

AGENDA

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

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the September 16, 2019 Planning Commission Meeting Minutes.
- V. Correspondence
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. New Business
 - A. Site Plan Review – Shape Corp – Parking Lot
- VIII. Old Business
 - A. Approval – Lincoln Pines – Phase 2 Landscape Plan
 - B. Special Land Use – Reenders – Store n Lock Expansion
- IX. Reports
 - A. Attorney’s Report
 - B. Staff Report
 - Community Open House for Zoning Ordinance – October 10th @ 6pm
 - C. Other
- X. Extended Public Comments & Questions (Limited to 4 minutes)
- XI. Adjournment

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

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 16, 2019

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Wilson, Chalifoux, Wagenmaker, Kieft, LaMourie, Hesselsweet, Reenders, Taylor

Members absent: Cousins

Also present: Community Development Director Fedewa

Without objection, Wilson instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

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

Without objection, the minutes of the August 19, 2019 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. NEW BUSINESS

A. Site Plan Review – The Shoreline Center

Fedewa provided an overview through a memorandum dated September 12th.

The applicant, Dan Radley, was present and available to answer questions:

- Listed to concerns previously described by the Commission, which included:
 - Found 6 acres zoned Commercial.
 - Land has water and sewer available.
 - Location is desirable because it is around the corner from current building.
- Gave thanks to:
 - Pete Morden for selling the 6 acres.
 - Scott Olson of Pioneer Construction.
 - Wade VandenBosch of Westshore Engineer & Surveying.

The Planning Commission offered the following comments:

- Several Commissioners were concerned that 50 parking spaces was not enough.
 - Commission made a finding that The Shoreline Center is a medical office building (*rather than a standard office building*), which increases the maximum parking spaces to 76.
- Recommended the parking lot connect to the cul-de-sac to provide another point of access.
- Questioned if future businesses that may locate on the Morden property, and utilize The Shoreline Centers private road, will warrant improvements to 168th Avenue.
 - Staff explained the Township can always require future businesses to contact the Ottawa County Road Commission to determine if improvements are warranted.
- Proposed lumens for parking lot lighting are too high and should be reduced to the 7,000 range. Agree that appropriate lighting is critical for a medical site.

Motion by Kieft, supported by LaMourie, 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. Directed to find a lumen output in the 7,000 range that reduces the overlap, but still meets the Centers safety needs.
5. The Shoreline Center is a medical office building, and shall provide 76 parking spaces, a portion of which may be deferred if needed.
6. The Zoning Administrator shall review the revised site plan to ensure the above conditions are met and has authority to approve the parking lot connection to the cul-de-sac without obtaining additional approval from the Planning Commission.

Which motion carried unanimously.

REPORT – THE SHORELINE CENTER – 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. REPORTS

- A. Attorney's Report – None
- B. Staff Report
 - Community Open House for Zoning Ordinance – October 10th
- C. Other – None

IX. EXTENDED PUBLIC COMMENTS – None

X. ADJOURNMENT

Without objection, the meeting adjourned at 7:29 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: October 2, 2019

TO: Planning Commission

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Site Plan Review – Shape Corp. Parking Lot Expansion

SITE PLAN REVIEW APPLICATION

Shape Corp., located at 14600 172nd Avenue has submitted a Site Plan Review application to expand their parking lot by 96 spaces.

The proposed 90° spaces meet the parking standards:

1. Maneuvering Lane Width = 24 feet
2. Parking Space Width = 9 feet
3. Parking Space Length = 18 feet

The total size of the impervious surface addition is about 35,000, which requires interior landscape islands and deciduous trees. In fact, the applicant is providing approximately 3x the amount of landscaping than required.



Staff recommended the applicant consider raingardens as a way to capture the stormwater runoff. The subject was discussed at length with the applicant and OCWRC, but were unable to find a solution.

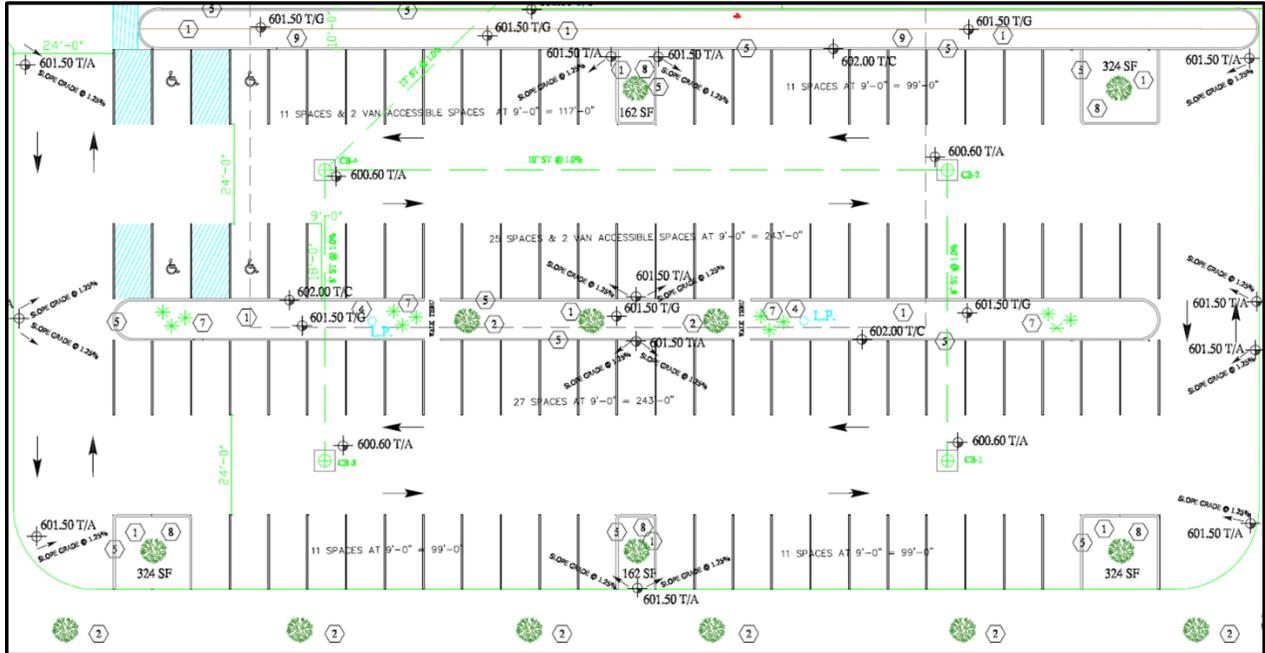
- Raingardens will not be large enough to handle the required volume.
- A bio-swale with piping to the existing basin was considered, but grade became a problem because the basin is at a higher elevation than the parking lot.
- The final solution will utilize leech basins and perforated pipe to discharge the majority via infiltration, but will have an outlet to the county drain on 172nd.

