

# AGENDA

Grand Haven Charter Township Planning Commission  
Monday, October 16, 2017 – 7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Pledge to the Flag
- IV. Approval of the September 5, 2017 Meeting Minutes
- V. Correspondence
- VI. Brief Public Comments & Questions (Limited to 3 minutes)
- VII. Public Hearing
- VIII. Old Business
  - A. Special Land Use – Indoor Exercise Facility – Wilbur
- IX. New Business
  - A. Pre-Application Presentation – Motor Vehicle Repair Garage – Z Tire
  - B. 2018 Budget Proposals
- X. Reports
  - A. Attorney’s Report
  - B. Staff Report
  - C. Other
- XI. Extended Public Comments & Questions (Limited to 4 minutes)
- XII. Adjournment

**Note: Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a “Speakers Form” located on the counter. Completed forms must be submitted to the Zoning Administrator prior to the meeting.**

MEETING MINUTES  
GRAND HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
SEPTEMBER 5, 2017

I. CALL TO ORDER

LaMourie called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:03 p.m.

II. ROLL CALL

Members present: LaMourie, Taylor, Kieft, Wilson, Hesselsweet, and Wagenmaker

Members absent: Cousins, Chalifoux, and Reenders

Also present: Community Development Director Fedewa

**Without objection**, LaMourie instructed Fedewa to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

**Without objection**, the minutes of the August 7, 2017 meeting were approved.

V. CORRESPONDENCE

- Port Sheldon Township – Notice of Adopted Master Plan
- Village of Spring Lake – Notice of Intent to Develop New Master Plan

VI. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

VII. PUBLIC HEARING

A. Zoning Text Amendment Ordinance – Special Land Use Chapter

LaMourie opened the public hearing at 7:05pm.

Fedewa provided an overview through a memorandum dated August 30<sup>th</sup>.

There being no public comments, LaMourie closed the hearing at 7:06pm.

VIII. OLD BUSINESS

A. Zoning Text Amendment Ordinance – Special Land Use Chapter

**Motion** by Kieft, supported by Wagenmaker, to recommend to the Township Board **approval** of the proposed Zoning Text Amendment Ordinance to revise the Special Land Use Chapter of the Grand Haven Charter Township Zoning Ordinance.  
**Which motion carried unanimously.**

IX. REPORTS

A. Attorney Report – None

B. Staff Report

- Welcome Brock Hesselsweet to Planning Commission and ZBA.
- Attorney Bultje has joined the law firm Dickinson Wright. The previous firm opted out of providing legal services for the municipal law sector.
- The next Zoning Ordinance Update Committee meeting is scheduled for Thursday, October 5<sup>th</sup> @ 6pm in the Main Conference Room.

C. Other

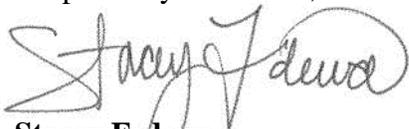
- Wagenmaker expressed a desire to update the Private Road and Driveway Ordinance as well as reconsider the need for requiring double lot frontage on main thoroughfares.
  - Questioned why McKenna Associates is unable to include the Private Road and Driveway Ordinance in the Zoning Ordinance update project.
    - Fedewa explained Private Road and Driveway Ordinance is not part of the Zoning Ordinance, and is outside the scope of the Township’s contract with McKenna. If desired, a supplemental contract can be executed after the Zoning Ordinance update is complete.
  - Believes a study must be conducted to determine if the double lot frontage requirement is necessary. Does not believe it has been beneficial to the community and only limits property rights.
- Taylor noted the recent City Council meeting included a presentation from Grand Valley State University who conducted a “people counting” study in the summer of 2016. The study found 2.2 million people visited Grand Haven during that time, and in general the visitors were “highly satisfied” with their experience.
- LaMourie noted how quickly the Speedway project has been constructed.
- Wilson provided an update on his potential development projects in the area, including the land adjacent to the Speedway project.

X. EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS ONLY – None

XI. ADJOURNMENT

**Without objection**, the meeting adjourned at 7:26 p.m.

Respectfully submitted,



**Stacey Fedewa**  
Acting Recording Secretary



GRAND HAVEN CHARTER TOWNSHIP

# Community Development Memo

DATE: October 12, 2017

TO: Planning Commission

FROM: Stacey Fedewa, Community Development Director

RE: Special Land Use – Indoor Exercise Facility – Fit Body Bootcamp

**Motion to remove the Special Land Use Application for an Indoor Exercise Facility from the table.**

PROPERTY DETAILS			
Property Address	Parcel Number	Parcel Size	Application Type
16916 Robbins Rd	70-03-33-200-065	3.25 Acres	Special Land Use
Existing Zoning	Existing Land Use	Existing Infrastructure	Existing Site Improvements
C-1 Commercial	Office Building	Paved Roadway, Municipal Water, Sanitary Sewer	Office Building
Master-Planned Zoning	Surrounding Zoning & Land Uses		
	Direction	Zoning	Land Use
Office/Service	N	SFR (City)	Single Family (City)
	S	C-1 & I-1A	Vehicle Repair & Single Family
	E	C-1	Store 'n Locks & Office Building
	W	C-1	Office Building

## BACKGROUND & UPDATE

This Special Land Use (SLU) application was originally discussed in mid-July 2017. The Planning Commission reviewed the SLU standards, which include two access management provisions that were complicating the application. These two provisions are:

1. Access points shall be at least 200-feet from any intersection.

- Hopkins Street and Barbara Street within the City are both within 200-feet.
2. Only 1 access point is permitted.
    - The original use of the building was a bank that included two points of access because of the drive-thru.

In response, staff and the Planning Commission reviewed the access management provisions of the SLU Chapter and determined two things:

1. The Zoning Ordinance Update Committee needs to address access management as an individual chapter, so there is more consistency.
2. Some of the access management provisions were too restrictive and discouraged the reuse of existing buildings, so the Planning Commission directed staff to draft a text amendment providing them with flexibility to address access management on a case-by-case basis until the new zoning ordinance is adopted.

The text amendment was drafted, adopted, and became effective on October 6<sup>th</sup>. The new text says:

The Planning Commission may, when considering an application for a special land use which includes an existing building, agree to grant a departure from access management requirements in this ordinance if the Planning Commission finds that the standards in Subsection A can be met even if the departure is granted.

The standards in Subsection A state:

The proposed use shall be such that traffic to, from, and on the premises and the assembly of persons relating to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and, the general character and intensity of the existing and potential development of the neighborhood.

## MOVING FORWARD

Now that the Planning Commission has the authority to grant departures from the access management standards if the conditions in Subsection A are met, the Indoor Exercise Facility application can formally be considered.

## PROPOSED SPECIAL LAND USE

The applicant currently operates an indoor exercise facility on Robbins Road within the City of Grand Haven. The applicant wants to relocate in order to merge the exercise facility with their administrative offices in order to have a centralized location.

The Fit Body Bootcamp business is an exercise facility that falls somewhere between a traditional gym and cross-fit.

**SPECIAL LAND USE REQUIREMENTS**



This Special Land Use (SLU) encompasses a wide range of indoor uses relate to recreation, exercise, and athletic facilities, so some of the provisions may not be applicable to the applicant’s proposal.

