

AGENDA

Grand Haven Charter Township Planning Commission Monday, May 18, 2015 – 7:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the May 4, 2015 Meeting Minutes
- V. Correspondence
- VI. Public Comments/Questions on Agenda Items Only (Limited to 3 minutes)
- VII. Public Hearings
 - A. Special Land Use – McVoy Single Family Dwelling in AG Zoning District
 - B. PUD Amendment – Copper Stone
- VIII. Old Business
 - A. Special Land Use – McVoy Single Family Dwelling in AG Zoning District
 - B. PUD Amendment – Copper Stone
- IX. New Business
 - A. 2015 – 2018 Strategic Plan Presentation
- X. Reports
 - A. Attorney’s Report
 - B. Staff Report
 - Next Resilient Grand Haven meeting is Thur, May 28 @ 7pm – Board Room
 - C. Other
- XI. Extended Public Comments/Questions on Non-Agenda Items Only (Limited to 4 minutes)
- XII. Adjournment

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

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 4, 2015

I. CALL TO ORDER

Kantrovich called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:30 p.m.

II. ROLL CALL

Members present: Kantrovich, Kieft, Gignac, Robertson, Taylor, Reenders, LaMourie & Wilson

Members absent: None

Also present: Fedewa and Attorney Bultje

Without objection, Kantrovich instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the April 20, 2015 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Special Land Use application – Outdoor Pond (Bierman)

Kantrovich opened the Public Hearing at 7:33 p.m.

Fedewa provided an overview of the request through a memorandum dated April 28th. Staff noted a condition of approval must be added to the motion. It recently came to staff's attention that a Michigan Department of Environmental Quality permit may be needed.

The applicant, Paul Bierman, was present and available to answer questions from the Commissioners.

Kantrovich closed the Public Hearing at 7:35 p.m.

VIII. OLD BUSINESS

A. Special Land Use application – Outdoor Pond (Bierman)

The Commissioners offered suggestions on available resources such as the Ottawa Conservation District to assist with the wetland identification.

Motion by Robertson, supported by Taylor to approve with conditions the Outdoor Pond Special Land Use application submitted by Paul Bierman for property located at 13040 Always Lane, based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. The approval is conditioned upon the following:

1. Prior to construction the applicant must submit an MDEQ permit for the Outdoor Pond, or provide a Letter of No Authority if a permit is not required.

Which motion carried.

Report

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 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. OLD BUSINESS

A. Site Plan Review – Flagstar Bank

Commissioner Wilson recused himself due to a conflict of interest. Wilson is the real estate broker for the seller/owner of the project site.

Fedewa provided an overview of the project through a memorandum dated April 29th.

The applicant, Michael A. Boggio Jr. of MBA Architects, and engineer, Matt Phares, were present and available to answer questions from the Commissioners.

Discussion points from the Planning Commissioners included:

- Amount of parking spaces (*14 spaces as required by the US-31 Overlay District*). Staff noted that additional parking could be added in the future if a parking study was performed. The study must indicate additional parking is needed, and a Site Plan Amendment application must be submitted.
- The Commissioners noted that approval of the Modification to Access Standards (*Section 15A.06 regarding throat depth*) is not setting precedence for future applications. The existing site makes the standard a practical difficulty. Therefore, a modification is appropriate.

Motion by Reenders, supported by LaMourie to approve the Site Plan Review application for construction of a Flagstar Bank located at 17250 Hayes Road, based on the application meeting all requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance.

Which motion carried.

Report

1. 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.

X. REPORTS

A. Attorney Report - None

B. Staff Report

➤ Next Resilient Grand Haven Meeting TBD due to conflict with ZBA Meeting

C. Other

➤ Commissioners requested the Michigan Township Association article describing the results of the Urban Livestock Workgroup be added to the Township website.

XI. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 7:57 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stacey Fedewa". The signature is written in black ink and is positioned above the typed name.

Stacey Fedewa

Acting Recording Secretary



Community Development Memo

DATE: May 14, 2015

TO: Planning Commission

FROM: Stacey Fedewa, Planning & Zoning Official

RE: Special Land Use – Single Family Dwelling in AG Zoning District

BACKGROUND

The applicant, Jennifer McVoy, and property owner, Jason Bergeron, submitted a Special Land Use application on April 15, 2015 to construct a one-story 1,600 square foot single family dwelling. The dwelling will be located on a 25 acre parcel zoned Agricultural (AG) is located at 12511 152nd Avenue, Parcel No. 70-07-14-200-029.

The private water well has been installed, and staff understands the Ottawa County Health Department will perform a final inspection within a few days. The final inspection report is a document required by the Building Inspectors. No building permits will be issued until the approved final report is in the file.



SPECIAL LAND USE REQUIREMENTS

Section 19.07.39 of the Zoning Ordinance established 4 criteria to approve a Single Family Dwelling in AG District.

1. Dwelling shall be occupied by a person actively engaged in an activity permitted by right, or by special land use.
 - **Compliant**—Horse Farm
2. Site plan shall be reviewed by the Fire/Rescue Department to assure adequate access for emergency vehicles.
 - **Conditionally approved** 4/16/15. Must submit a driveway permit application. The application must be approved prior to the issuance of final occupancy.
3. Must comply with standards outlined in Chapter 21—Schedule of District Regulations
 - **Compliant** (*lot size, width, setbacks, minimum floor area, all footnotes*).
4. The right for continued occupancy is dependent upon the active conduct of a permitted land use, or special land use, of the AG District. If discontinued, the Township may revoke the Special Land Use permit. From that time the dwelling will be considered a nonconforming use.
 - To Be Determined

RECOMMENDATION

Based on the findings outlined above, staff recommends approval of the Single Family Dwelling in AG District Special Land Use application. If the Planning Commission agrees with the aforementioned recommendation, the following motion can be offered:

Motion by _____, supported by _____ to approve the Single Family Dwelling in AG District Special Land Use application submitted by Jennifer McVoy and Jason Bergeron for property located at 12511 152nd Avenue, based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance.

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

REPORT

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.



GRAND HAVEN CHARTER TOWNSHIP
SPECIAL LAND USE APPLICATION

RECEIVED
4/15/15

Fees

Original Application - \$125.00 plus a \$1,000.00 escrow*

Special Land Use Amendment - \$100.00 plus a \$500.00 escrow*

Applicant information

Name Jennifer McVoy
Phone (616) 405-7986 Fax _____
Address 14976 Ridgemoor #104 Grand Haven MI 49417

Owner information (if different from applicant)

Name Jason Bergeron & (Jennifer McVoy)
Phone (616) 502-7941 Fax _____
Address 2104 Sheridan Ave. Franklinville, New Jersey 08322

Property information

Address/Location 12511 152ND AVE, GRAND HAVEN MI 49417
Parcel # 70-07-14-200-029
Property size (acres) 25
Current Zoning Agricultural Master-Planned Zoning _____

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

Single Family Residence for farm owner. 1600 sq. ft. ranch.

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 19 and 23 of the Zoning Ordinance. Initially, submit five copies of the required information for staff review. Once staff has granted tentative approval, additional copies will be required as requested by staff.

If approval of this application requires/includes the extension of a municipal sanitary sewer main, an additional \$5,000.00 escrow fee shall be required, and an additional \$2,000.00 escrow fee shall be required for the installation of a lift station.

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

[Signature]
Signature of applicant

4/8/15
Date

* To cover cost of legal and consulting fees, may be increased as necessary





GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: April 7, 2015
TO: Planning Commission
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Copper Stone PUD Amendment

BACKGROUND

The original Copper Stone PUD was approved by the Planning Commission on January 5th and by the Township Board on February 9th. Since that time, Jake Hogeboom (“Developer”), and Zachary Voogt, P.E. (“Engineer”) have submitted infrastructure construction plans for Township review. Staff expects the infrastructure to be permitted, and installation of sanitary sewer to begin Monday, May 18th. Tentatively, the Developer expects to obtain building permits mid-August once the base course layer of asphalt has been laid. Considering the proposed PUD Amendments do not affect the design of Phase I infrastructure staff confirmed with the Attorney that permits can be issued, and construction can commence.

PUD AMENDMENT

The Developer proposes five amendments to the approved PUD, which are:

1. Overall development is reduced by 1 lot (*proposed plan 73 lots, approved plan 74 lots*)
 - a. Phase I = 46 lots (*approved plan was 45 lots*)
 - b. Phase II = 27 lots (*approved plan was 29 lots*)
2. Relocate the park, and reduce its size
 - a. Approved plan was 20,756 square feet
 - b. Proposed plan is 9,000 square feet (*reduction of 11,756 square feet*)
3. Add a tennis court
 - a. Removed from Open Space calculation (*hard surface*)
4. Add an open playing field
 - a. Included in Open Space calculation
5. Revise the road alignment in Phase II
 - a. Reduction of 50 lineal feet of roadway

The proposed changes influence the project size as follows:

Description	Approved PUD	Proposed PUD	Difference
Open Space	14.98 Acres	14.9530 Acres (25.1%)	(0.03) Acres
Smallest Lot	16,000 SF	16,185 SF	185 SF
Largest Lot*	86,961 SF	92,617 SF	5,656 SF
Largest Lot (<i>less outliers</i>)*	37,910 SF	32,395 SF	(5,515) SF
Average Size	21,445 SF	21,697 SF	252 SF
Average Size (<i>less outliers</i>)*	19,733 SF	19,820 SF	87 SF

* As you may recall, the Developer and his father intend to occupy the two largest lots (*5x larger than smallest lot*). Due to the extraordinary large size of those two lots, staff provided calculations less the two outlier parcels to provide accurate information on lots available for purchase by third parties.

The amendments described above constitute a Major PUD Amendment. Such an amendment requires the PUD approval process to be repeated. Thus, a public hearing will be held before the Planning Commission, a public hearing will be held before the Township Board at the first reading, and will require a second reading.

