

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, AUGUST 9, 2021**

REGULAR MEETING

I. CALL TO ORDER

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board members present: Kieft, Redick, Behm, Wagenmaker, Reenders, Meeusen, Larsen

Board members absent:

Also, present were Manager Cargo and Community Development Director Fedewa.

IV. APPROVAL OF MEETING AGENDA

Motion by Clerk Larsen and seconded by Trustee Behm to approve the meeting agenda. **Which motion carried.**

V. APPROVAL OF CONSENT AGENDA

1. Approve July 26, 2021 Regular Board Minutes, as amended
2. Approve Payment of Invoices in the amount of \$347,838.30 (*A/P checks of \$235,958.66 and payroll of \$111,879.64*)
3. Approve Replacement Purchase of 2001 Dump Truck (*\$60,198*)
4. Approve Re-Appointment of Steve Wilson to the Planning Commission for a Term Ending on August 1, 2024

Motion by Clerk Larsen and seconded by Trustee Redick to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. OLD BUSINESS

1. **Motion** by Trustee Redick supported by Trustee Wagenmaker to approve the Conditional Zoning Agreement (*draft date 7/30/21*) and Zoning Map Amendment Ordinance concerning the rezoning of Parcel No. 70-07-27-300-003 from Agricultural (AG) to Rural Residential (RR) and authorizing Supervisor Reenders and Clerk Larsen to execute the agreement. **This is the second reading. Which motion carried,** pursuant to the following roll call vote:

Ayes: Larsen, Wagenmaker, Kieft, Meeusen, Redick, Behm, Reenders

Nays,

Absent:

VII. NEW BUSINESS

1. Community Development Director Fedewa explained the process to amend the Township's future land use map. It was noted that

- a. Residents on Evert Court have expressed concern to staff and there are plans for a community engagement session.
- b. Staff will be setting up a meeting with Berkshire Hathaway and the Chamber to discuss future plans of their 228-acres along Lake Michigan Drive.
- c. Property owners with known map changes will be contacted and have an opportunity to discuss with the Planning Commission prior to the hearing in October.
- d. Staff noted that there will be complete review of the Master Plan during 2022.

It was noted that all of the properties within the DDA do not have to be Master Planned or zoned for a commercial/business use.

The Board directed staff to correct an error on the map – changing the designation of the two industrial properties at the southwest corner of US-31 and Lake Michigan Drive (*i.e., totaling about 45 acres*) from commercial to industrial

Motion by Trustee Wagenmaker supported by Supervisor Reenders to approve the draft Future Land Use Map, as amended, for distribution to begin the 42-day public comment period. **Which motion carried**, pursuant to the following roll call vote:

Ayes: Behm, Wagenmaker, Meeusen, Redick, Kieft, Reenders, Larsen

Nays:

Absent:

2. Community Development Director Fedewa explained proposed text amendment on Minimum Dwelling sizes.

Discussion among the Board members led to a majority consensus to increase the (A) (2) RP District minimum dwelling size to 1,240 square feet; the (A)(4) R-1 District minimum dwelling size to 1,240 square feet; and the (A)(5) R-2 District minimum dwelling size to 1,100 square feet.

Motion by Trustee Redick supported by Trustee Behm to present and postpone the proposed Zoning Text Amendment Ordinance with a draft date of 8/5/2021 concerning the Minimum Floor Area for Dwelling Units amending Section 2.12 (A) (2) RP District minimum dwelling size to 1,240 square feet; (A)(4) R-1 District minimum dwelling size to 1,240 square feet; and (A)(5) R-2 District minimum dwelling size to 1,100 square feet. Further action will be postponed until August 23rd when the ordinance will be considered for adoption. **This is a first reading. Which motion carried.**

3. Community Development Director Fedewa explained proposed text amendment on Outdoor storage of materials.

Discussion among the Board centered on whether it was appropriate to amend the changes as presented and the impact on both the current applicant and future applicants. Concerns were expressed that the exception language was too broad.

It was also noted that applicant had started the businesses prior to receiving proper

zoning approvals and that staff had taken an approach to seek compliance as opposed to a punitive enforcement approach. That said, staff acknowledged that the initial SLU site plan and zoning text change were controversial and were received poorly.

Staff noted that without the changes, the SLU site plan could lead to the material storage being placed near the front of the property as opposed to the rear of the property. Staff noted that the property is currently being used for an excavating business and that the sale of landscape material could be viewed as an appropriate expansion of the business – if an SLU permit can be received.

Motion by Trustee Redick supported by Clerk Larsen to present and postpone the proposed Zoning Text Amendment Ordinance with a draft date of 7/14/2021 concerning the outdoor storage of material with the condition to refer the text amendment to legal counsel in order to make the exception language more restrictive. Further action will be postponed until August 23rd when the ordinance will be considered for adoption. **This is a first reading. Which motion carried** pursuant to the following roll call vote:

Ayes: Kieft, Wagenmaker, Larsen, Redick

Nays: Reenders, Meeusen, Behm

Absent:

VIII. REPORTS AND CORESPONDENCE

1. Committee Reports

Supervisor Reenders noted that the Coast Guard Festival Dinner and Memorial Service was especially successful this year, due to the increased involvement of the Coast Guard in the preparations and planning.

2. Manager's Report

a. July Building Report

b. July Enforcement Report

c. Manager Cargo noted that the COVID-19 Risk Factor for Ottawa County has been raised to substantial. At this time, Manager Cargo does not plan to implement an indoor mask policy, partly due to the individual offices for most staff and partly due to the HVAC ionization system installed earlier this year.

d. Manager Cargo informed the Board that Jim Schmidt designed some Polo Shirts with a Schmidt Heritage Park logo. He proposed gifting the shirts – valued at about \$80 each – to certain staff, committee members and elected officials involved in the Schmidt Heritage Park project. Although these shirts will exceed the normal \$20 limit, because the shirts incorporate the Township logo and are made for a Township project, Manager Cargo plans to allow this gift pursuant to the policy that allow exceptions with the "*knowledge and approval of the Personnel Director*".

3. Others

IX. PUBLIC COMMENTS

None

X. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 8:22 p.m. **Which motion carried.**

Respectfully Submitted,



Laurie Larsen
Grand Haven Charter Township Clerk



Mark Reenders
Grand Haven Charter Township Supervisor