REGULATION	COMPLIANCE
Designated pickup and drop-off area for patrons	Parking Lot
No. of Parking Spaces ( <i>PC can take into account the hours of operation and type of activities conducted on site, and may require a parking study to determine the number of spaces needed</i> )	67 Spaces
Tournaments shall only be held during evenings and weekends. No parking permitted on adjacent property	N/A
Commission may determine days and hours of operation to minimize noise and traffic congestion	Likely N/A
Minimum lot size = 1 acre	3.25-acres
No outdoor recreation permitted	Compliant

No outside storage permitted in the required front or side yards	Compliant
Parking, display, and storage areas shall be hard surfaced	Compliant
10% of site must be landscaped	27% landscaped
Use shall be screened	Existing Woodline
Outdoor lighting shall comply with Chapter 20A	N/A (existing)
Access points shall be at least 200-feet from any intersection	Hopkins St & Barbara St are within 200-feet
Only 1 access point is permitted.	2 Existing Entrances
Off-street parking shall be safe for pedestrians and ease vehicular maneuvering	Compliant
Additional off-street parking required for accessory facilities	N/A
<b><i>Provisions Applicable to Use in C-1 District</i></b>	
Minimum 70% exterior finish material shall have facing brick, cut stone, etc.	Compliant
Landscaping shall be provided along 30% of walls visible from street	Compliant
Vehicles, materials, and equipment must be stored within a building or behind a fence that is at least 1 foot above the object it is screening	N/A (no storage)
On corner lot—provisions to front yards shall apply	Compliant

### POSSIBLE ACCESS MANAGEMENT DEPARTURE(S)

As previously identified, there are two access management provisions the Commission will need to consider, the first being the proximity to the adjacent intersections. Earlier discussions on this provision seemed to be fairly unanimous—the proposed business would not be detrimental the adjacent intersections—formal findings will be included in the proposed Report of Findings at the end of this memo.



However, the second provision, which limits the property to 1 point of access is in need of further discussion. The two main points of view from the previous meeting were:

- The second point of access already exists, does not appear to be causing issues, so why would the Township require it to be closed.
- Access management provisions are in place for a reason, and it is up to the applicant to prove why the second curb cut is needed. If satisfactory evidence is not provided, the second access point should be closed as a condition of approval.

## SAMPLE MOTIONS

### Conditionally Approve – 1 Departure

If the Planning Commission finds the application meets the applicable standards, the following motion can be offered:

**Motion** to conditionally approve the Special Land Use application to allow an Indoor Exercise Facility with Ancillary Administrative Offices at 16916 Robbins Road. This approval is based on the application meeting the applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance, with the exception of 1 access management departure. This action is based upon the findings and other information included in the Planning Commission report. Approval is subject to the following conditions:

1. Applicant shall close the northern access point prior to occupying the building. Additionally, this closed area will be seeded and landscaped with at least 1 tree that has a minimum caliper size of 3”.
2. Direct staff to strike Section 3.B ad 3.B.i from the Report of Findings.

### Conditionally Approve – 2 Departures

If the Planning Commission finds the application meets the applicable standards, the following motion can be offered:

**Motion** to conditionally approve the Special Land Use application to allow an Indoor Exercise Facility with Ancillary Administrative Offices at 16916 Robbins Road. This approval is based on the application meeting the applicable requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance, with the exception of 2 access management departures. This action is based upon the findings and other information included in the Planning Commission report.

### Deny

If the Planning Commission finds the application does not meet the applicable standards, the following motion can be offered:

**Motion** to direct staff to draft a formal motion and report, which will deny the Special Land Use application, with those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

## Table for Revisions

If the Planning Commission finds the application is in need of revisions before a determination can be made, the following motion can be offered:

**Motion to table** the Special Land Use application, and direct the applicant to make the following revisions:

1. *Pursuant to Section 19.07.17.L provide a traffic study to justify the second driveway entrance, or revise the site plan to show that one entrance will be closed.*
2. *List other the revisions.*

## REPORT OF FINDINGS (TO BE USED WITH A MOTION FOR APPROVAL)

1. This approval is based on the affirmative findings that each of the following standards of Section 19.05 have been fulfilled:
  - A. The proposed use is consistent with, and promotes the intent and purpose of this Ordinance.
  - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
  - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
  - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
  - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
  - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
  - G. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
  - H. The proposed use is consistent with the health, safety, and welfare of the Township.
2. The application meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
  - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site

will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.

