDUOUS CANOPY TREES MUST HAVE A MINIMUM 3.5" CALIPER (MEASURED 6" FROM GRADE).



**LOCATION MAP**  
NO SCALE



**LEGAL DESCRIPTIONS:**

**PARENT PARCEL:**

QUIT CLAIM DEED - LIBER #664, PAGE 606:  
THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF GRAND HAVEN, COUNTY OF OTTAWA AND STATE OF MICHIGAN, TO-WIT:  
THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 16 WEST.

**PROPERTY DESCRIPTION:** (FROM EQUALIZATION DESCRIPTION-PARCEL #70-03-33-200-020)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 203, THENCE NORTH 01 DEGREE 45 MINUTES EAST 83.39 FEET, THENCE SOUTH 88 DEGREES 32 MINUTES 15 SECONDS EAST 95.71 FEET, THENCE NORTH 01 DEGREE 25 MINUTES 46 SECONDS EST 159.63 FEET, THENCE NORTH 89 DEGREES 49 MINUTES EAST 232.53 FEET, THENCE SOUTH 01 DEGREE 32 MINUTES WEST 372.3 FEET, THENCE WEST 41.5 FEET ALONG THE SOUTH LINE OF LOT 203, THENCE NORTH 01 DEGREE 45 MINUTES EAST 132 FEET, THENCE SOUTH 89 DEGREES 51 MINUTES WEST 297 FEET TO THE POINT OF BEGINNING, RYCEGAS ASSESSOR'S PLAT NO. 3, CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN.

**REMAINING PARENT PARCEL:**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33 TOWN 8 NORTH RANGE 16 WEST, TOWNSHIP OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;  
THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 993.38 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF

SAID SECTION, A DISTANCE OF 331.12 FEET;  
THENCE SOUTH 89 DEGREES 22 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 570.52 FEET;  
THENCE NORTH 00 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 330.19 FEET;  
THENCE NORTH 89 DEGREES 17 MINUTES 15 SECONDS EAST, A DISTANCE OF 574.54 FEET TO THE POINT OF BEGINNING.  
THE EAST 33.00 FEET THEREOF FOR COUNTY ROAD PURPOSES,  
SUBJECT TO AND TOGETHER WITH THE SOUTH 66.00 FEET AND THE NORTH 40.00 FEET THEREOF FOR AN INGRESS/EGRESS EASEMENT AND SANITARY SEWER EASEMENT.  
SAID PARCEL CONTAINS 4.35 ACRES, MORE OR LESS.

**PARCEL A:**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33 TOWN 8 NORTH RANGE 16 WEST, TOWNSHIP OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;  
THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 993.38 FEET;  
THENCE SOUTH 89 DEGREES 17 MINUTES 15 SECONDS WEST, A DISTANCE OF 574.54 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 00 DEGREES 31 MINUTES 25 SECONDS EAST, A DISTANCE OF 330.19 FEET;  
THENCE SOUTH 89 DEGREES 22 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 793.00 FEET;  
THENCE NORTH 00 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 328.96 FEET;  
THENCE NORTH 89 DEGREES 17 MINUTES 15 SECONDS EAST, A DISTANCE OF 793.00 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO AND TOGETHER WITH THE SOUTH 66.00 FEET AND THE NORTH 40.00 FEET THEREOF FOR AN INGRESS/EGRESS EASEMENT AND SANITARY SEWER EASEMENT.

**66.00 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT:**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33 TOWN 8 NORTH RANGE 16 WEST OF THE TOWNSHIP OF GRAND HAVEN, OTTAWA COUNTY MICHIGAN DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;  
THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1258.50 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 66.00 FEET;  
THENCE SOUTH 89 DEGREES 22 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1363.52 FEET;  
THENCE NORTH 00 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 66.00 FEET;  
THENCE SOUTH 89 DEGREES 22 MINUTES 36 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1367.54 FEET TO THE POINT OF BEGINNING.