STAFF REVIEW	
Community Development Department	
Site Plan	Approved
Landscape Plan	Approved
Master Deed	Approved (<i>staff & attorney</i>)
Master Deed Exhibit B	Condition of PC Approval
Bylaws	Approved (<i>staff & attorney</i>)
Fire/Rescue Department	
Site Plan	Approved
Landscape Plan	Approved
Public Services Department	
Site Plan	Approved
Construction Plans	Approved

RECOMMENDATION

Based on the findings outlined above, staff recommends approval of the Copper Stone Site Condominium PUD Amendment application with conditions. If the Planning Commission agrees with the aforementioned recommendation, the following motion can be offered:

Motion by _____, supported by _____ to recommend to the Township Board approval with conditions of the Copper Stone Site Condominium Planned Unit Development Amendment application located on parcels 70-07-12-300-033 and 70-07-12-300-036 based on the application meeting applicable PUD requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance. Approval shall be conditioned upon:

1. Submission of the Master Deed Exhibit B documents.
2. The Developer shall enter into a new PUD Contract with the Township noting the new Final Approved Site Plan is dated 4/23/2015.
3. Combine parcels 70-07-12-300-033 and 70-07-12-300-036.
4. Approval and compliance with all requirements of the OCRC, OCWRC, and MDEQ. Copies of approvals and/or permits must be submitted to staff and made part of the file. No building permits shall be issued until all permits have been obtained.
5. Sidewalk shall be installed within 5 years of the first occupancy permit issued in Phase I, or prior to the issuance of the first occupancy permit for Phase II—whichever is later.
6. Individual certificates of occupancy shall not be granted until the sidewalk and landscaping for that unit is installed. Sidewalks and landscaping shall comply with the plan dated 3/18/2015.

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

REPORT

Pursuant to the provisions of the Grand Haven Charter Township (the “Township”) Zoning Ordinance (the “Zoning Ordinance”), the following report of the Grand Haven Charter Township Planning Commission (the “Planning Commission”) concerning an application by Jake Hogeboom (the “Developer”) for approval of a Copper Stone Site Condominium Planned Unit Development Amendment (the “Project” or the “PUD”).

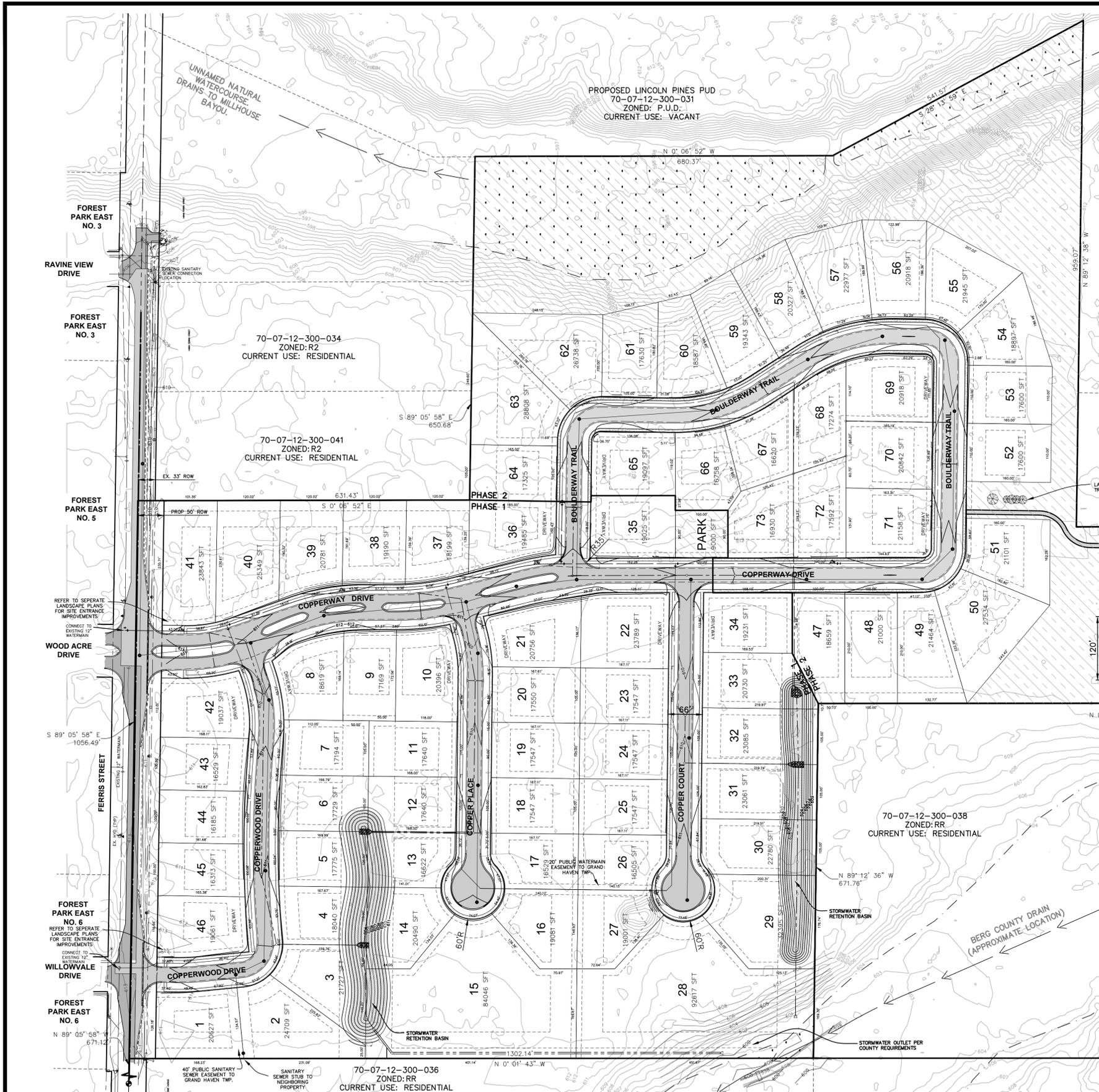
The Project will consist of a medium density single-family residential development comprised of 73 dwelling units and qualifying open space for a total development area of about 59.4834 acres. Phase I of the PUD shall include 46 lots. The Project as recommended for approval is shown on a final site plan, last revised 4/23/2015 (the “Final Site Plan”), presently on file with the Township.

The purpose of this report is to state the recommendation of the Planning Commission concerning the Project, the basis for the Planning Commission’s recommendation, and the Planning Commission’s recommendation that the Copper Stone Site Condominium PUD Amendment be approved as outlined in the above motion. The Developer shall comply with all of the documentation submitted to the Township for this Project. In recommending the approval of the proposed PUD application, the Planning Commission makes the following findings pursuant to Section 17.04.3 of the Zoning Ordinance:

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, 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.

2. The Planning Commission finds the Project meets the intent for a PUD, as described in Section 17.01.3 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics as well as additional restrictions with the Developer, which the Township would not have been able to negotiate if the PUD Chapter of the Zoning Ordinance was not used.
3. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance:
 - A. The Project will encourage the use of land in accordance with its natural character and adaptability;
 - B. The Project will promote the conservation of natural features and resources through the preservation of required open space;
 - C. The Project will promote innovation in land use planning and development;
 - D. The Project will promote the enhancement of housing and traffic circulation for the residents of the Township;
 - E. The Project will promote greater compatibility of design and better use between neighboring properties;
 - F. The Project will promote more economical and efficient use of the land while providing harmonious variety of housing choices; and
 - G. The Project will promote the preservation of open space.
4. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:
 - A. The Project meets the minimum size of five (5) acres of contiguous land.
 - B. The Project exhibits significant natural features encompassing more than 25% of the land area, which will be preserved as a result of the PUD plan.
 - C. The PUD design substantially moves forward the Intent and Objectives of Section 17.01 of the Zoning Ordinance.
5. The Planning Commission also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance:
 - A. The storm water management system for the Project and the drainage facilities will properly accommodate storm water on the site, will prevent run off to adjacent properties, and are consistent with the Township's groundwater protection strategies.
 - B. The Project will not interfere with or unduly burden the water supply facilities, the sewage collection and disposal systems, or other public services such as school facilities, park and recreation facilities, etc.
 - C. Utility services within the Project shall be underground. This includes but is not limited to electricity, gas lines, telephone, cable television, public water and sanitary sewer.
 - D. The internal road system in the Project is designed to limit destruction of existing natural vegetation and to decrease the possibility of erosion.
 - E. Vehicular circulation, traffic and parking areas have been planned and located to minimize effects on occupants and users of the Project and to minimize hazards to adjacent properties and roadways.

- F. Parking requirements for each use have been determined to be in accordance with Chapter 24 (Parking, Loading Space, and Signs).
- G. Street lighting will be installed in the same manner as required under the Township's Subdivision Control Ordinance.
- H. Buildings in the Project have been sited to protect natural resources. Natural features such as natural grade, trees, vegetation, water bodies and others have been incorporated into the Final Site Plan.
- I. The predominant building materials have been found to be those characteristic of Grand Haven Charter Township such as brick, wood, native stone and tinted/textured concrete masonry units and/or glass products.
- J. Landscaping, natural features, open space and other site amenities have been located in the Project to be convenient for occupants of, and visitors to, the PUD.
- K. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.
- L. The Project will not unduly interfere with the provision of adequate light or air, nor will it overcrowd land or cause an unreasonably severe concentration of population.
- M. Exterior lighting within the Project complies with Chapter 20A for an LZ 2 zone.
- N. The Project will not have a substantially detrimental effect upon or substantially impair the value of neighborhood property, as long as all of the standards and conditions of this approval of the Project are satisfied.
- O. The Project is in compliance with all applicable Federal, State, County, and local laws and regulations. Any other permits for development that may be required by other agencies shall be available to the Township Board before construction is commenced.
- P. The Project provides adequate accessibility for a single family residential development with more than 24 dwelling units (*i.e., more than one separate access*).
- Q. The driveways providing access to corner lots shall gain access from the lesser traveled of the two intersecting streets.
- R. The Project satisfies the minimum open space of 25% required by the Zoning Ordinance.
- S. The open space in the Project is large enough and properly dimensioned to contribute to the purpose and objectives of the PUD.
- T. The open space in the Project consists of contiguous land area which is restricted to non-development uses.
- U. The open space shall remain under common ownership or control.
- V. The open space shall be set aside by a means of conveyance approved by the Township Board, which conveyance satisfies the requirements of Section 17.05.5.G of the Zoning Ordinance.
- W. The Project does abut a single family residential district. The two developments consist of a natural feature transition consisting of woodlands and a ravine.
- X. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.