SCHEDULE FOR NUMBER OF OFF-STREET PARKING SPACES

Fortunately, even with the current parking schedule, the applicant is within their allowance.

- Manufacturing GFA = 343,227 sf 1 space / 1,000 sf GFA = 343,227/1,000 = 343.227
- Office Space GFA = 27,031 sf 1 space / 100 sf GFA = 27,031/100 = 270.31

614 spaces in total permitted; 421 existing spaces; 96 spaces being added = 97 spaces remaining.



OUTDOOR LIGHTING

Outdoor lighting is compliant in type and height, but lumens are too high. Proposing 2 poles with dual mounted lights. Each light has approximately 17,750 lumens each, or 150 LED watts. For comparison sake:

Lumens	Incandescent Watts	LED Watts
800	60	15
1600	100	25
3000	200	50

The current total is about 70,000 lumens, and should be reduced to 30,000 or less. The Township's concern is related to brightness.

NORTHEAST CORNER OF PARKING LOT

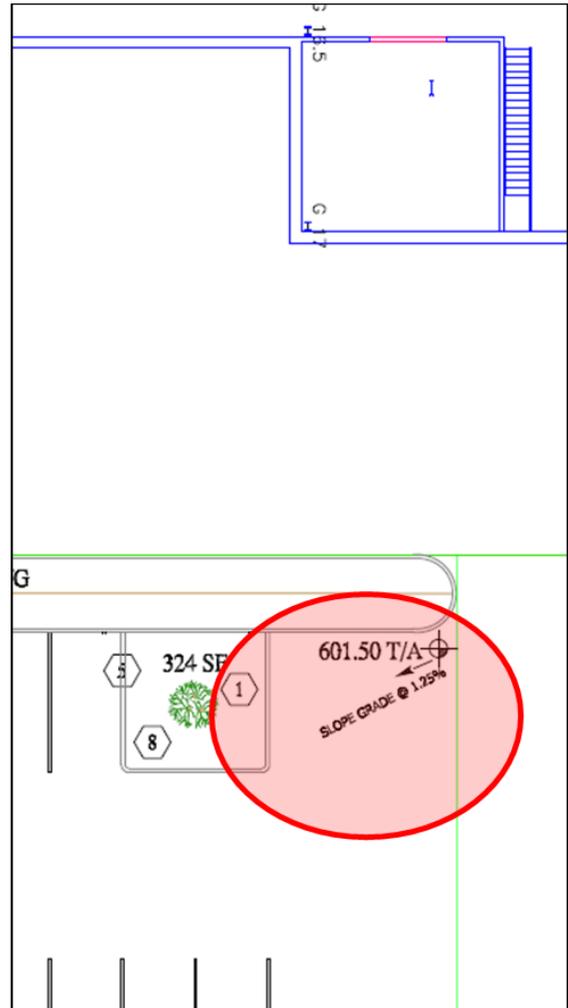
There is “dead space” in the parking lot at the NE corner. Originally, there was no formal end to the parking lot, and cars would have driven over the grass to exit the site. The applicant was directed to address this item during plan review.

A maneuvering lane has been added, but it created “dead space” by not adding a curb cut to have a second access point. Perhaps the applicant does not want vehicles utilizing that drive because of commercial truck traffic.

Regardless, the area needs to be addressed. Suggestions, or ideas include:

- Add a second curb cut for a second point of access;
- Shorten the East-West landscape island to align with the adjacent 324 sf island;
- Add two more parking spaces.

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 Shape Corp. at 14600 172nd Avenue to build a 96 space parking lot. The motion is subject to, and incorporates, the following conditions and report.

1. Shall obtain permit from the Ottawa County Water Resources, and provide a copy to the Township.
2. Submit a revised spec sheet for outdoor lighting that reduces total lumens to 30,000 or less. Each luminaire should be approximately 7,000 lumens or less. Staff to approve administratively.
3. Revise the site plan to address the northeast corner of the lot:
 - *Insert chosen method here*

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.*

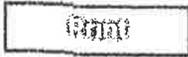
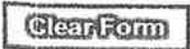
Please contact me if this raises questions.

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 plan 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.