- B. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
  - C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
  - D. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
  - E. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
  - F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
  - G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
  - H. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
  - I. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
  - J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
  - K. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
  - L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
  - M. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
  - N. As appropriate, fencing has been required by the Planning Commission around the boundaries of the development to minimize or prevent trespassing or other adverse effects on adjacent lands.
  - O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
3. Pursuant to Section 19.05.7.B the Planning Commission may, when considering an application for a special land use which includes an existing building, agree to grant a departure from the

access management requirements in this Ordinance if the Planning Commission finds that the standards in Section 19.05.7.A can be met even if the departure is granted.

- A. The Planning Commission grants a departure from Section 19.07.17.K to allow the subject-use to be located within 200-feet of an intersection. This departure is based on the following findings:
  - i. The use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
- B. The Planning Commission grants a departure from Section 19.07.17.L to allow the subject-use to keep the existing second access point to the north. This departure is based on the following findings:
  - i. The use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.



# Community Development Memo

DATE: October 12, 2017

TO: Planning Commission

FROM: Stacey Fedewa, Community Development Director

RE: Pre-Application Presentation – Motor Vehicle Repair Garage – Z Tire

## BACKGROUND

The owner of Z Tire, John Helder, intends to relocate his business. As you know, a development group has purchased the 7.5-acre property on Robbins Road between Whittaker Way and 172<sup>nd</sup> Avenue. This development group intends to start the redevelopment of the site in 2018.

Helder is being proactive with this information and has been searching for property. Helder believes the ideal location is at 17169 Hayes, which is the industrial building on the NE corner of Hayes and 172<sup>nd</sup> Avenue, which also has tenants selling granite, sale of lawn mowers, small engine repair, packaging materials, communications, and general storage.

## PROPOSED DEVELOPMENT CONCEPT

To begin, the majority of staff-related conversations occurred while Fedewa was out of the office, so some of the information being provided is second-hand. Therefore, Fedewa apologizes if any of the information contained in this memo is not on the mark.

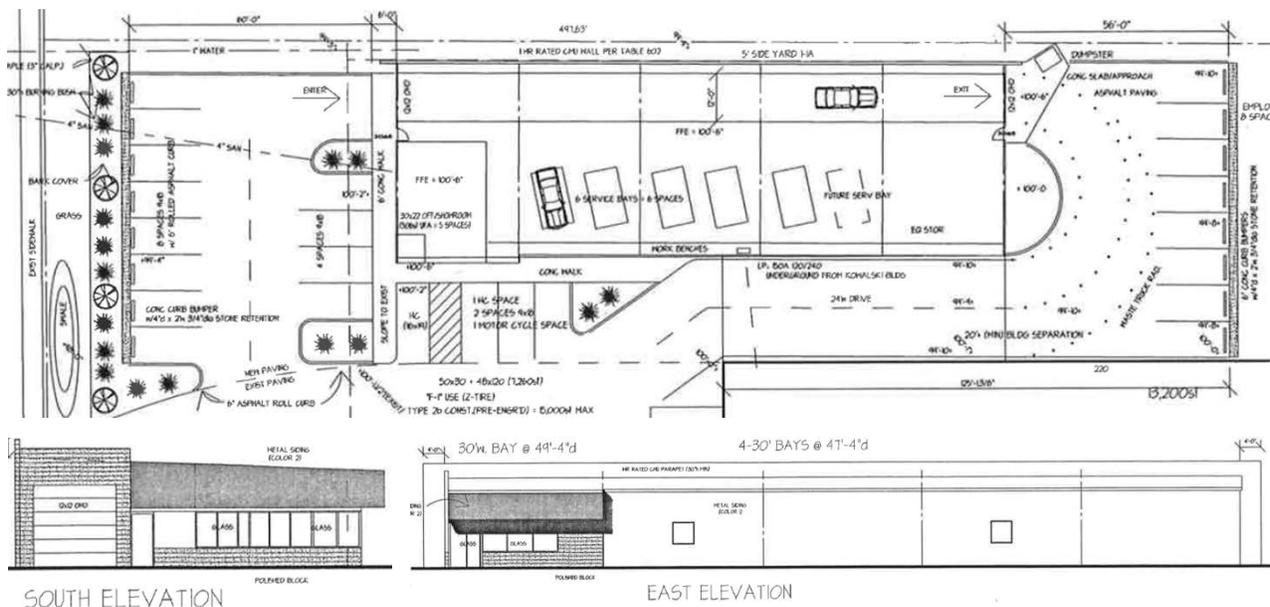
Helder is proposing to construct another building onsite. However, it comes with complications. Due to these complications staff encouraged Helder to have a pre-application presentation with the Planning Commission to receive direction on his proposal.