**40.00 FOOT WIDE SANITARY SEWER EASEMENT:**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33 TOWN 8 NORTH RANGE 16 WEST OF THE TOWNSHIP OF GRAND HAVEN, OTTAWA COUNTY MICHIGAN DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;  
THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 993.38 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 40.00 FEET;  
THENCE SOUTH 89 DEGREES 17 MINUTES 15 SECONDS WEST, A DISTANCE OF 1367.05 FEET;  
THENCE NORTH 00 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 40.00 FEET;  
THENCE NORTH 89 DEGREES 17 MINUTES 15 SECONDS EAST, A DISTANCE OF 1367.54 FEET TO THE POINT OF BEGINNING.

DATE:	8-05-19
DRAWN BY:	NSS/TJB
CHECKED BY:	TWD
DESIGNED BY:	MM/CPB
NO. DATE	1 9/10/19
REVISED PER TWP. COMMENTS	TJB
BY	CHW
DATE	9/10/19
DESCRIPTION	CHW
TUB/PLAN	

2534 Black Creek Road  
Muskegon, MI 49444  
Ph: (231) 777-3447  
Fax: (231) 773-3453  
Service@WestshoreConsulting.com

**WESTSHORE**  
ENGINEERING & SURVEYING  
ENVIRONMENTAL



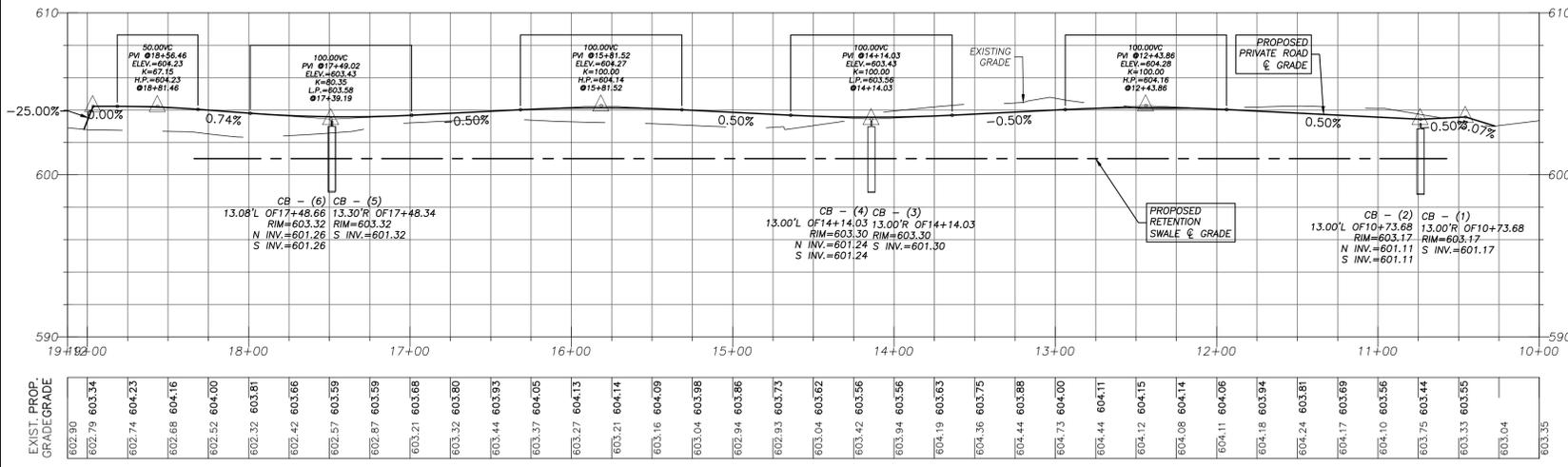
**THE SHORELINE CENTER**  
15023 168TH AVENUE,  
GRAND HAVEN TOWNSHIP,  
OTTAWA COUNTY, MICHIGAN