GRAND HAVEN CHARTER TOWNSHIP

SITE PLAN REVIEW APPLICATION

Application Type	Fee	Escrow*	Utility Escrow**	
New - Commercial/Industrial	\$300	\$2,000	Main Extension	\$5,000
Building Addition	\$200	\$1,000	Lift Station	\$2,000
Amendments & All Others	\$150	\$1,000		

Applicant Information

Name RANDERS ENGINEERS & CONSTRUCTORS INC
 Phone 231-780-1200 Fax 231-780-0211
 Address 3597 HEWRY ST. MUSKEGON, MICH 49441
 Email Address randers@randers.com

Owner Information (If different from applicant)

Name SHAPE CORP.
 Phone 616 844 3298 Fax 616 607 2055
 Address 1845 INDUSTRIAL PARK AVE GRAND HAVEN, MI 49417

Property Information

Address/Location ~~1845 INDUSTRIAL PARK AVE~~
 Parcel Number 70- - - - - Size (acres) .88 ACRES
 Current Zoning INDUSTRIAL Master-Planned Zoning _____

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

PARKING LOT @ 14600 172ND AVE

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

9/5/2019
 Date

172nd AVENUE

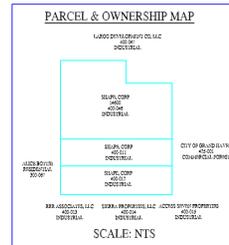
ROW 66'

PARKING (100)

STAIRS

CROSS WALK

EXISTING SOUTH DRIVE



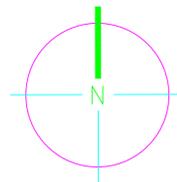
PARKING SCHEDULE

Office Space GFA = 27,031 SF; 1 space per 100 sf GFA = 27,031/100= 270.31 spaces

Manufacturing GFA = 343,227 sf; 1 space per 1,000 sf GFA = 343,227/1,000 = 343.227 spaces

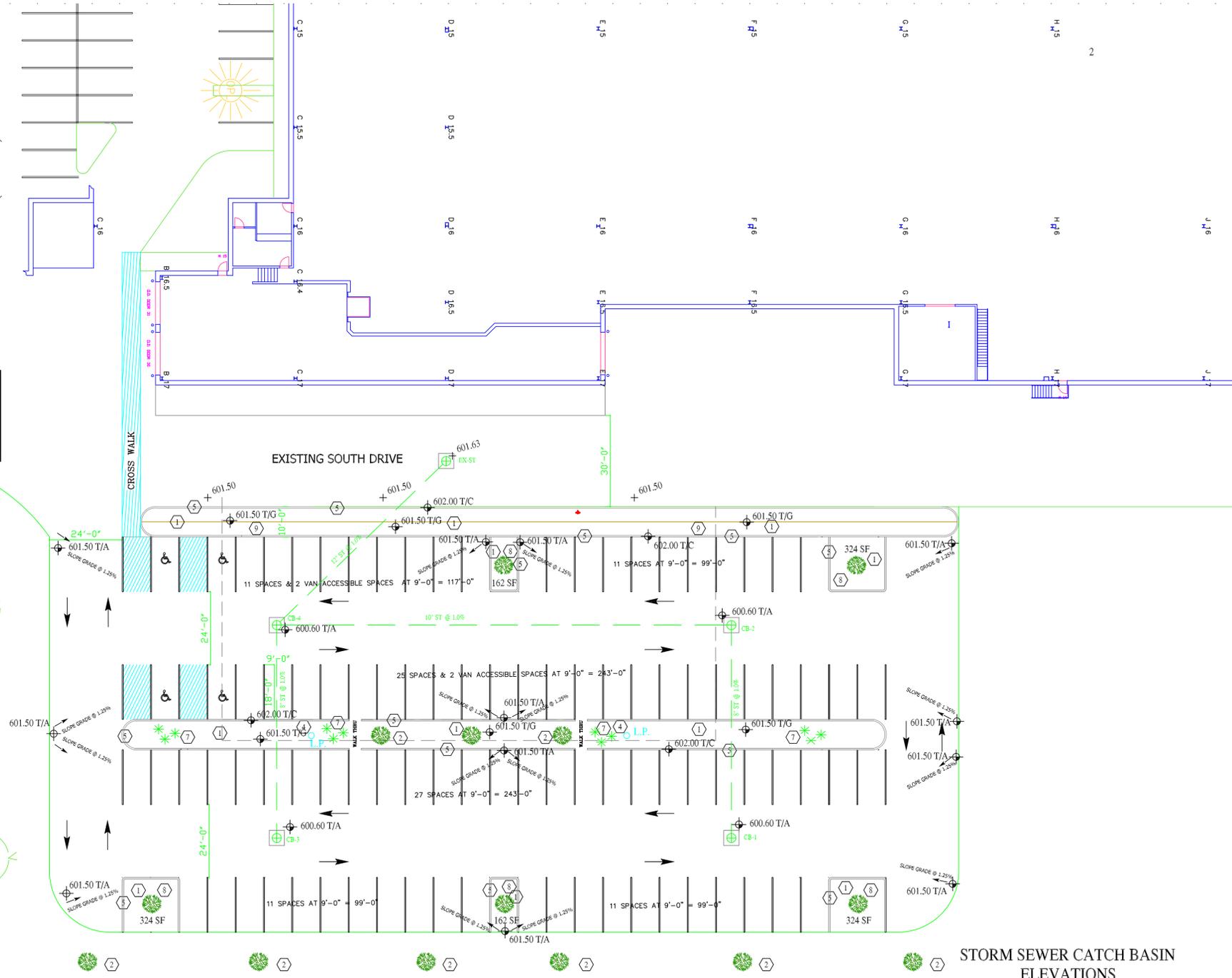
Total Permitted Spaces - 614
 Existing Spaces- 421
 Added Spaces- 96
 Remaining Spaces- 97

ZONING INDUSTRIAL



SITE PLAN

SCALE: 1"=20'



STORM SEWER CATCH BASIN ELEVATIONS

C.B.	RIM	INVERT
CB1	600.60	598.72' N 8"
CB2	600.60	597.95' W 10" 598.05' S 8"
CB3	600.60	597.15' N 8"
CB4	600.60	596.38' NE 12" 596.48' E 10" 596.48' S 8"
CBE EXISTING	601.63	594.63' W 24" 594.63' E 24" 595.63' SW 12"

STORM SEWER:
 -STORM PIPING TO TIE INTO EXISTING CATCH BASIN & FLOW INTO COUNTY SYSTEM ON 172ND AVENUE WITH APPROVAL FROM OTTAWA COUNTY WATER RESOURCES.

