

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 7, 2021

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Cousins, Wilson, Chalifoux, Taylor, Reenders, Mesler, Lemkuil

Members absent: Hesselsweet

Also present: Community Development Director Fedewa

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the August 2, 2021 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. NEW BUSINESS

A. Training – DDA's and TIF's

The Planning Commission watched a 35-minute training video created by the Michigan Association of Planning.

VIII. OLD BUSINESS

A. Future Land Use Map – Review DDA Expansion Parcels

Fedewa provided an overview through a memorandum dated September 3rd. The Chair directed the Fedewa and the Commission to discuss, review, and come to a consensus by each section outlined in the staff memo.

Section 1: Lincoln Street to Warner Street

- One member noted a desire to make the SE corner of US-31 and Lincoln Street into high density house because the Township needs to start adding workforce and affordable housing. Believes the vacant residential lots should tie into the vacant commercial lot for a developer. Master-planning for commercial would likely discourage anyone from building a house on the vacant residential lots. Would prefer to see this section be master-planned for Medium Density Residential rather than Rural Residential.

- **Consensus:** Update the master-plan designation to Rural Residential instead of Agricultural.

Section 2: Warner Street to Buchanan Street

- Zoned commercial and mostly used commercial.
- **Consensus:** Update the master-plan designation to Commercial instead of Agricultural.

Section 3: Buchanan Street to M-45/Lake Michigan Drive

- Staff confirmed that parcels can have more than one master-plan designation as well as a zoning classification.
- Some concern was expressed on keeping certain parcels in the new DDA expansion area because the Township will be losing the additional revenue to the TIF tax capture.
 - Discussed the DDA expansion will bring utilities to many new vacant lots and potential businesses. It is a trade-off.
- Reenders noted he is not “pro-development,” but the Planning Commission’s purpose is to “manage development.”
- Chalifoux explained public funds should not be used to enhance a private developer’s lot.
- **Consensus:**
 - Update the master-plan designation to Commercial between Buchanan and MDOT Roadside Park, except the residential portion of the Boelkins property, which will be designated as Rural Residential.
 - Along 156th Avenue, remove the four residential parcels from the DDA expansion area and update master-plan designation to Rural Residential because it is unlikely the parcels will become a business use in the future.
 - The vacant parcel on M-45 directly east of the newly excluded parcels will have its master-plan designation updated to Commercial. This parcel is recommended to be kept within the DDA expansion area.

Section 4: M-45/Lake Michigan Drive to Winans Street

- With many of the properties being zoned and/or master-planned as Commercial the few that are not cohesive should be updated as such.
- **Consensus:**
 - Update the master-plan designation for the vacant lot being used by the campground to Commercial instead of Agricultural.
 - Update the master-plan designation for the Brolick landscape parcel to Commercial instead of Agricultural.
 - Remove the residential parcel at the NW corner of US-31 and Winans from the DDA expansion area because it is unlikely to become a business use in the future.

Section 5: Winans Street to the South

- A few Commissioners questioned whether Mattson’s parcel should be kept in the DDA expansion area. Wondered if the loss in tax capture was worth it.
- **Consensus:**
 - Update the master-plan designation for the Mattson parcel to Commercial rather than Agricultural.
 - Remove the remaining 5 residential parcels—two at the SE corner and three at the SW corner of US-31 and Winans—from the DDA expansion area because they are unlikely to become a business use in the future.

IX. REPORTS

A. Staff Report

- Update on Outdoor Storage text amendment.
- Pre-application from a multi-family developer expected in October.
- Formal submittal from Eastbrook Homes is expected in September. Overview of the community engagement event.
- Minor PUD Amendment from the golf course anticipated.
- Board has decided to proceed with Short Term Rental regulations.

B. Commissioner Comments – None

X. EXTENDED PUBLIC COMMENTS – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:43pm.

Respectfully submitted,



Stacey Fedewa, AICP
Acting Recording Secretary