**TOPOGRAPHICAL SURVEY & SITE PLAN**

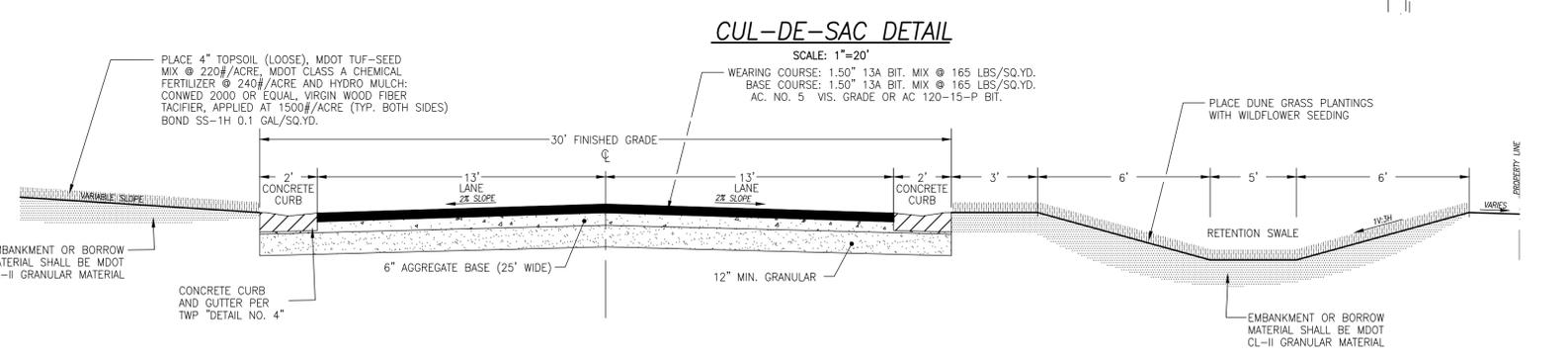
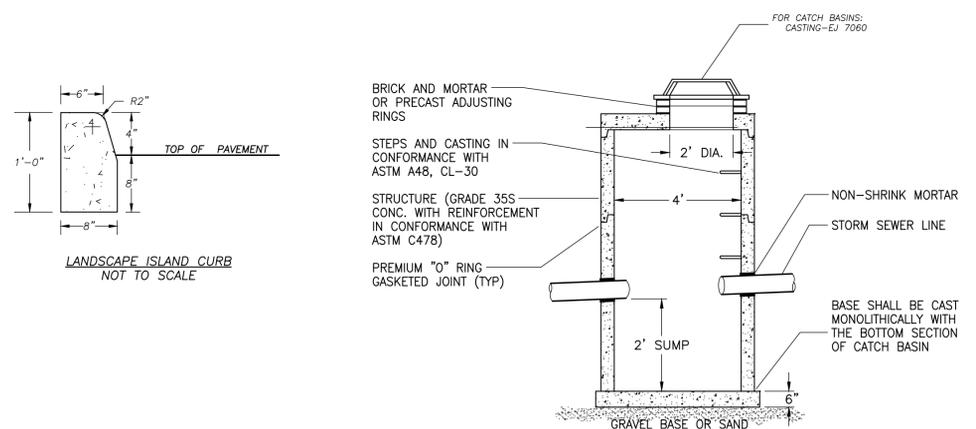
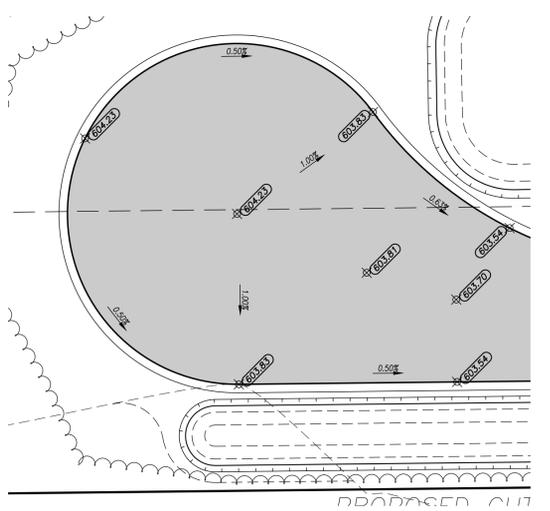
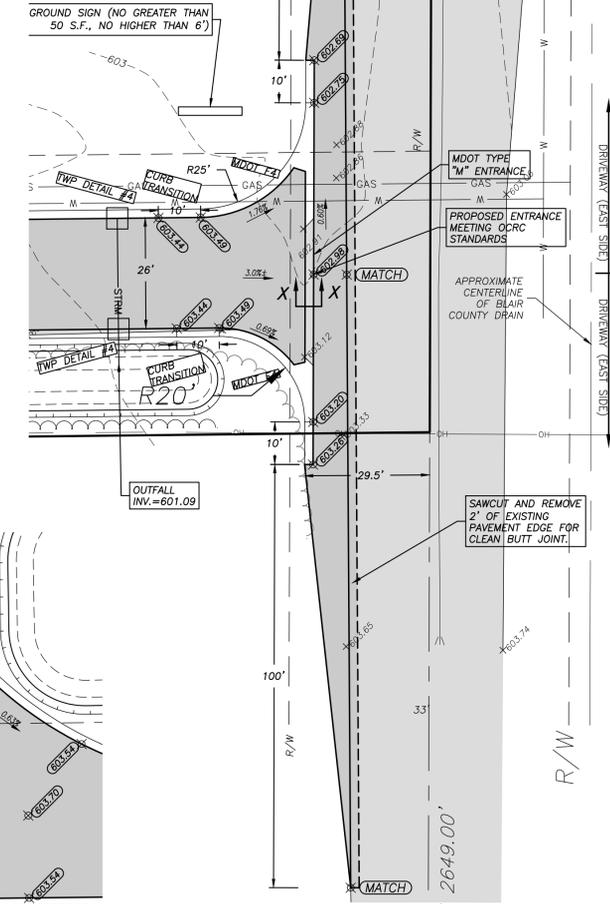