KEYNOTES

- ISLANDS TO HAVE CRUSHED LIMESTONE OVER LANDSCAPE FABRIC
- DECIDUOUS TREE'S ON INTERIOR ISLANDS SKYLINE OR SHADEMASTER W/ MINIMUM CALIPER OF 3" TO BE PLANTED AT 30 FT SPACING
- SITE CONTRACTOR TO REMOVE ONLY THE TREE'S & SHRUBBERY NECESSARY FOR PARKING LOT. APPROXIMATELY 30% OF THE EXISTING SMALL WOODLOT WILL BE REMOVED FROM THE EASTERMOST SECTION. THE REMAINING TO BE USED FOR NATURAL SCREENING
- DUAL FIXTURE HEAD LIGHT POLE TO HAVE OVERALL HEIGHT INCLUDING CONCRETE BASE OF 25' HIGH. FULLY SHIELDED LED LIGHT FIXTURES WITH 150 WATTS PER HEAD. LIGHT POLE MOUNTED AT 180 DEGREES WITH LAMPS SET AT DOWN POSITION TO ELIMINATE ANY ADJACENT PROPERTY GLARE, OBTUSIVE LIGHT & ARTIFICIAL SKY GLOW.
- CONCRETE CURB TYPICAL
- ALL GRADE ELEVATIONS TO BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION
- ORNAMENTAL GRASS W/ NO MAINTENANCE REQUIRED
- ONE DECIDUOUS TREE TO BE PLANTED ON ISLAND
- CHAIN LINK FENCE 4' HIGH TO DIRECT PEOPLE TO CROSSWALK

LEGEND

- + 00.00 EXISTING ELEVATION
- ⊕ 00.00 NEW ELEVATION
- ⊕ FIRE HYDRANT
- L.P. LIGHT POLE
- STORM SEWER
- EXISTING GRAVEL BOUNDARY
- FENCE

OWNER APPROVAL

Date By

Job

11905

File Name

11905SD01

Sheet

SD-1

Design Development Construction

Randers EC

ENGINEERS & CONSTRUCTORS, INC.

3597 Henry Street Suite 200 Muskegon, Michigan 49441 Tel (231) 784-1200 Fax (231) 784-0211 www.randers.com

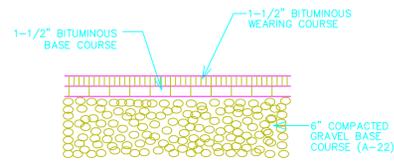
SHAPE PARKING LOT
 14600 172nd AVE.
 GRAND HAVEN, MI 49417

SITE PLAN

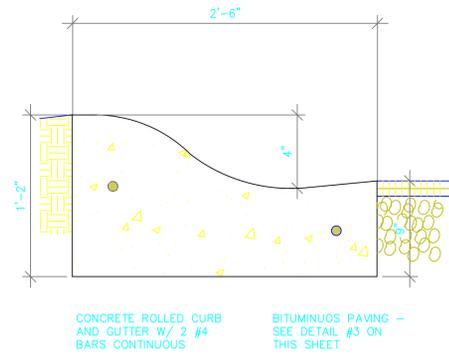
Checked Scale 1"=20' Date 7/16/19 Rev. By Rev. Date

RESUBMITTED FOR SITE PLAN APPROVAL 10/05/19 Date

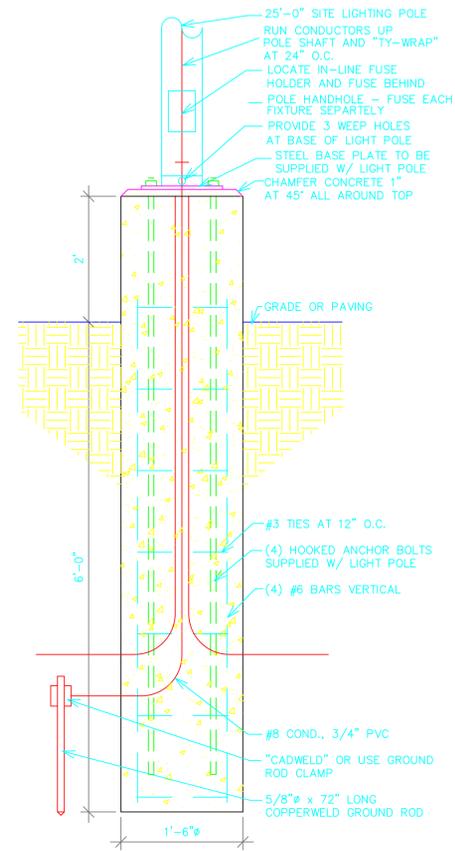
SUBMITTED FOR SITE PLAN APPROVAL 8/30/19 Description