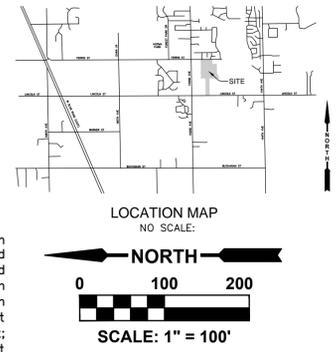


SITE SUMMARY
 CURRENT ZONING: R-2
 SITE AREA: 59.4834 ACRES

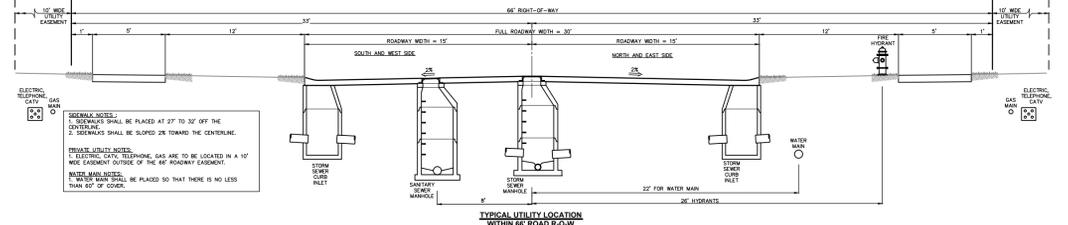
REQUESTED PUD ZONING:
 MINIMUM LOT AREA 13,000 SFT
 MINIMUM LOT WIDTH 80 FEET
 FRONT SETBACK 35 FEET
 SIDE SETBACK 25'/10' MINIMUM
 REAR SETBACK 50 FEET
 PLAN DENSITY 73 SINGLE FAMILY LOTS
 OPEN SPACE 14,953.0 ACRES (25.1%)
 PRIVATE ROAD 5,050 LINEAL FEET
 TOTAL BLDG. FOOTPRINT 5 ACRES

BENCHMARKS:
 B.M. #1 - ELEVATION 613.16
 NAIL IN NORTH FACE OF POWER POLE, 30' SOUTH OF CENTERLINE 125' EAST OF WILLOWVALE DRIVE
 B.M. #2 - ELEVATION 611.64
 NAIL IN NORTH FACE OF POWER POLE, 30' SOUTH OF CENTERLINE 125' EAST OF WILLOWVALE DRIVE
 B.M. #3 - ELEVATION 612.09
 NAIL IN NORTH FACE OF POWER POLE, 30' SOUTH OF CENTERLINE 100' EAST OF WOODACRE DRIVE

PROPERTY DESCRIPTION
 Part of the Southwest one-quarter of the Section 12, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan, described as: BEGINNING on the East-West one-quarter line of said Section 12; at a point being South 89°05'58" East 671.12 feet from the West one-quarter of said Section 12; thence South 89°05'58" East 1056.49 feet along said one-quarter line; thence South 00°06'52" East 631.43 feet parallel with North-South one-quarter line of said section; thence South 89°06'55" East 650.68 feet parallel with said East-West one-quarter line; thence South 00°06'52" East 680.37 feet parallel with said North-South one-quarter line; thence South 28°13'59" East 541.57 feet; thence North 89°12'38" West 959.07 feet along the North line of the South 89°06'52" East 631.43 feet of the East one-half of the Southwest one-quarter of said Section; thence South 00°06'52" East 812.67 feet along the West line of the East one-half of the Southwest one-quarter of said Section; thence North 89°12'38" West 334.81 feet along the North line of the South 50.00 feet of the Southwest one-quarter of said Section; thence North 00°03'25" West 1299.22 feet along the West line of the East one-half of the Southwest one-quarter of said Section; thence North 89°12'38" West 671.76 feet parallel with the South line of said Section; thence North 00°01'43" West 1302.14 feet along the West line of the East one-half of the West one-half at the Southwest one-quarter of said Section to the place of beginning.



- GENERAL NOTES:**
- DEVELOPMENT TO BE SERVED BY PUBLIC SANITARY SEWER WHICH SHALL BE DESIGNED IN ACCORDANCE WITH GRAND HAVEN TOWNSHIP STANDARDS, OTTAWA COUNTY ROAD COMMISSION REQUIREMENTS, AND MDEQ REQUIREMENTS.
 - DEVELOPMENT TO BE SERVED BY PUBLIC WATERMAIN WHICH SHALL BE DESIGNED IN ACCORDANCE WITH GRAND HAVEN TOWNSHIP STANDARDS, OTTAWA COUNTY ROAD COMMISSION REQUIREMENTS, AND MDEQ REQUIREMENTS.
 - STORM SEWERS LOCATED OUTSIDE OF THE ROADWAY WILL BE IN 20' WIDE EASEMENTS CONVEYED TO THE COPPER STONE DRAINAGE DISTRICT.
 - STORM WATER MANAGEMENT TO BE APPROVED BY THE OTTAWA COUNTY WATER RESOURCES COMMISSION. STORM WATER AND STORM SEWER EASEMENTS WILL BE CONVEYED TO THE COPPER STONE DRAINAGE DISTRICT.
 - ALL ROADS WILL BE PRIVATE AND WILL BE CONSTRUCTED TO OTTAWA COUNTY ROAD COMMISSION CONSTRUCTION SPECIFICATIONS.
 - PARCELS ON FERRIS STREET SHALL NOT HAVE DIRECT INGRESS/EGRESS ACCESS TO FERRIS STREET.
 - DRIVEWAY LOCATIONS TO CORNER PARCELS MUST BE FROM THE LESSER TRAVELED STREET.
 - THE FRONT YARD OF A CORNER LOT IS ON THE SIDE WITH THE LEAST AMOUNT OF FRONTAGE.
 - SITE STREET LIGHTING TO BE INSTALLED AND OPERATED BY A LIGHT DISTRICT MADE UP OF THE PROPERTIES WITHIN THE DEVELOPMENT.



PLAN ISSUE DATE:
 OCTOBER 10, 2014: SUBMITTED TO O.C.R.C.
 OCTOBER 30, 2014: REVISED AND SUBMITTED TO GHT
 DECEMBER 18, 2014: REVISED AND SUBMITTED TO G.H.T.

APRIL 6, 2015: REVISED PARK LOCATION, REVISED ROAD ALIGNMENT IN PHASE 2, REDUCED NUMBER OF LOTS, ADDED TENNIS COURT AND PLAYING FIELD, REVISED OPEN SPACE CALCULATIONS
 APRIL 23 2015: REPLOTTED PER GHCT REVIEW COMMENTS

PREPARED FOR:
 GRAND HAVEN DEVELOPMENT GROUP, LLC
 510 MILLER DRIVE
 GRAND HAVEN, MI 49417

PREPARED BY:
 MOORE & BRUGGINK, INC.
 Consulting Engineers
 2020 Monroe Avenue N.W.
 Grand Rapids, Michigan 49505-6298
 Phone: (616) 363-9801 Web: www.mbce.com

P.U.D. PLAN FOR:
COPPER STONE P.U.D.
 GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN

- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- WETLAND LIMITS

811
 Know what's below. Call before you dig.

Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-482-7171)

PREPARED FOR:
 @HomeReady Lakeshore
 Jake Hogeboom
 510 Miller Drive
 Grand Haven, MI 49417
 Phone: 616.935.9000

REVISIONS:
 Title: Site Lighting Submission V. Date:
 Drawn: JM Checked: JW S. Date: 3-18-15

LANDSCAPE NOTES

PLANTING NOTES:

- 1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
- 2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- 3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
- 5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
- 6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
- 7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
- 8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
- 9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.
- 10) ROOT BARRIER TO BE INSTALLED PARALLEL TO ALL HARD SURFACES WHEN STREET TREES ARE PLANTED WITHIN FIVE (5) FEET OF SAID PAVEMENT.
- 11) RESIDENTS ARE REQUIRED TO PLANT A MINIMUM OF ONE (1) STREET TREE SELECTED FROM THE FOLLOWING LIST OF APPROVED STREET TREE VARIETIES: RED SUNSET MAPLE (ACER RUBRUM FRANKSRED), THORNLESS HONEY LOCUST (GLEDTISA TRIACANTHOS F. INERMIS), OR PIN OAK (QUERCUS PALustris). IF THE INDIVIDUAL LOT RESIDENT REFUSES THIS RIGHT ONE WILL BE SELECTED FOR THEM BY THE LANDSCAPE ARCHITECT OR PROPERTY OWNER.