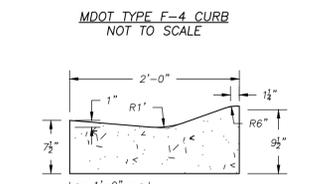
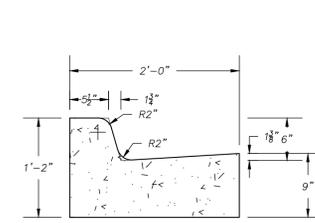
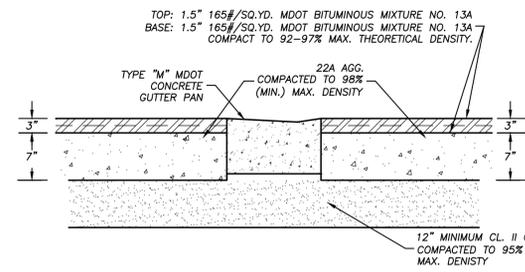
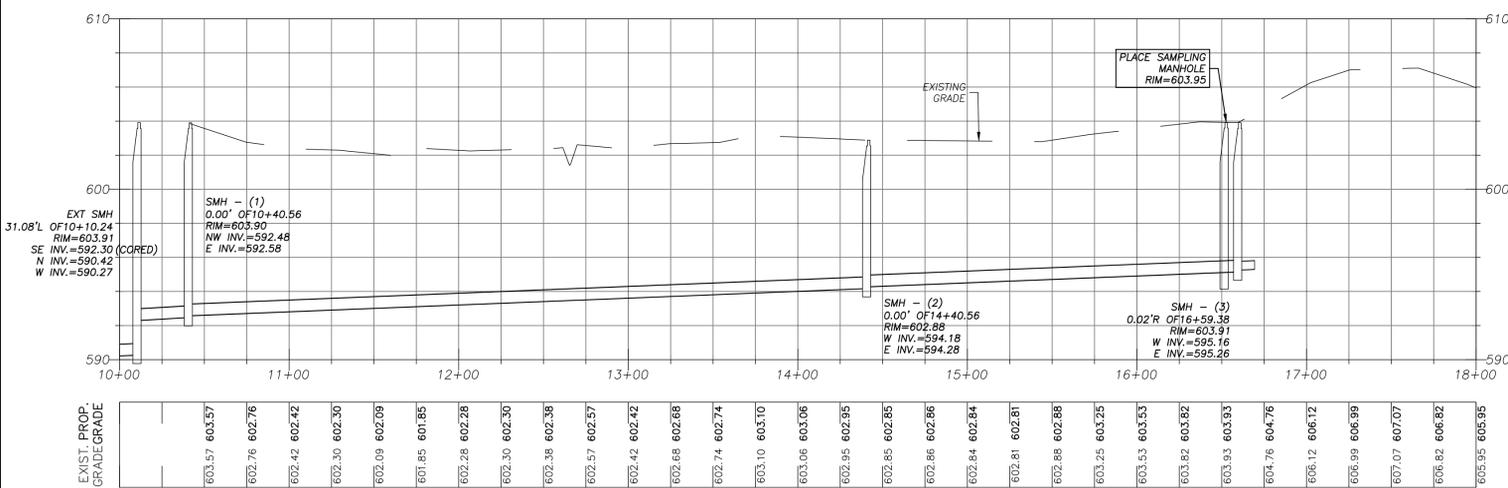
PROJECT: 04370-0001  
REF: 02019-0091

