

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 1, 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, Mesler, Wagenmaker, Taylor Hesselsweet, Reenders, Lemkuil, Chalifoux

Members absent: Wilson

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 18, 2021 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS – None

VII. PRESENTATION – Housing Needs Assessment – Ryan Kilpatrick, Housing Next

Kilpatrick provided a comparison of the 2018 and 2021 housing need assessments, which identify a need for more housing—types and prices. Kilpatrick recommended the ordinance be intentional about the Township’s desire for housing and can create as a separate document too. Subsequent concerns raised about the impact of short-term rental legislation. Workforce housing developer proposing new construction.

VIII. PUBLIC HEARING

A. Special Land Use – Accessory Building in Front Yard – Marod

Cousins opened the hearing at 7:45pm.

Fedewa provided an overview through a memorandum dated October 26th.

The applicant, Drew Marod, was present and available to answer questions.

- Explained that similar materials will be used to be cohesive with the house.
- Spoils seen on aerial photos are from digging a pond and selling the spoils.

Dean VanderMeulen – 13269 160th Avenue:

- Lives across the street. Has no objection because it will be hidden behind trees and will use the existing driveway.

There being no further public comments, Cousins closed the hearing at 7:48pm.

B. Tentative Preliminary Plat – Lincoln Pines Subdivision No. 3

Cousins opened the hearing at 7:48pm.

Fedewa provided an overview through a memorandum dated October 27th.

There being no public comments, Cousins closed the hearing at 7:50pm.

IX. OLD BUSINESS

A. Special Land Use – Accessory Building in Front Yard – Marod

The Planning Commission provided the following feedback:

- Well screened by existing trees.
- Topography changes.
- Overhead utility easements.

Motion by Taylor, supported by Chalifoux, to **conditionally approve** the Special Land Use application to allow a 1,200 square foot accessory building to be located in the front yard of 13260 160th Avenue. This approval is based on the application meeting the standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following conditions and report:

1. Accessory building shall maintain the 150-foot as shown on the submitted site plan.
2. No additional tree removal shall take place onsite in order to preserve remaining trees.
3. Building shall contain at least 1 window per wall (white vinyl), a service door, and overhead doors which shall be to the same quality as the dwelling. Including the white paneled garage door and Harvard Slate shingles used for the roof.
4. The lighting fixture shall be sharp cutoff, downcast, maximum kelvin color of 4,000 or less per luminaire. Maximum lumens are 400 based on the amount of impervious surface in Lighting Zone 2. Staff will verify compliance prior to the building and/or electrical permit is issued.
5. Siding shall be D4 vinyl and match the Ironstone siding used on the existing dwelling.

Which motion carried unanimously.

B. Tentative Preliminary Plat – Lincoln Pines Subdivision No. 3

Motion by Chalifoux, supported by Reenders, to recommend the Township Board **approve** the Tentative Preliminary Plat for Lincoln Pines Subdivision No. 3 based on the application meeting applicable requirements and standards set forth by the Grand Haven Charter Township Subdivision Control Ordinance. **Which motion carried unanimously.**

C. Review – Text Amendment – Two-Family Dwelling Special Land Use Standards

Fedewa provided an overview through a memorandum dated October 27th.

The Planning Commission provided the following feedback:

- In Subsection (F) of the draft amendment should be expanded to specify screening and refer to the codified ordinance for more information.

Motion by Taylor, supported by Mesler, to confirm the public hearing on November 15th concerning two-family dwelling special land use regulations. Proposed revisions to the draft include:

1. Add screening information and reference to the codified ordinance in Subsection (F).

Which motion carried unanimously.

D. Future Land Use Map – Review Map + Discuss Outstanding Items

Fedewa provided an overview through a memorandum dated October 28th.

The Planning Commission provided the following feedback:

- Trustee Wagenmaker expressed concern over gravel roads and the negative impact on those residents. The gravel roads are segregated from development. Owners are unable to split the land and sell to relatives. Have to use expensive propane because natural gas is not available. Paved roads receive attention with regular maintenance but gravel roads only receiving a brining treatment. Although many residents do not want development on gravel roads, those who do should be allowed. Property owners on gravel roads are treated as second-class citizens.
- Discussed other blueberry fields on Pierce Street and potentially master-planning for Agricultural Preservation. However, the consensus was to not revise because most of the land is less than the 20-acre minimum lot size and surrounded by single-family dwellings.
- **Consensus:**
 - Low Density Residential and Rural Residential Master Plan Designations – consensus to amend the corresponding zoning districts in the Future Land Use and Zoning Plan.

- Regarding agricultural parcels—do not change the designation on 160th Avenue. Update the active blueberry fields on 168th Avenue and Pierce Street to Agricultural Preservation. Update the active horse stables on 152nd Avenue at Lincoln Street to Agricultural Preservation.

X. REPORTS

A. Staff Report – None

B. Commissioner Comments – None

XI. EXTENDED PUBLIC COMMENTS – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 8:31pm.

Respectfully submitted,

Stacey Fedewa, AICP

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Acting Recording Secretary