TOPSOIL AND SOD NOTES:

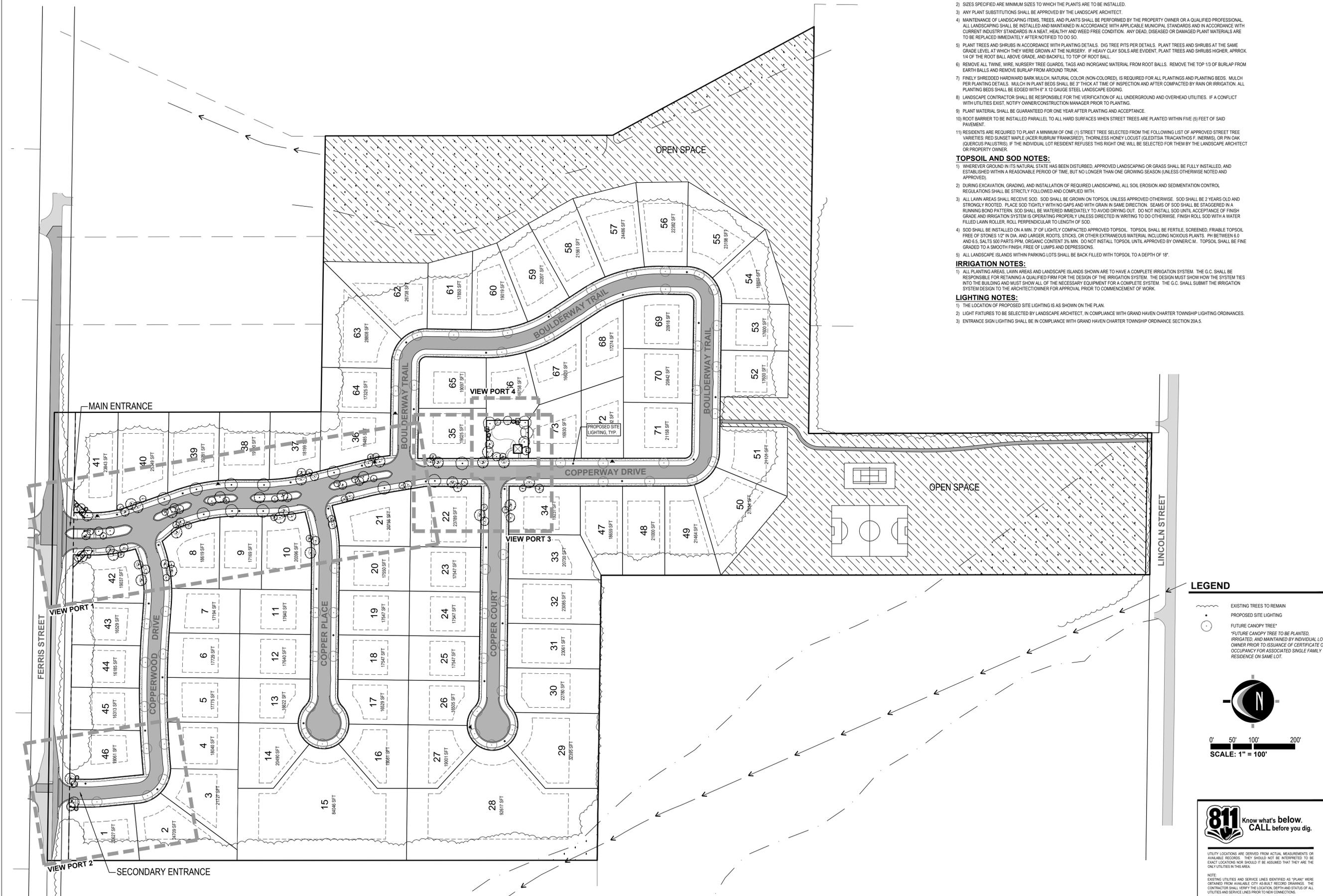
- 1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
- 2) DURING EXCAVATION, GRADING AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
- 3) ALL LAWN AREAS SHALL RECEIVE SOD. SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
- 4) SOD SHALL BE INSTALLED ON A MIN. 3" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEIOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS SOD PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/CM. TOPSOIL SHALL BE FINISHED TO A SMOOTH FINISH, FREE OF LIMBS AND DEPRESSIONS.
- 5) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18".

IRRIGATION NOTES:

- 1) ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

LIGHTING NOTES:

- 1) THE LOCATION OF PROPOSED SITE LIGHTING IS AS SHOWN ON THE PLAN.
- 2) LIGHT FIXTURES TO BE SELECTED BY LANDSCAPE ARCHITECT, IN COMPLIANCE WITH GRAND HAVEN CHARTER TOWNSHIP LIGHTING ORDINANCES.
- 3) ENTRANCE SIGN LIGHTING SHALL BE IN COMPLIANCE WITH GRAND HAVEN CHARTER TOWNSHIP ORDINANCE SECTION 20A.5.



COPPER STONE
Overall Landscape Plan
 PART OF THE SOUTHWEST 1/4 OF SECTION 12, T7N, R16W,
 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 14201719

SHEET NO:
L-101

SHEET: 1 OF 4

811 Know what's below.
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UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

NOTE:
 EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANNED" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

PREPARED FOR:
 @HomeRealty Lakeshore
 Jake Hogeboom

510 Miller Drive
 Grand Haven, MI 49417
 Phone: 616.935.9000

REVISIONS:
 Title: Site Lighting Submission V. Date:
 Drawn: JM Checked: JW S. Date: 3.18.15

LANDSCAPE LEGEND / SCHEDULE

TREES

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
SEE SHEET L-102 FOR PARK TREE QUANTITIES					

SHRUBS

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
⊙	Pm	29	Pinus mugo 'Mops'	Dwarf Mountain Pine	3 gal.

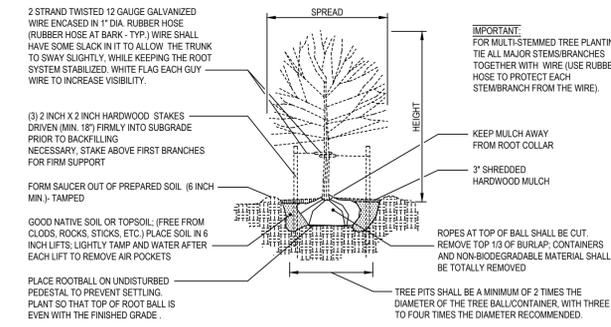
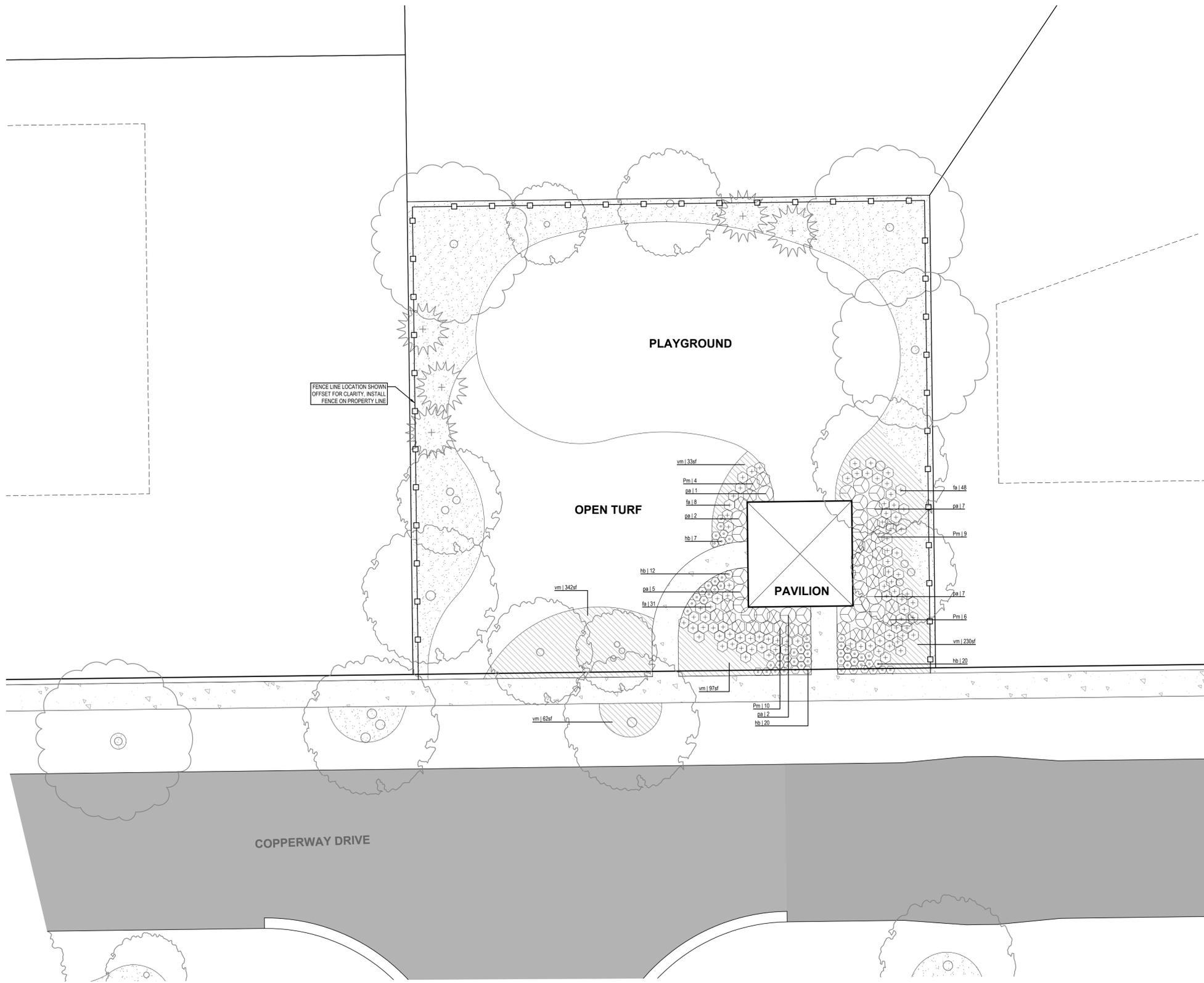
PERENNIALS & ORNAMENTAL GRASSES

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
⊙	fs	87	Festuca amethystina 'Superta'	'Superta' Large Blue Fescue	1 gal.
⊙	hb	59	Hemerocallis 'Bela Lugosi'	'Bela Lugosi' Daylily	1 gal.
⊙	ps	24	Perovskia atriplicifolia	Russian Sage	1 gal.