SHEET: 1 OF 2

**PRIVATE ROAD PROFILE**  
 VERTICAL SCALE: 1"=5'  
 HORIZONTAL SCALE: 1"=50'



**SANITARY SEWER PROFILE**  
 VERTICAL SCALE: 1"=5'  
 HORIZONTAL SCALE: 1"=50'



- NOTES:
- ASPHALT PAVEMENT TO BE COMPACTED BETWEEN 92-97% OF MAX. THEORETICAL DENSITY (MTD).
  - BASE SHALL BE MDOT 22A AND COMPACTED TO A MIN. OF 98% OF THE MAX. DRY DENSITY BASED ON THE ONE-POINT MICHIGAN CONE TEST.
  - ROAD SUBBASE SHALL BE MDOT CL-II GRANULAR MATERIAL COMPACTED TO A MIN. OF 95% OF MAX. DRY DENSITY BASED ON THE ONE-POINT MICHIGAN CONE TEST.
  - ALL AREAS WITHIN 10' OF EDGE OF PAVEMENT MUST BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY BASED ON THE ONE-POINT MICHIGAN CONE TEST.

DATE:	8-05-19
DRAWN BY:	NSS/TJB
CHECKED BY:	TWD
DESIGNED BY:	MDM/GPB
DATE:	9/10/19
NO.	1
DESCRIPTION:	TWP COMMENTS
BY:	TJB
CHK'D:	BY
DATE:	

**WESTSHORE**  
 ENGINEERING & SURVEYING  
 ENVIRONMENTAL

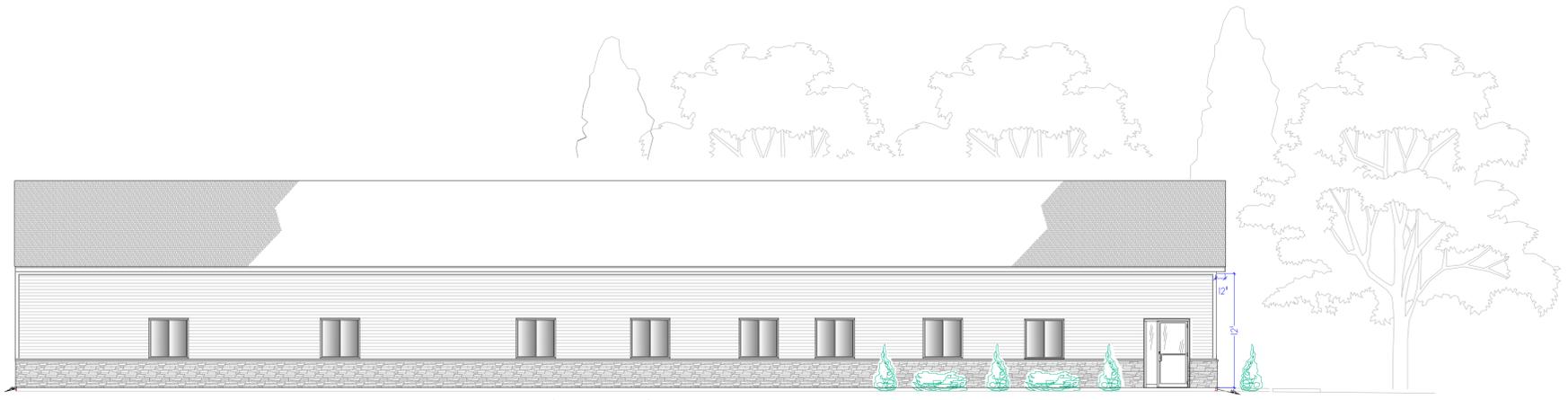
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**THE SHORELINE CENTER**  
 15023 168TH AVENUE,  
 GRAND HAVEN TOWNSHIP,  
 OTTAWA COUNTY, MICHIGAN