Specifically, Helder is proposing a 7,260 sqft building on the NW portion of the property to operate his motor vehicle repair business.



## THE OBSTACLES

1. The Special Land Use standards for a Motor Vehicle Repair Garage require a minimum 30' setback from all side and rear lot lines. Helder is proposing to use the underlying I-1A side yard setback of 5' to accommodate the size of the building.
2. The building code requires any building within 10' of a lot line to have a 1-hour fire rated wall; which would be required on the north wall of the building if the 5' setback was approved.
3. Helder desires two-way traffic on his site, which would require a minimum 24' of maneuvering space between his building and the adjacent granite shop. However, if this was limited to one-way traffic it would allow a 17' side yard setback and a 12' setback from the granite shop, this setup would result in the south wall needing to be 1-hour fire-rated. If this was adjusted slightly and 20' was provided between the granite shop and Helder's then no fire-rated wall would be required.
  - a. It appears the two-way traffic is related to employee parking, dumpster access and possible used-tire storage. However, there is a large open space behind the proposed building, which can be accessed via one of the 3 existing driveways on Hayes Street.
4. More parking is being proposed than allowed by the ordinance. Based on the sketch plan only 11 parking spaces would be permitted. However, Helder is proposing 24 spaces.
5. A raised curb of 6" in height shall be constructed along the perimeter of paved and landscaped areas. However, Helder is proposing a 6" rolled curb, not a standard curb, which staff believes is the intent of the provision.
6. From what Fedewa understands, there a few options that have been discussed as a method to resolve this setback issue:
  - a. Apply for a dimensional variance to have the reduced side yard setback.
  - b. Adopt a text amendment allowing Motor Vehicle Repair Garages as a permitted use in the industrial zoning district(s).
  - c. Adopt a text amendment reducing the required side yard setback for this use, especially if it abuts another industrial property.



## PURPOSE OF PRE-APPLICATION PRESENTATION

At a pre-application presentation, the Planning Commission and property owner shall have an opportunity to exchange information and provide guidance that will assist in the preparation of materials. Also, it is noted that **no formal action will be taken, nor will statements made be considered legally binding commitments.**

## HOW OTHER WEST MICHIGAN COMMUNITIES REGULATE THIS USE

Municipality	Zoning District	Permitted or SLU	Setbacks		Caveats
GHT	C-1	SLU	Front	75	Side Setback for Corner Lot is 40'
	I-1		Rear	30	
	I-1A		Side	30	
Spring Lake Twp	General Commercial	SLU	Front	30	Side Setback is 25' if abutting residential or agricultural districts
			Rear	10	
			Side	0	
	Light Industrial	Permitted by Right	Front	35	Side Setback is 50' if abutting residential district
			Rear	25	
			Side	10	
Industrial	Permitted by Right	Front	50	Side Setback is 50' if abutting residential district	
		Rear	25		
		Side	25		
City of Grand Haven	Commercial	SLU	Front	25	Side Setback for Corner Lot is 25'
			Rear	10	
			Side	0	
	Beechtree	SLU	Front	5	Side Setback for Corner Lot is 10'
			Rear	0	
			Side	0	
	Transitional Industrial	SLU	Front	25	Side Setback for Corner Lot is 25'
			Rear	10	
			Side	10	
	Industrial	SLU	Front	25	Side Setback for Corner Lot is 25'
			Rear	20	
			Side	10	
Holland Twp	Gen Com	SLU	Front	50	Side & Rear Setback is 50' if abutting residential
			Rear	25	
	Hwy Com		Side	15	
Ferrysburg	LI-1	SLU	Front	40	100' setback from residential district
	LI-2		Rear	25	
			Side	25	