1 BITUMINOUS PAVING DETAIL
 SCALE: 1 1/2"=1'-0"

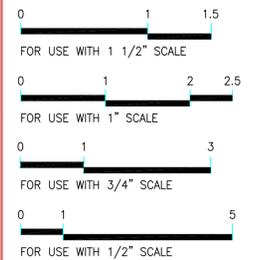


2 ROLLED CURB & GUTTER DETAIL
 SCALE: 1 1/2"=1'-0"



3 LIGHTPOLE FOUNDATION
 SCALE: 1"=1'-0"

KEYNOTES



SHAPE PARKING LOT 14600 I72ND AVE. GRAND HAVEN, MI 49417		Drawn Checked Scale Date	Rev. By Rev. Date	Rev. By Rev. Date	Description	By Date
SITE DETAILS		9/28/19			SUBMITTED FOR SITE PLAN APPROVAL	10/02/19
Randers  ENGINEERS & CONSTRUCTORS, INC. Design Development Construction 3597 Henry Street Suite 200 • Muskegon, Michigan 49441 • Tel (231) 780-1200 • Fax (231) 780-0211 www.randers.com		OWNER APPROVAL Date By Job 11905 File Name 10905SD02 Sheet SD-2				

iGLO LED T3 Matrix Shoebox - 150W

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

iGLOLED

IGLOLED.NET



Features

- cULus, DLC premium certificate.
- SEOUL Chip, high CRI.
- IP65 driver, Input voltage 100-277Vac.
- 150*85° lens angle.
- No UV or IR in the beam.
- Easy to install and operate.
- Energy saving, Long lifespan.
- Light is soft and uniform, Safe to eyes.
- Instant start, NO flickering, NO humming.
- Green and eco-friendly without mercury.



(AM)
Adjustable
Mounting



(DM)
Direct Mounting



(YM)
Yoke Mounting



(FM)
Flood Mounting



(IM)
Insert Mounting

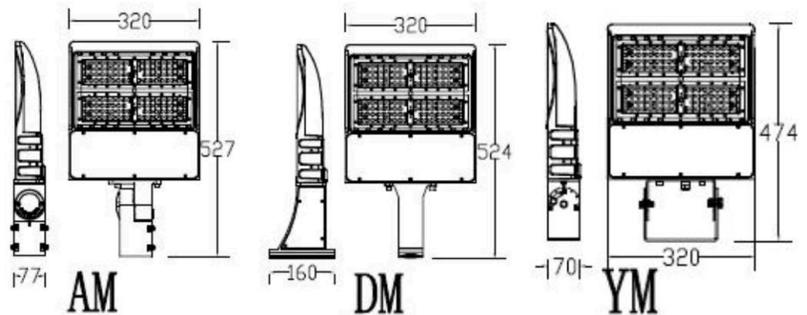


(TM)
TM Mounting



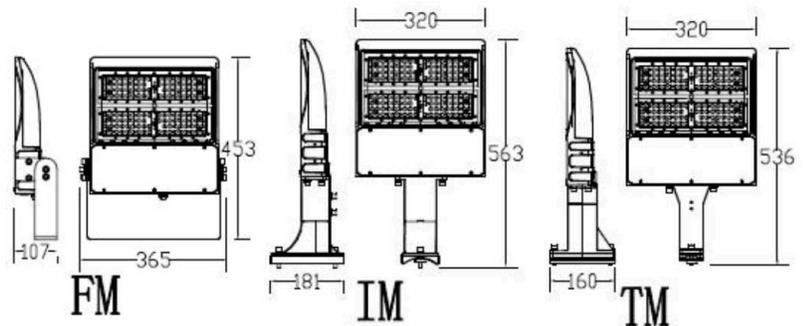
Option 1:

Option 2:



Applications

Outdoor basketball court, tennis court, Badminton court, football fields; school playgrounds, stadiums; Community leisure/entertainment plaza, road lamp etc.