PROJECT NAME:

04370-0001  
 REF: 02019-0091

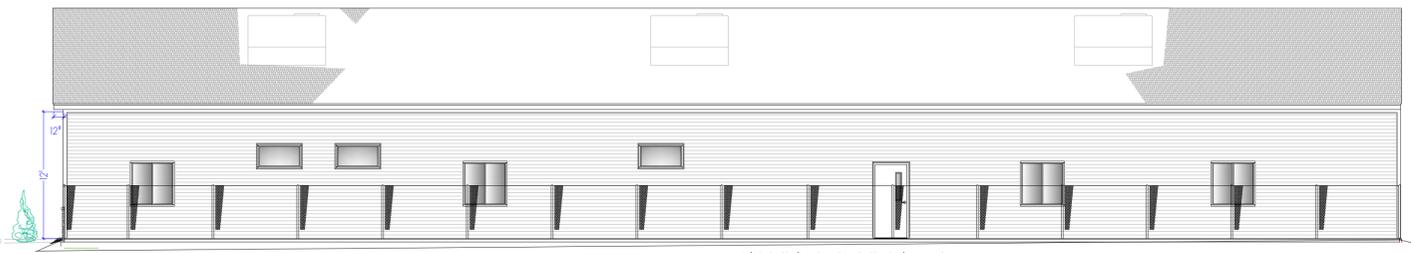
SHEET: 2 OF 2



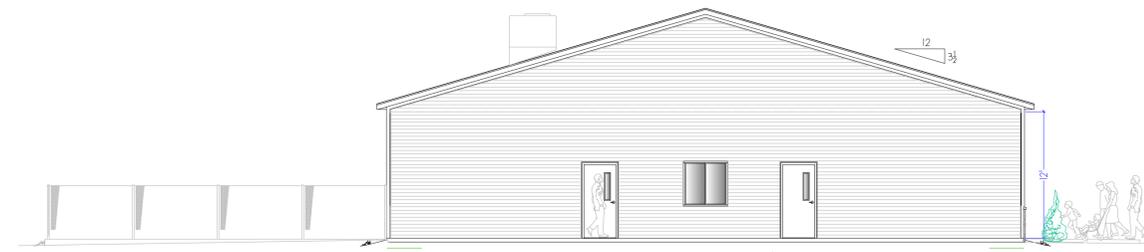
SOUTH ELEVATION - B  
SCALE: 1/8" = 1'-0"



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



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



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

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DATE	REVISION

A BUILDING TAILORED ESPECIALLY FOR:  
**THE SHORELINE CENTER**  
16930 ROBBINS RD  
GRAND HAVEN, MICHIGAN 49417  
PROPOSED 60 x 122

DATE	8-28-19
SCALE	1/8" = 1'-0"
DR BY	PRP
JOB #	PRELIM
REF	THE SHORELINE CENTER.DWG



# Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.0 fc	3.4 fc	0.2 fc	17.0:1	5.0:1

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Distribution	Plot	Notes
	A4		2	Lithonia Lighting	DSX0 LED P4 50K T4M MVOLT	DSX0 LED P4 50K T4M MVOLT	LED	1	DSX0_LED_P4_50K_T4M_MVOLT.ies	10465	1	1	92	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3		
	A5		1	Lithonia Lighting	DSX0 LED P4 50K T5W MVOLT	DSX0 LED P4 50K T5W MVOLT	LED	1	DSX0_LED_P4_50K_T5W_MVOLT.ies	11027	1	1	92	100%	TYPE VS, BUG RATING: B4 - U0 - G3		