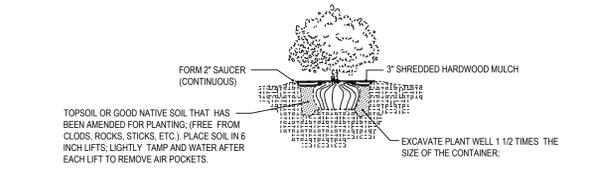
GROUND COVER

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
[Pattern]	bm	As Needed ⁽¹⁾	N/A	Bark Mulch	3" depth
[Pattern]	pp	As Needed ⁽²⁾	Poa pratensis	Kentucky Bluegrass Sod	Roll
[Pattern]	vm	764sf ⁽³⁾	Vinca minor	Lesser Periwinkle	Flat

- (1) All areas shown programmed as bark mulch shall receive mulch to a depth of 3". All areas programmed as planting beds shall receive equivalent treatment.
- (2) All areas not otherwise programmed shall be planted with Kentucky Bluegrass sod.
- (3) All areas programmed as Vinca Minor shall be planted with spacing of 10"-14".



TYPICAL TREE PLANTING DETAIL
 N.T.S.



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL
 N.T.S.

VIEW PORT 4
 SCALE: 1" = 10'



COPPER STONE
 Park Landscape Plan
 PART OF THE SOUTHWEST 1/4 OF SECTION 12, T7N, R16W,
 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 14201719

SHEET NO:
L-103

SHEET: 3 OF 4



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

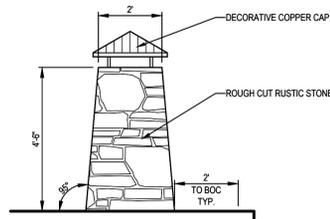
PREPARED FOR:

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Jake Hogeboom

510 Miller Drive
Grand Haven, MI 49417
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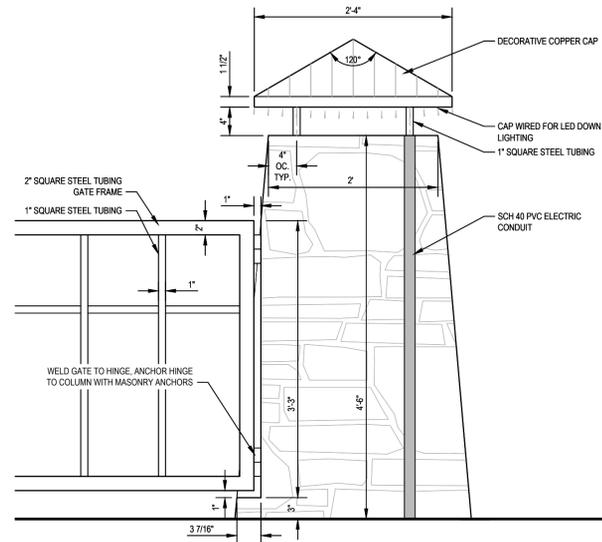
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Title: Site Lighting Submission V. Date:
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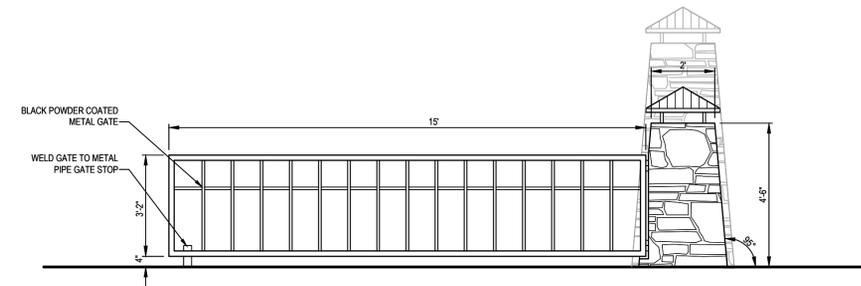
SECONDARY ENTRANCE COLUMN DETAIL

3/8" = 1'-0"



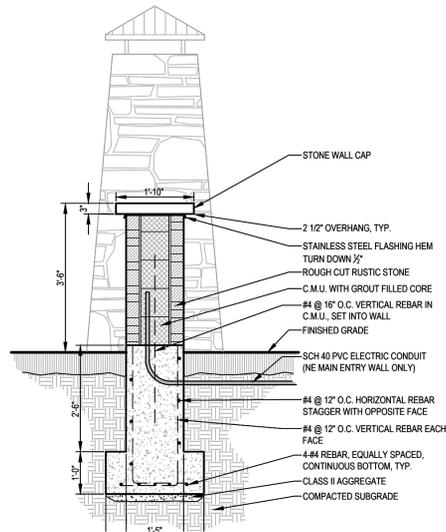
WALL CAP & GATE HINGE DETAIL

1" = 1'-0"



NW MAIN ENTRANCE GATE ELEVATION

3/8" = 1'-0"



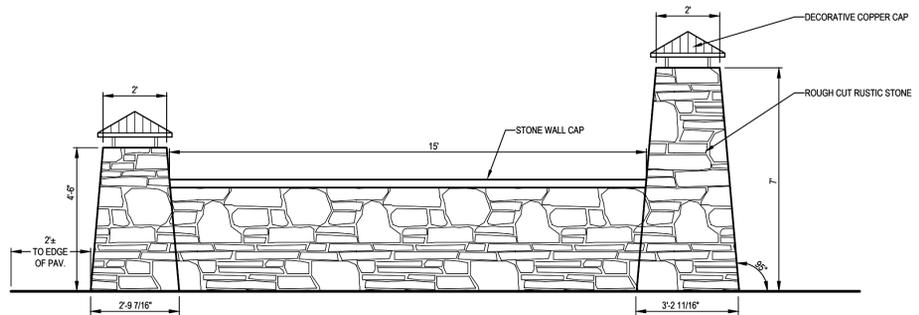
WALL & FOOTING SECTION

1/2" = 1'-0"



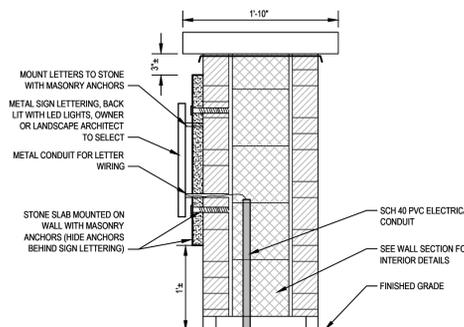
MAIN ENTRANCE MEDIAN ELEVATION

3/8" = 1'-0"



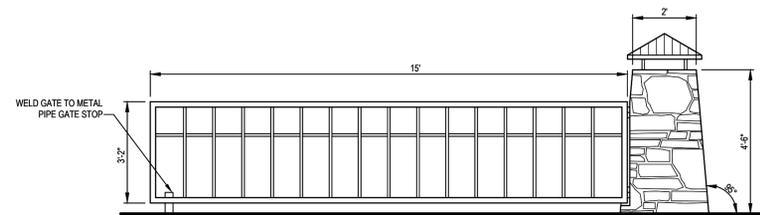
NW MAIN ENTRANCE WALL ELEVATION

3/8" = 1'-0"



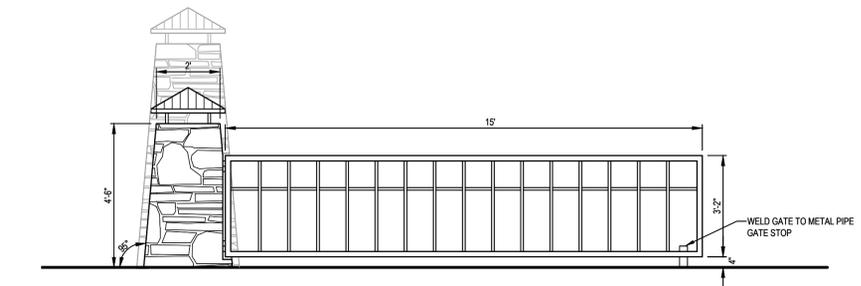
STONE SLAB & SIGN MOUNTING DETAIL

1" = 1'-0"



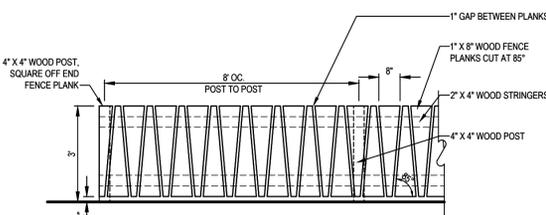
NE MAIN ENTRANCE MEDIAN GATE ELEVATION

3/8" = 1'-0"



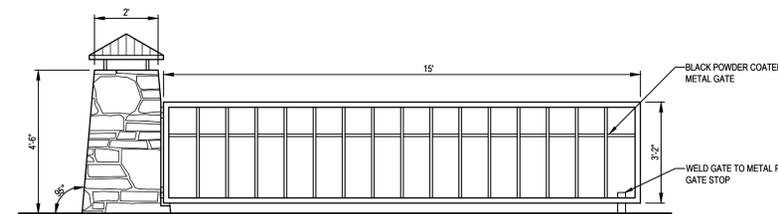
NE MAIN ENTRANCE GATE ELEVATION

3/8" = 1'-0"



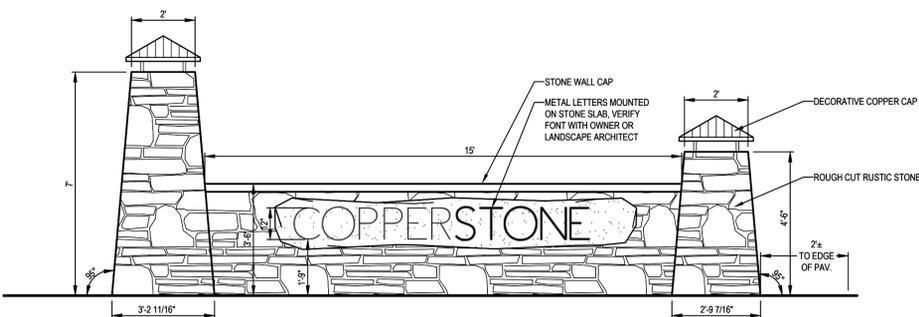
PARK FENCE DETAIL

3/8" = 1'-0"



NW MAIN ENTRANCE MEDIAN GATE ELEVATION

3/8" = 1'-0"



NE MAIN ENTRANCE WALL ELEVATION

3/8" = 1'-0"

COPPER STONE

Landscape Details

PART OF THE SOUTHWEST 1/4 OF SECTION 12, T7N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
14201719

SHEET NO:
L-104

SHEET: 4 OF 4



Community Development Memo

DATE: May 14, 2015
TO: Planning Commission
FROM: Fedewa
RE: Strategic Plan 2015 – 2018

On May 11, 2015 the Township Board tentatively approved the 2015 – 2018 Strategic Plan. Included in that motion was to forward the Plan to the Planning Commission for review and comment. Attached is a copy of the PowerPoint that was presented at the meeting. Also included is a copy of the proposed Strategic Plan.