**DRYER ARCHITECTURAL GROUP, PLC**

220.1/2 Washington  
Grand Haven, MI 49417  
Phone: 616.846.5400  
E-Mail: dryerarch@gmail.com

**Z Tire Location @ Reenders' Industrial Site**

**NARRATIVE**

DATE: Sept. 30, 2017

Grand Haven Township Planning Commission members:

We are proposing to locate Z Tire Automotive Repair on the site of Reenders' Industrial Site (14440 172<sup>nd</sup> Ave.). Also on this site is VIP Repairs LLC, Kowalski Granite, Norton Packaging (a storage facility) & Reenders Inc. (Dale's Audio Business)

Automotive repair is an F-1 use in the building code, the same as factory use with combustible products. The GHT Zoning Ordinance seems to differentiate automotive repair from factory by requiring 30' of side yard setback versus 5' for Industrial (Factory) use.

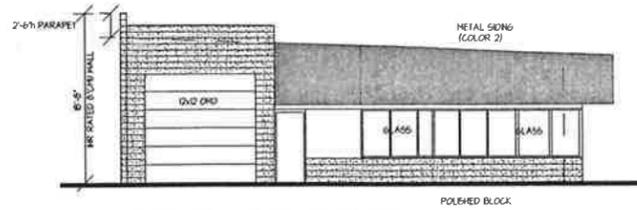
Additional side yard circulation is not necessarily required for automotive repair use and outside storage is not permitted in the side yard, so why the extra 25' of setback?

The adjacent property is zoned Ag. The neighbor to the north is Shape Corp.

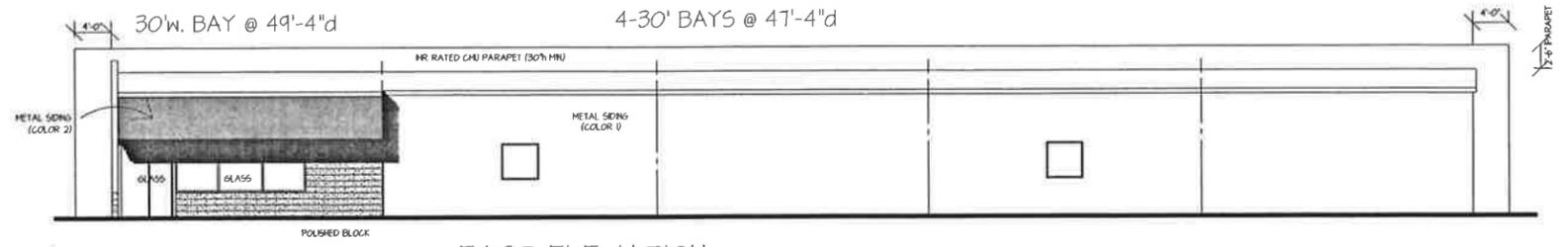
We are requesting that a 5' side yard setback be considered for automotive repair in the I-1A zoning district.

We are aware that a 1-hr rated wall is required when a building is within 5' of the property line.

