

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 4, 2021

I. CALL TO ORDER

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

II. ROLL CALL

Members present: Wilson, Mesler, Lemkuil, Wagenmaker, Chalifoux, Taylor

Members absent: Cousins, Hesselsweet, Reenders

Also present: Community Development Director Fedewa

7:38pm Taylor arrived and joined the meeting

Without objection, Wilson instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the September 20, 2021 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. NEW BUSINESS

A. Pre-Application Presentation – Kittle Property Group – Multi-Family Housing PUD

Fedewa provided an overview through a memorandum dated September 30th.

The project Development Director Caroline Kimmel, Development Analyst Andrew Taylor, Development Analyst Kyle Stanley, and Engineer Andrew Rossell, PE were present and provided the following information:

- Kimmel provided an overview of the workforce housing project.
- Explained Tax Exempt Bonds through MSHDA. Workforce housing aspect would attach to the property for 30 years.
- Provided information on Payment in Lieu of Taxes (PILOT) and Municipal Services Agreement.
- Expressed safety concerns with connecting to the Walmart site.

The Planning Commission provided the following feedback:

- One member noted the desire for a “timeless” appearance by emphasizing brick and not vinyl siding. Shared concern for changing the master-plan designation because it would sacrifice the limited commercial land that is available. Disagrees with the Township’s parking rules, would prefer to have the applicant make the decision based on their experiences.
- Other members noted the commercial land has been available for years but has not resulted in development. The market determined the highest and best use.
- While the location is unexpected, it is well suited because of the existing screening along the highway and situated near the industrial properties.
- Agree that safety is a priority and can design the connection to Walmart to reduce potential conflicts.
- Keep as many trees as possible.
- Initial consensus on a parking ratio of 2 spaces per unit.

VIII. OLD BUSINESS

A. Future Land Use Map – Review Industrial Parcels

Kittle Property Group

Fedewa provided an overview through a memorandum dated September 30th.

Consensus: Master-plan for High Density Residential.

Light Industrial PUD Statement for Master Plan

Fedewa provided an overview through a memorandum dated September 30th.

Consensus: Proposed statement is acceptable, and do not recommend changes at this time.

Light Industrial Land Uses

Fedewa provided an overview through a memorandum dated September 30th.

Consensus: Remove uses and terminology related to “treatment” and “fabrication” and focus on very light and unobtrusive uses that can realistically locate near residential.

IX. REPORTS

A. Staff Report

- Meeting with Gardens Alive was informative and learned future plans are cohesive with Township plans.

B. Commissioner Comments

- Trustee Wagenmaker expressed the need to review text amendment language for two-family dwellings in the R-2 District. Current zoning ordinance deviates too far

from the last ordinance on regulating two-family dwellings. Desire to re-create the R-3 District to locate duplexes and multi-family buildings in appropriate areas.

- Fedewa noted the R-3 District is still in existence, but the Township has not zoned or master-planned land for the uses.
- Taylor noted the federal housing finance systems (*i.e.*, *Fannie Mae and Freddie Mac*) are amending their rules because of the need to finance two-family dwellings. Becoming common for first time buyers to request a duplex to live in one unit and rent the other. As such, FHA has already amended their rules.

X. EXTENDED PUBLIC COMMENTS – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 8:07pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Stacey Fedewa, AICP". The signature is written in a cursive, flowing style.

Stacey Fedewa, AICP
Acting Recording Secretary