The Board forwarded the Plan for the Commissions review to ensure it is complimentary to the Master Plan update and the results of the special joint meeting held in February.

If the Planning Commission supports the draft of the Strategic Plan, the following motion can be offered:

Motion by _____, supported by _____ to recommend the Township Board approve the proposed 2015 – 2018 Strategic Plan.

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



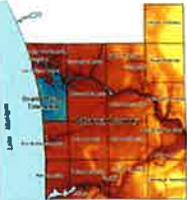
2015 Strategic Plan Presentation

Who We Are



A "Larger" Community

- ▶ Grand Haven Charter Township is the **largest** community in Northwest Ottawa County in terms of population, tax base and land area
- Population - 16,000+
- Tax Base - \$726+ million
- Land Area - 28.6 square miles



Who We Are



An Attractive Community

- ▶ GHT's lakeshores, dunes, river views, forested preserves, scenic bayous, and agricultural fields create an attractive area to live, work, and play.
- ▶ This is accompanied with a reasonable commute to larger regional employment areas - Grand Rapids (28 miles), Holland (17 miles) and Muskegon (13 miles)



Who We Are

A Bedroom Community

▶ GHT is considered by most to be a "bedroom" community given that the dominant land values and uses are residential.

Category	Percentage
Industrial	2.1%
Commercial	6.2%
Agricultural	2.0%
Residential	89.6%

Who We Are

A Prosperous Agricultural Community

- ▶ 9% growth in land dedicated to farming.
- ▶ 37% increase in market value of products. Ottawa County sold over \$534 million in farm products.
- ▶ Ottawa County ranks:
 - 2nd in Michigan for fruits and berries (67th in U.S.)
 - 1st in Michigan for nursery stock (7th in U.S.)
 - 1st in Michigan for poultry and eggs (70th in U.S.)

Who We Are

A Growing Community

- ▶ GHT has experienced significant growth with a current population approaching 17,000.
- ▶ GHT's population is projected to climb to 22,277 by year 2030, an increase of 31%.

Year	Population
1870	100
1880	342
1890	557
1900	825
1910	1043
1920	1266
1930	1,519
1940	1,787
1950	2,479
1960	3,481
1970	4,718
1980	6,378
1990	8,778
2000	11,278
2010	16,950

Who We Are

A Growing Community



- ▶ GHT averages 132 new water connections each year.
- ▶ GHT's averages 25 new sanitary sewer connections each year.
- ▶ GHT has approved an additional 224 residential units and 264 apartment units in the past twelve months. *(Another 187 residential units are being planned.)*
- ▶ 2014 had the highest value of construction permits - over **\$21.8 million** - since the so-called "Great Recession".

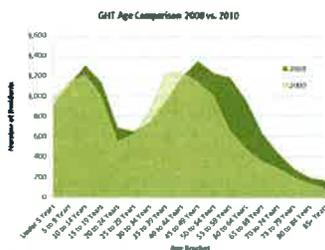
Who We Are

An Aging Community



▶ Between 2000 and 2010:

- ◁ 0 - 9 decreased 4.1%
- ◁ 10 - 29 increased 10.7%
- ◁ 30 - 44 decreased 13.0%
- ◁ 45 - 59 increased 33.3%
- ◁ 60 - 74 increased 79.0%
- ◁ 75+ increased 47.5%



Who We Are

An Affluent Community



- ▶ The **median income** in the township, after adjusting for inflation, increased 12% from \$62,380 in 2000 to \$69,850 in 2010.
- ▶ The median **household value** in the township, after adjusting for inflation, increased 18% from \$149,900 in 2000 to \$176,900 in 2010.
- ▶ Over 40% of residents 25+ have a bachelor degree or higher.



Who We Are



An Affordable Community

- There are 24 taxing units in Ottawa County.
- The millage rates in these communities range from a high of 40.12 mills, to a low of 23.95 mills.
- GHT's PRE millage rate is 25.7 mills, the 5th lowest in the entire county. The Township's millage rate is 4.12 mills below the County average.
- This lower than average tax rate remains even after the voters approved recent increases.

Who We Are



A Financially Dependent Community

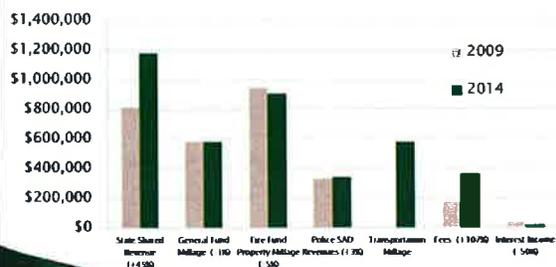
- GHT relies on various revenue sources - many outside of the Township's control or influence - for our \$3.0 million General Fund, which is used to fund many public services and amenities. (The Township's total budget is about \$8+ million.)



Who We Are



A Financially Stable Community



Who We Are



A "Lean" Community

- Grand Haven Charter Township employs 27 full-time staff, 23 part-time fire fighters, 1 part-time enforcement officer, 6 seasonal employees, and about 50 election workers. This is 2 full-time staff less than 2006.
- Most staff are cross trained to work in more than one of the six departments, including:
 - Administration (4 full-time staff)
 - Assessing (2 full-time staff)
 - Community Development (3 full-time staff)
 - Finance (3 full-time staff)
 - Fire/Rescue (7 full-time staff)
 - Public Services Department (8 full-time staff)

"Of all of the communities I have worked in, Grand Haven Township is by far the leanest community I have seen."

- William Rye - 2006

Who We Are



A "Planned" Community

- Since 1992, Grand Haven Charter Township has adopted and implemented:
 - Four Master Plans (*currently working on the fifth*)
 - Five Strategic Plans (*currently working on the sixth*)
 - Three IT Plans
 - One Cemetery Plan
 - Five Recreation Plans (*last one was a regional plan*)
 - One DDA Tax Increment Financing Plan
 - Numerous annual business plans, capital improvement plans, department audits, customer service plans, pathway extension plans, etc., etc.

What We Do



A Commitment to Customer Service

- The Township is a customer service orientated organization. Our motto is ***"Above all else, provide Superior Customer Service to our Community"***.
- Township staff have adopted this creed for ALL of the services and amenities that are provided to the citizens.
- What services and amenities?

What We Do

Public Services & Amenities

- Address Assignment
- ALS Certified Medical Response
- Boat Launch
- Building Inspections
- Business Registration
- Builders Discussion Forums
- Cemeteries
- Christmas Tree Collection
- Credit Card Payments
- Code Enforcement
- Community Education
- Contractor Registration
- Elections and Voter Registration
- Electrical, Mechanical and Plumbing Inspections
- Facility Rentals
- Fire Protection
- FOIA (Freedom of Information Act) Requests
- GIS Maps

- Land Divisions
- Municipal Sanitary Sewer
- Municipal Water
- Parks and Facilities
- Pathway System
- Police Protection
- Private Roads & Drives
- Property Assessment
- Rescue Operations
- Road Maintenance
- Road-End Water Access
- Tax Collection
- Township Publications
- Website
- Training for Builders
- Yard Waste Drop-off
- Zoning Review & Approva




What We Do

Collaborate Regionally

- In order to further reduce costs to citizens and to provide benefit to the region as a whole, GHT works cooperatively with adjacent communities and organizations.
- Regional cooperation has produced the following authorities and arrangements.
 - Louisa District Library Authority
 - North Ottawa Water System (NOWS)
 - NOCH Ambulance Authority
 - Regional Economic Development through a contract with the Chamber of Commerce
 - Grand Haven/Spring Lake Sewer Authority
 - Restliten Grand Haven Planning Process
 - Harbor Transit Authority
 - July 4th Fireworks
 - Mutual Aid/ Mutual Emergency Response Areas
 - Emergency Planning Services
 - Sheriff Defined Service Arrangements
 - Harbor Dredging
 - IT Services with GHAPS (*pending connection*)
 - Grants for Collaborative Studies (e.g., Telephone, etc.)
 - North Ottawa Recreation Authority (NORA)

Summary

- Grand Haven Charter Township is a very attractive **community** in which to live, work and play. Strong schools, relatively low taxes, natural amenities, recreational opportunities, employment opportunities, access to nearby urban centers, an identity shared with Grand Haven City... **taken together these create our community.**
- The Township's attractiveness is also due in part to the numerous good quality services and amenities that are made available to our citizens; services and amenities that the Township staff are **committed** to providing at the highest level.
- The challenge for the Township is continuing to provide the services requested by citizens while protecting the environment that helped foster the growth and controlling costs to maintain the lower tax rate.