PRODUCT SPECIFICATIONS

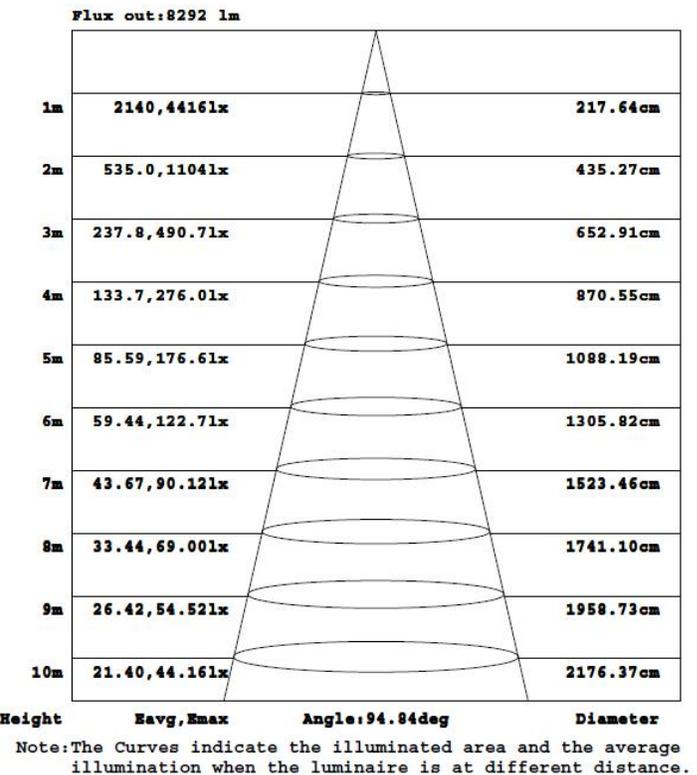
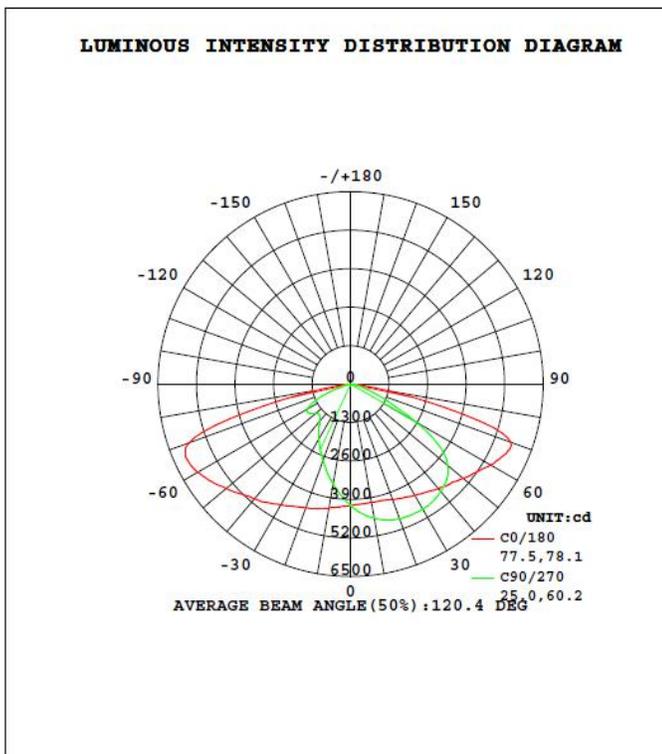
iGLO LED T3 Matrix Shoebox Series:	GL150WMXSBT3[AM,DM,YM,FM,IM,TM]3SN4000KUDX GL150WMXSBT3[AM,DM,YM,FM,IM,TM]3SN4500KUDX GL150WMXSBT3[AM,DM,YM,FM,IM,TM]3SN5000KUDX GL150WMXSBT3[AM,DM,YM,FM,IM,TM]3SN5700KUDX	
GL150WMXSBT3[AM,DM,YM,FM,IM,TM]3SN4500KUDX	4500K Special Order Only	
Mounting Installation:	AM: Adjustable Slip Fitter Mounting DM: Direct Mounting YM: Yoke Mounting	FM: Flood Mounting IM: Insert Mounting TM: TM Mounting
	Some Mounting Types Special Order	
Wattage:	150W	
Lumens:	17719 - 17806 LM	
CCT:	4000K/4500K/5000K/5700K	
Input Voltage:	100-277VAC, 50/60Hz	
Power Factor:	≥0.90	
Efficacy:	122 - 123 lm/W	
CRI:	>78	
THD:	≤20%	
Dimensions:	AM: 527*320*77mm DM: 524*320*160mm YM: 474*320*70mm	FM: 453*365*107mm IM: 563*320*181mm TM: 536*320*160mm
Beam Angle:	150*85° (Type III)	
Operating Temperature:	-40°C to 45°C	
Housing	Aluminum Alloy	
Housing Color:	Black / Brown	
Optional Accessories:	Photocell / Surge Protector	
Waterproof Rating:	WET (IP65)	
Certificates:	cULus, DLC premium	
Warranty:	5 Years	
EPA:	1.5ft ²	

iGLO LED T3 Matrix Shoebox - 150W

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

Mounting	Box Size	Qty/Carton	Net Weight	Gross Weight
Adjustable Mounting	570*360*165mm	1 pc	7.2 kg/PCS	8.2 kg/CTN
Direct Mounting	570*360*165mm	1 pc	7.0 kg/PCS	8.0 kg/CTN
Yoke Mounting	570*360*165mm	1 pc	6.9 kg/PCS	7.9 kg/CTN
Flood Mounting	385*360*160mm	1 pc	6.8 kg/PCS	7.7 kg/CTN
Insert Mounting	570*360*165mm	1 pc	7.5 kg/PCS	8.5 kg/CTN
TM Mounting	570*360*165mm	1 pc	7.1 kg/PCS	8.1 kg/CTN

PHOTOMETRIC DATA





Community Development Memo

DATE: October 2, 2019
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Lincoln Pines – Phase 2 – Landscape Plan

BACKGROUND

On July 28, 2014 the Township Board conditionally approved the Lincoln Pines PUD. One of the conditions of approval was, “a new detailed landscape plan must be submitted and approved by the Planning Commission prior to final plat approval along Lincoln Street and the entries.”

The developer is now submitting the landscape plan for the Phase 2 entrance on 144th Avenue.

LANDSCAPE PLAN

The Landscape Plan includes the Windway Drive entrance. The Township has very few landscaping requirements for a subdivision, so the developer’s proposal greatly exceeds the applicable regulations.

Additionally, the developer has proposed approximately 9 maple trees to be planted between the new pathway and 144th Avenue. It is rare for street trees to be included with landscape plans on county primary roads, so staff is appreciative of the efforts the developer takes to provide the amenity.

SIGNAGE PLAN

The developer is likely going to add another sign at the 144th Street entrance, which will likely resemble the existing sign on Lincoln.

The sign ordinance allows 1 ground sign per street frontage for residential subdivision entrances. Maximum 18 sqft.



SAMPLE MOTIONS

If the Planning Commission finds the landscape is compliant, the following motion can be offered:

Motion to **approve** the Lincoln Pines Phase 2 Landscape Plan.

If the Planning Commission finds the landscape is not compliant, the following motion can be offered:

Motion to **deny** the Lincoln Pines Phase 2 Landscape Plan.

