

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 18, 2021

COMMUNITY ENGAGEMENT: 6:00pm

Four of the 23 residents in the Evert Court area attended and engaged in conversation with Township staff and appointed officials regarding the intended future land use map changes to master-plan for more industrial, along with reviewing the proposed definition, uses, and statement of intent for the proposed Light Industrial district.

REGULAR MEETING: 7:00pm

I. CALL TO ORDER

Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:05pm.

II. ROLL CALL

Members present: Cousins, Wilson, Mesler, Wagenmaker, Taylor

Members absent: Hesselsweet, Reenders, Lemkuil, Chalifoux

Also present: Community Development Director Fedewa and Manager Cargo

Without objection, Cousins instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

Without objection, the minutes of the October 4, 2021 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. OLD BUSINESS

A. Discussion – Text Amendment – SLU – Two-Family Dwellings

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

The Planning Commission provided the following feedback:

- Wagenmaker expressed a desire to reduce design regulations so the builder can determine the aesthetic. Should not require the buildings to appear like a single-family dwelling. Nor require a garage to be recessed. Too cumbersome.
- Two-family dwellings are a good steppingstone for new families.

- Could require the building appear like a single-family dwelling if the property on either side is a single-family dwelling.

Consensus: Keep the staff recommended provisions and utilize the increased side yard setback method by setting the minimum at 35-feet each, total of 70-feet.

Motion by Wilson, supported by Mesler, to direct staff to draft a zoning text amendment ordinance for review at the next regularly scheduled meeting. The contents of which will be reflected in the meeting minutes.
Which motion carried unanimously.

B. Future Land Use Map

Review Public/Quasi-Public Designations

Fedewa provided an overview through a memorandum dated October 15th.

Planning Commission noted there are PUD open space areas in Hunters Woods and Copper Stone that need to be added.

Consensus: The map is acceptable.

Review Qualified AG Parcels

Fedewa provided an overview through a memorandum dated October 15th.

The Planning Commission provided the following feedback:

- The 2009 Future Land Use Map incorporated a significant amount of Agricultural Preservation to slow down growth and sprawl.
- It may be time to consider allowing more development when utilities become available.
- Wagenmaker noted a desire to master-plan areas between Lincoln Street, M-45, and 152nd Avenue as residential today and not wait for utilities.
- Clearing wooded land for agriculture is expensive and likely a deterrent for wooded lots to be master-planned for Agricultural Preservation.

Consensus: Keep the Agricultural Preservation designation as-is until utilities become available and then consider a change to residential. Wagenmaker noted he disagrees and would prefer the change occur now.

VIII. REPORTS

A. Staff Report

- Fedewa announced her resignation. Last day and last meeting will be November 15th.

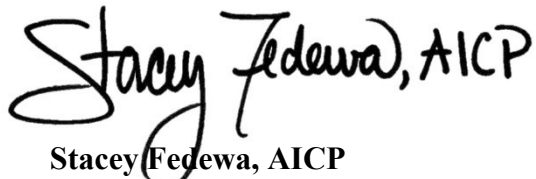
B. Commissioner Comments – None

IX. EXTENDED PUBLIC COMMENTS – None

X. ADJOURNMENT

Without objection, the meeting adjourned at 7:53pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Stacey Fedewa, AICP". The signature is written in a cursive style with a large, looping initial "S".

Stacey Fedewa, AICP
Acting Recording Secretary