GRAND HAVEN CHARTER TOWNSHIP STRATEGIC PLAN

2015 – 2018



GRAND HAVEN TOWNSHIP BOARD

Karl French, Supervisor
William Kieft III, Treasurer
Laurie Larsen, Clerk
Howard Behm, Trustee
Mike Hutchins, Trustee
Cal Meeusen, Trustee
Ron Redick, Trustee



GRAND HAVEN CHARTER TOWNSHIP

Above all else, our purpose is to provide superior customer service to our community.

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STRATEGIC PLANNING



Simply put, strategic planning is an organization's process for defining its direction and identifying objectives to guide decisions regarding the allocation of capital and people. The focus of a strategic plan is typically on the whole organization and they are established for a specific timeframe, typically three to five years. Since strategic planning cannot foretell exactly how the marketplace will evolve and what issues will surface over time, it is essential to re-visit them on an annual basis.

Why is the Township doing a Strategic Plan?

Grand Haven Charter Township is a desirable place to live with its beautiful natural features, lakeshore location, and reasonable commute to regional employment centers. Over the last 60 years the Township's population has grown from 1,997 to about 16,000+ and that rapid growth has led to an increased demand for public services.

The long lasting impacts of the so-called "Great Recession" have largely passed and the Township has entered a new period of growth. Although this growth is not as robust as the pre-2006 levels, the growth is expected to continue through 2017. Consequently, the Township is facing questions regarding the level of service and capital projects designed to improve quality of life as opposed to being mainly focused on cost control measures.

How will the Township use the Strategic Plan?

The plan will be used as a tool to:

- Assist with communicating the Township's goals
- Assure that elected officials are all "on the same page"
- Set priorities and make decisions
- Monitor and measure implementation progress
- Identify needed changes

OUR PLANNING PROCESS



“Resilient Grand Haven” Planning Process

A joint planning project with the City of Grand Haven directed by the Land Information Access Association (LIAA), a non-profit community planning firm based out of Traverse City.

This collaborative planning process included the following steps:

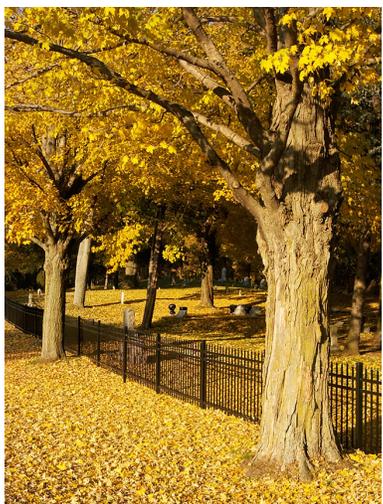


“Resilience is the capacity to absorb severe shock and return to a desired state following a disaster.”

—Godschalk, 2009

1. Monthly **Community Planning Commission meetings** with the planning staff and commissioners from both jurisdictions.
2. The **Community Summit** invited residents, community leaders, and an array of presenters to learn about the project.
3. Three **Community Action Team (CAT)** meetings were held after the Summit. Each included six “break-out” sessions to focus on specific topics.
4. The **University of Michigan** presented their fiscal impact model based on a matrix of scenarios for various weather conditions.
5. Two **Special Joint Sessions** with the Township Board and Planning Commission were held to correlate the needs of an updated Strategic Plan with the “Resilient Grand Haven” Master Planning process.
6. Draft **Goals & Objectives** were submitted to Department Directors for review and comment.
7. At the **Community Open House** each municipality presented their updated “Resilient Grand Haven” master plans for public comment.
8. The updated **Master Plan** and **Strategic Plan** include valuable information obtained during the community engagement sessions and the “Resilient Grand Haven” planning process.

OUR MISSION



The Mission of Grand Haven Charter Township is to:

- Provide and continually improve those essential services that can best be provided by the Township and are necessary for the health, safety and welfare of all who live, work or visit the community;
- Protect and invest the financial resources entrusted to us;
- Provide a superior customer experience; and,
- Protect, promote and invest in our abundant natural resources.



The 2015 Mission statement shows only a minor evolution from the 1997 Strategic Plan Mission statement:

“The mission of the Grand Haven Charter Township Board is to provide those professional quality services that can best be furnished by the Township and are necessary for the health, safety and welfare of the residents.

The Township shall continually improve these services to accommodate the needs and expectations of the residents, who are the customers and stakeholders of the Township.”

The 2015 Mission Statement recognize the fiscal constraints that exist even during periods of growth and places an emphasis on meeting the service needs of the citizens.

OUR GOALS



Maintain a Healthy Financial Balance that Reflects Current Revenues and Future Projections (see page 7)

Deliver Superior Essential Services that Can Best Be Provided by the Township (see page 9)



Maintain and Improve the Infrastructure that is Necessary to Enhance the Community's Health, Safety, and Quality of Life (see page 10)

Establish Strong Partnerships within Our Community, with Our Neighbors, and with Other Governmental Agencies to Promote Shared Essential Services and Resources (see page 12)



Support and Retain Economic Development that Enhances the Quality of Life in Balance with the Protection of Our Community Character (see page 13)



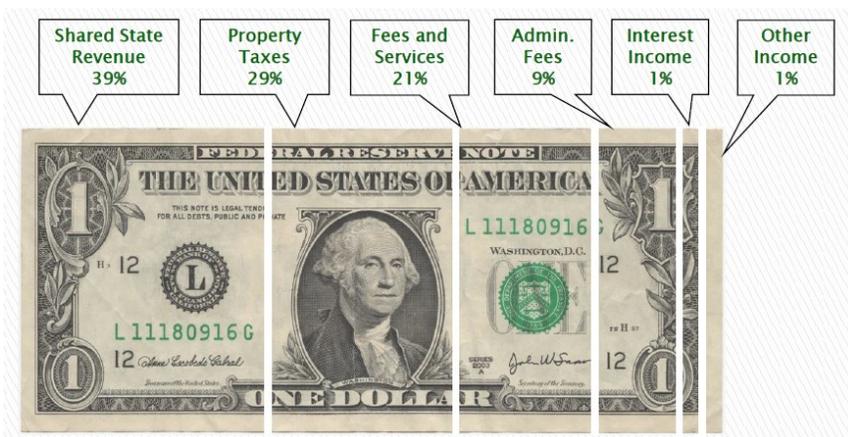
GOAL: Maintain a Healthy Financial Balance that Reflects Current Revenues and Future Projections

Grand Haven Charter Township maintains eleven (11) funds with majority of operations found in eight (8), including the General Fund, Fire/Rescue Fund, Police Services Fund, DDA Fund, Municipal Street Fund, IT Fund, Water Fund and Sewer Fund. In general, monies from one fund cannot be transferred to the other funds.

The \$3.0± million annual expenditures from the General Fund are the source of most of the services associated with local government, such as assessing, building and zoning services, parks, elections, drain maintenance, pathways, etc. Grand Haven Charter Township relies on various sources of revenues to supply its General Fund, including property taxes, fees and state revenue sharing. Most of the revenue sources have stabilized since the so-called “Great Recession” with some revenue streams showing recent increases.

Although the Township collects over \$22 million in property taxes each year, the vast majority of these taxes are not kept by the Township. Rather, they are distributed to the State of Michigan, the local school districts, Ottawa County and other taxing jurisdictions. For every tax dollar that the Township collects, about 84.3 cents is distributed to others.

General Fund Revenue Sources

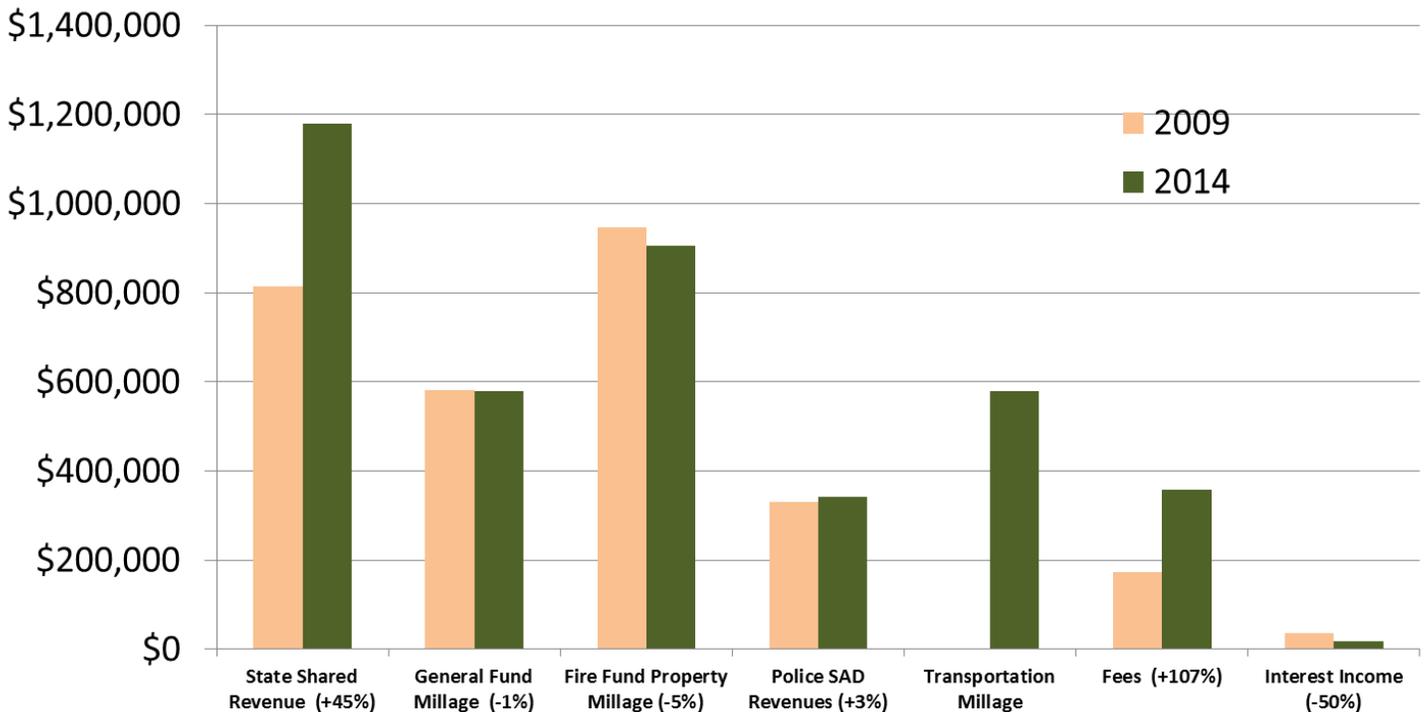


Objectives:

- Adopt policies that support – “living within our means”.
- Have sufficient financial reserves to respond to emergencies and economic downturns.
- Prioritize taxing and spending to focus on “quality of life” issues.