If the Planning Commission finds the landscape plan is incomplete, the following motion may be offered:

Motion to **table** the Lincoln Pines Phase 2 Landscape Plan, and direct the developer to make the following revisions:

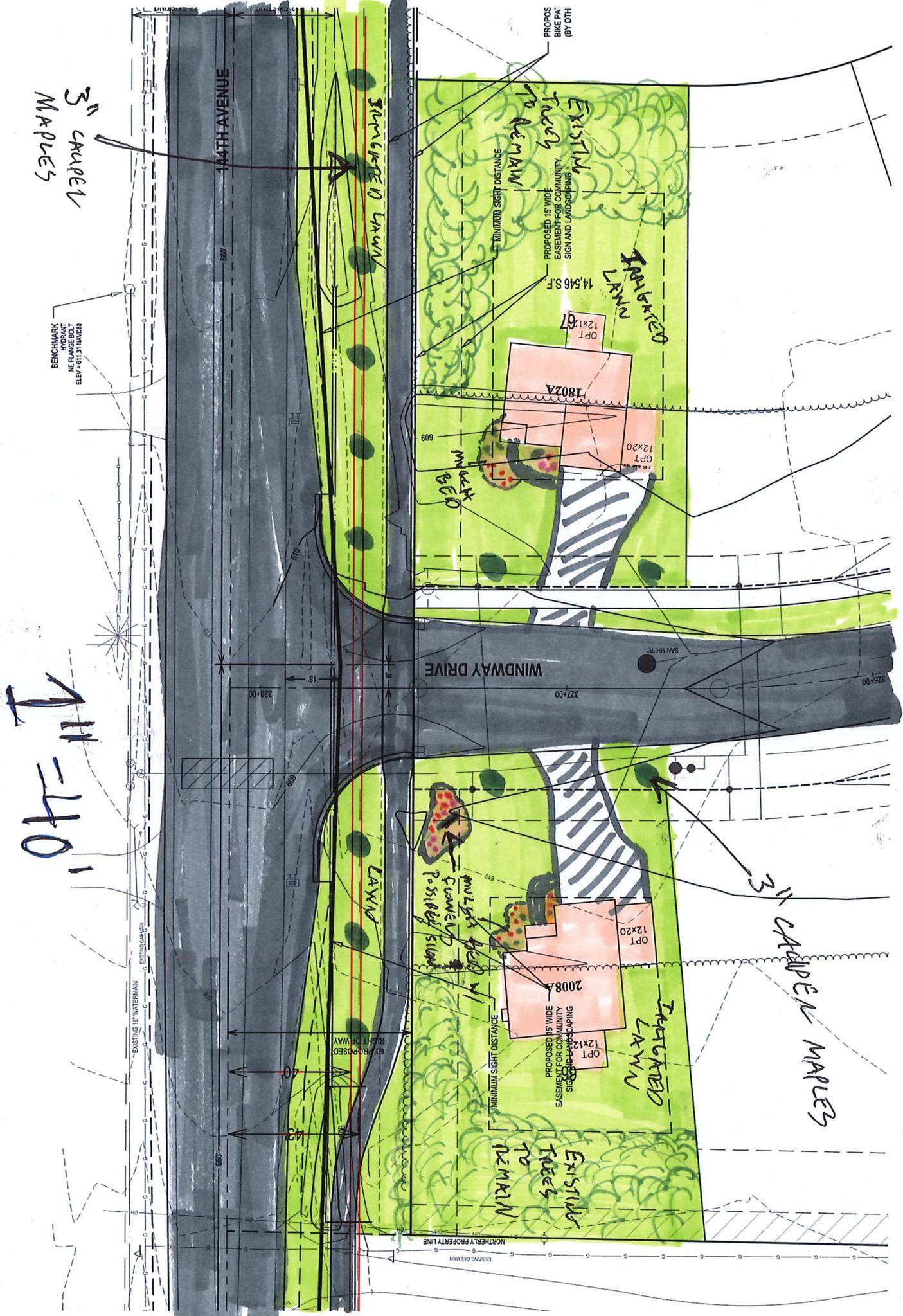
1. *List the revisions.*

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

1" = 40'

3" CRAPPEL MAPLES

3" CRAPPEL MAPLES



PROPOSED 15' WIDE EASEMENT FOR COMMUNITY SIGN AND LANDSCAPING

MINIMUM SIGHT DISTANCE

PROPOSED 15' WIDE EASEMENT FOR COMMUNITY SIGN AND LANDSCAPING

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Community Development Memo

DATE: October 3, 2019
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Special Land Use – Expand Non-Conforming Use – Reenders

REMOVE APPLICATION FROM TABLE

Prior to beginning discussion, the application must be removed from the table, utilizing the following motion:

Motion to remove the R-Stor & Lock Special Land Use application from the table.

BACKGROUND

The applicant, Ken Reenders, was approved to build 4 storage unit buildings under the previous 1973 zoning ordinance. In 1999, the new zoning ordinance prohibited storage units from being located in the commercial zoning district.

It was this situation that led to the Special Land Use (SLU) that allows a non-conforming use to expand up to 25%. That enabled the applicant to construct a fifth building. However, the 25% was used, and has been prevented from finishing the build-out of the property. The applicant is requesting to utilize the recent text amendment to the 25% expansion to complete the build-out and achieve the highest and best use of the property.

A public hearing was held on April 15, 2019 where the Planning Commission tabled the application and provided four suggestions to revise the plans to be more cohesive with the area:

1. Better screening along the north and south lot lines.
2. Reorient the buildings, or perhaps adjust the size of the buildings.
3. Reconcile approved access to a hydrant within 600 feet.
4. Provide a lighting plan that shows the type, and placement, of fixtures.

WHAT HAPPENED AFTER THE PUBLIC HEARING?

After the public hearing, the applicant and engineer spent an extraordinary amount of time and energy working with the owner of Piper Lakes to find a solution to access a hydrant on their site. Despite many months of negotiations, a resolution was never reached.

One of the many alternatives discussed with Fire/Rescue was a “dry hydrant.” Essentially, a “dry hydrant” is a well capable of large quantity withdrawals. Generally, they are found at bodies of water, for example, there are a few “dry hydrant” connections on the M-231 bridge over the Grand River.

The applicant submitted an application to EGLE for large quantity withdrawal approval, which was received in mid-August. The “dry hydrant” is capable of producing 1,000 gallons per minute for a one hour time frame. This appears to meet fire code requirements, but Fire/Rescue will need to verify the fire flow after it is installed.

HOW PLANNING COMMISSION CONCERNS WERE ADDRESSED

In regard to the 4 items the Planning Commission included with their motion to table, here are the updates on how each was addressed:

1. Better screening along the north and south lot lines.

Screening is proposed as 6’ tall evergreens planted 8’ apart. About half the trees are proposed to be planted now along the south property line. The remaining trees along the west and north property line is proposed as “future” planting when construction happens.

Staff comments: there is concern the proposed trees will have stunted growth similar to the existing evergreens. It seems those arborvitaes have been there about 30 years, but some are still very undersized. Uncertain if that occurred because that nursery stock was bad, if they were planted too close, etc.

If the PC is willing to allow the “future” planting to occur, in exchange, perhaps the applicant will be willing to remove some, or all, of the existing arborvitaes and replace them with new stock to obtain better screening.

2. Reorient the buildings, or perhaps adjust the size of the buildings.

During negotiations with the apartments a reorientation sketch was considered, but ultimately dismissed because more bulk of the buildings would face the apartments. Meaning, tenants would see the garage doors instead of the end cap wall that is only 40’ compared to 110’.

3. Reconcile approved access to a hydrant within 600 feet.

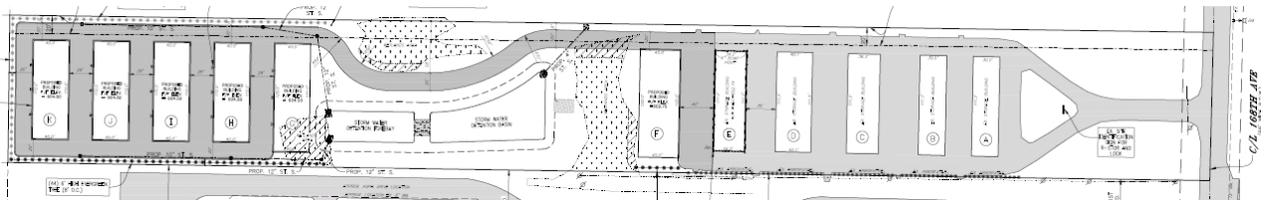
See “dry hydrant” information above.

4. Provide a lighting plan that shows the type, and placement, of fixtures.

A lighting spec sheet was provided, and the fixture is compliant. However, staff is unable to determine what model the applicant is proposing. About half of the models have reasonable lumens, but a few do not. If desired, staff can obtain that information from the applicant and address final approval administratively.

RECOMMENDED DISCUSSION ITEMS

1. Decide on a color for the buildings, or a few colors that the applicant and Township agree upon.
 - a. Inquire about the applicant's willingness to repaint the first four buildings the same color.
 - b. Utilizing a color scheme similar to Piper Lakes is recommended.
2. Confirm the roofs will be the same pitch and style as the existing for consistency.
3. Inquire if any architectural features are proposed or should be incorporated for aesthetic consistency.
4. Incorporate wildflowers and milkweed in the stormwater basins to act as pollinator fields for honey bees and butterflies.



See next page for an aerial overlay view to see the alignment of storage unit buildings to apartment buildings.

ORDINANCE REQUIREMENTS

The 5 new provisions the PC must consider for this application are listed below.

1. Applicant shall demonstrate the proposed enlargement, increase, or extension was lawfully approved under a prior ordinance. **Compliant.**
2. Applicant shall demonstrate that ownership in the real property has been retained since the original application was approved. **Compliant.**
3. The non-conforming use made part of the application shall be in existence and still present on the original parcel of land. **Compliant.**
4. Applicant shall demonstrate that no other feasible alternatives exist on the subject property to obtain the highest and best use. **Compliant.**
5. Planning Commission shall consider the cohesiveness with the surrounding area, subsections B and C above, and shall have discretion to increase the percentage allowed to enlarge, increase, or extend the non-conforming use, beyond twenty-five (25%) percent, notwithstanding the limits in Section 25.01.1.A of this Ordinance:
 - The enlargement or increase or extension is reasonable based upon a consideration of the area of the original non-conforming use.
 - The enlargement or increase or extension shall not substantially interfere with the use of other properties in the surrounding neighborhood for the uses for which they have been zoned, or with the use of such other properties in compliance with the provisions of this Ordinance.
 - The enlargement, increase or extension shall not significantly compromise the ability of the Township to effectuate the goals and purposes of its Master Plan. The Planning Commission shall consider the extent of the incompatibility of the enlargement, increase or extension with the Master Plan and shall, if it grants an enlargement, increase or extension at all, use the extent of the incompatibility for determining the percentage of allowable enlargement, increase or extension. A correspondingly lesser percentage of enlargement, increase or extension may be granted when the extent of incompatibility is greater. A correspondingly greater percentage of enlargement, increase or extension may be granted (but no more than 25 percent) when the extent of incompatibility is less.

SAMPLE MOTIONS

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

Motion to conditionally approve the Special Land Use application to allow 6 additional storage unit buildings at 14881 168th Avenue, based on the application meeting standards set forth by the Grand Haven Charter Township Zoning Ordinance. The motion is subject to, and incorporates, the following report and condition:

1. Per Fire/Rescue, the turn radius at the westernmost edge of the site is not large enough to accommodate a fire apparatus turning the corner without repositioning. The width of the maneuvering lane must be increased to 28' or the turn radius needs to be increased.
2. Obtain the required permits from OCWRC and EGLE, and provide copies to the Township prior to beginning construction.
3. *Other items will be listed here as decisions are made during the meeting.*

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

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

If the Planning Commission finds the application is in need of revisions before a determination can be made, the following motion can be offered:

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

1. *List the revisions.*

Please contact me prior to the meeting with questions.

REPORT (TO BE USED WITH A MOTION FOR APPROVAL)

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

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

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