Low Millage Rate

Grand Haven Township’s millage rate is the 5th lowest of all 24 municipalities in Ottawa County and is about 4.12 mills below ↓ the average.



Selected Revenue Streams—change from 2009 (*not adjusted for inflation*)

ESSENTIAL SERVICES

Objectives:

- Define and prioritize those essential services that can be best furnished by the Township.
- Continually improve the services provided by the Township, especially those services that relate to public safety (*i.e., fire/rescue services and police protection*).
- During the annual budget approval process, review department organization, responsibilities, functions, and staffing (*including succession planning*).
- Develop a versatile professional workforce that is crossed trained to ensure superior customer service.
- Show appreciation for superior staff, committee and board service.
- Review and implement recommendations for sustainable and creative solutions.

GOAL: Deliver Superior Essential Services that Can Best Be Provided by the Township

Grand Haven Charter Township provides a broad array of public services and amenities to its citizens. The Township recognizes that unlike the private sector, citizens cannot “choose” to do business or receive their services from another local government or agency. With this in mind, the Township staff adopted the creed that *“Above all else, our purpose is to provide superior customer service to our community.”*

As the Township’s population has increased, so has the demand for services and the need to both maintain and expand the existing infrastructure (*e.g., pathways, streets, drain districts, bus service, etc.*).

The Township’s goal is to carefully evaluate and prioritize the services and amenities it offers to ensure they can be provided at the highest possible level and in a fiscally responsible manner.

Under state law, the only services that the Township Board must provide are:

Property assessments, tax collection, and elections.

However, the Board has chosen to provide or support a variety of services, many of which are considered foundational for local governments, including:

1. Fire/Rescue services
2. Contracted police services
3. Municipal water
4. Municipal sewer
5. Planning and Zoning
6. Building Code Enforcement
7. Parks
8. Pathways
9. Cemeteries
10. Economic development
11. Ambulance service
12. Road maintenance
13. Storm water maintenance
14. Property Code enforcement
15. Drain maintenance
16. Trash collection
17. Library services
18. Liquor control enforcement
19. Yard waste collection
20. Website and IT services
21. Recreational programs
22. Bus Service

INFRASTRUCTURE

GOAL: Maintain and Improve the Infrastructure that is Necessary to Enhance the Community's Health, Safety, and Quality of Life

Grand Haven Charter Township prides itself on the quality infrastructure it provides to its citizens. This is considered to be a basic and fundamental function for the Township.

Even during the so-called "Great Recession", the Township was able to sustain road maintenance in cooperation with the Ottawa County Road Commission (OCRC) at levels "fair" or higher. And, in cooperation with the Ottawa County Water Resources Commission (OCWRC), the Township was able to maintain the storm systems throughout the community.

Objectives:

- Establish and implement asset management principles for roads in the Township to address issues of safety, mobility and community character.
- Maintain funding source for basic infrastructure maintenance (e.g. roads, pathways and storm drains).
- Provide high quality water and sewer services.
- Collaborate and partner with other communities and agencies to provide and maintain essential infrastructure and services.
- Use technology to enhance services and to increase efficiencies in every aspect of operations.
- Integrate other Township plans with the Strategic Plan and use these as key tools in making decisions regarding operations, capital investments, and natural resource protection.
- Maintain and refine planning and zoning requirements so they are responsive to community character and priorities.



Infrastructure Facts Sheet

INFRASTRUCTURE	WHAT DO WE HAVE?	FUNDING SOURCE	FACTS
 <p>ROADS</p>	<ul style="list-style-type: none"> • 106.28 Miles of Public Roads <ul style="list-style-type: none"> • 23.25 Primary • 24.20 Local • 18.81 Gravel • 40.48 Subdivision 	<ul style="list-style-type: none"> • Tax monies through the OCRC • Municipal Street Fund • General Fund <p>Transportation Revenues are increasing.</p>	<p>At the end of 2014, all of the paved roads were rated “5” or better on the Pavement Surface Evaluation and Rating System (PASER) where “10” is excellent.</p>
 <p>DRAINS</p>	<ul style="list-style-type: none"> • 15 County Drainage Districts 	<ul style="list-style-type: none"> • Special Assessments • General Fund 	<p>All costs are paid through assessments, except for minor maintenance.</p>
 <p>WATER SYSTEM</p>	<ul style="list-style-type: none"> • 88.42 Miles of Main • (2) 500,000 Gallon Elevated Storage Tanks • 5 Meter Stations • 5,039 Taps 	<ul style="list-style-type: none"> • Water Use Fees • Connection Fees 	<p>A cost of service rate study will be completed in 2015.</p>
 <p>SEWER SYSTEM</p>	<ul style="list-style-type: none"> • 18.79 Miles of Main • 9 Pump Stations • 722 Connections 	<ul style="list-style-type: none"> • Sewer Use Fees • Connection Fees 	<p>A cost of service rate study will be completed in 2015.</p>
 <p>BIKE PATH</p>	<ul style="list-style-type: none"> • 26.7 Miles 	<ul style="list-style-type: none"> • Funded with 2 debt mileages approved by voters • Maintenance funded by General Fund 	<p>The last debt millage expired in 2008; plans for a ten mile expansion will be presented to the voters in 2016.</p>
 <p>PARKS</p>	<ul style="list-style-type: none"> • 437 Acres of Public Land with 6 Parks • Ottawa County has 587 acres of additional Park land in the Township 	<ul style="list-style-type: none"> • General Fund • Grants 	<p>During 2015, the Township expects an additional 115 acres from the Witteveen Estate and to purchase 40 acres with a MNRTF grant.</p>
 <p>CEMETERIES</p>	<ul style="list-style-type: none"> • Lakeshore Cemetery • Historic Cemetery 	<ul style="list-style-type: none"> • General Fund • User Fees 	<p>All tasks within a 2002 Cemetery Plan are complete. User Fees are insufficient to fund maintenance.</p>

STRONG PARTNERSHIPS

GOAL: Establish Strong Partnerships within Our Township, with Our Neighbors, and with Other Governmental Agencies to Promote Shared Essential Services and Resources

To further reduce costs and to provide benefits to the region as a whole, Grand Haven Charter Township is working cooperatively through partnerships with adjacent communities and organizations. In addition to the cost savings that result from improved efficiency, regional cooperation has also led to improved relations with adjacent municipalities and local agencies. The Township currently cooperates on a regional basis in the following ways:

- Grand Haven/Spring Lake Sewer Authority
- Harbor Dredging
- Harbor Transit
- Loutit District Library Authority
- Fire Department Mutual Defined Response Areas
- NOCH Ambulance Authority
- North Ottawa Community Hospital
- North Ottawa Recreation Authority
- North Ottawa Water System (NOWS)
- Regional Economic Development contract
- Resilient Grand Haven Plan
- Robbins Road Sub-area Plan
- July 4th Fireworks
- Emergency Management and Planning



North Ottawa Community Health System



Loutit District Library
Expanding Horizons, Enriching Minds



Objectives:

- Share progress on the Strategic Plan with the community through articles in the Township newsletter.
- Regularly communicate with the community about the issues facing the Township.
- Identify meaningful ways for citizens to engage in the process to govern.
- Collaborate with other governmental agencies to provide essential services and to enhance natural resources.



GOAL: Support and Retain Economic Development that Enhances the Quality of Life in Balance with Protecting Our Community Character

- Ottawa County is ranked second in Michigan and 98 in the United States in the total value of agricultural production.
- Tourism attracts nearly \$50 million each year to the greater Grand Haven area.
- Manufacturing provides for about 29% of the jobs in this region. This is more than 30,000 jobs.
- In comparison, only 12% of jobs in Michigan and only 14% of the jobs in the nation are provided by manufacturing.
- Of the three types of wealth creating businesses in this region, manufacturing is the most important.

Community wealth is created by businesses that sell products or provide services to others that are outside of the region. These businesses attract dollars to this region. The Township is fortunate to benefit from three different types of wealth creating businesses – tourism, agriculture and manufacturing. Also, North Ottawa Community Hospital is important to the area's economy through the 1,000± jobs provided.

Grand Haven Charter Township is a unique community that benefits from its proximity to Lake Michigan, the Grand River, and bayous. The economic vitality of the region is sustained by the agricultural, manufacturing, and tourism industries and the community supports its existing businesses and employers. It also encourages economic growth and development. While the makeup of the Township is varied, its rural character is nonetheless a prime asset. This unique dimension adds importance to establishing and maintaining development standards that appropriately respond to community character, surrounding land uses, and environmental features.



DEVELOPMENT

“In order for the Township to be successful, the Township must support and partner with local businesses”

Objectives:

- Support business retention and expansion.
- Seek economic development opportunities that provide employment and sustain community character and quality of life.
- Work with businesses and economic development organizations to identify and support the assets necessary for economic growth in alignment with the Township’s Master Plan.
- Collaborate with local agencies and neighboring municipalities to attract and support:
 - Higher education
 - Healthcare services
 - Senior housing and services
- Protect the Township’s environmental features that help define its rural character, including water resources, wetlands, and woodlands.
- Continue a policy of balanced development that is based on community character, surrounding land uses, and environmental features; establish design standards.