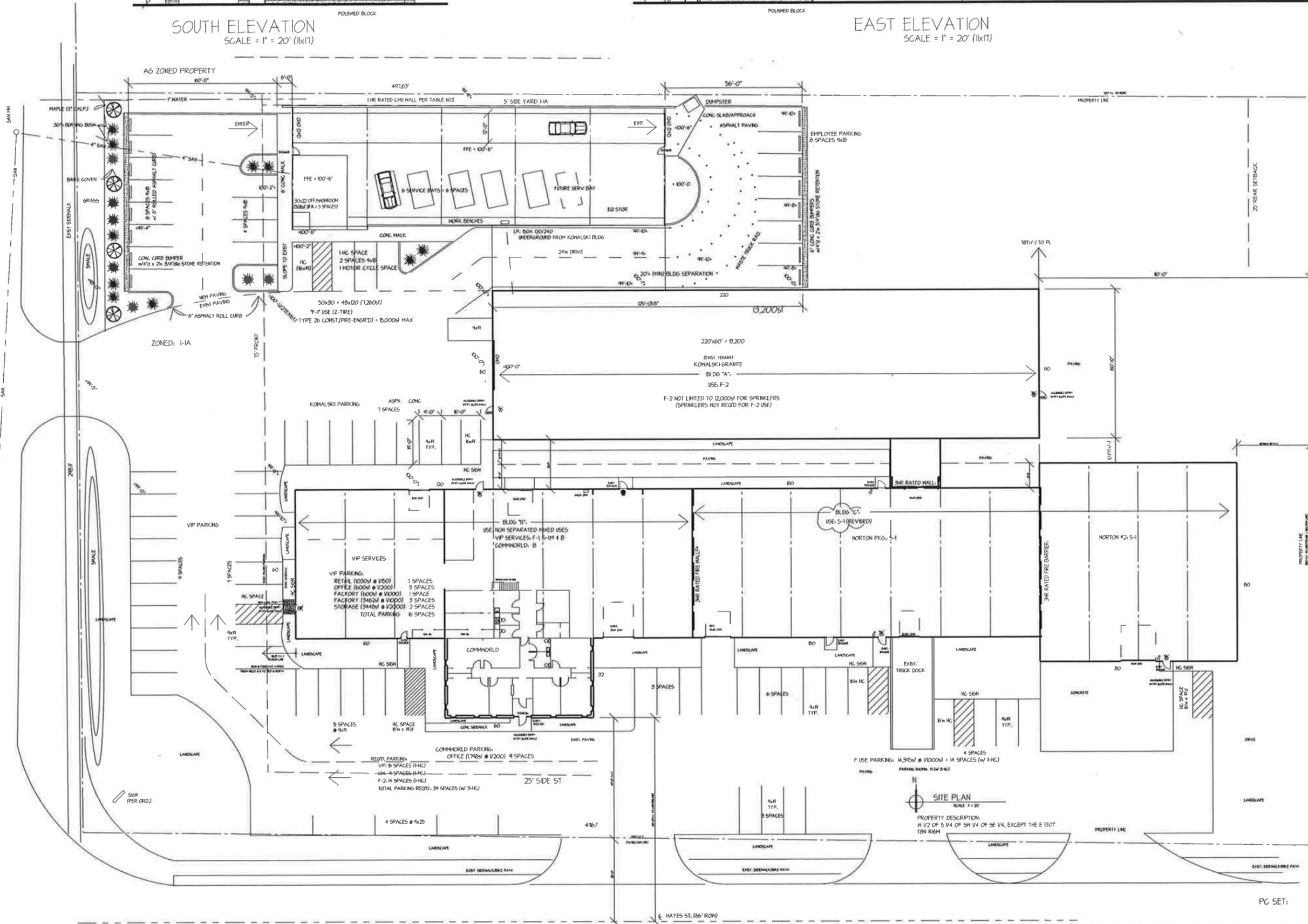
FROM:  
Dennis Dryer - President



**SOUTH ELEVATION**  
SCALE = 1" = 20' (1/4"=1')



**EAST ELEVATION**  
SCALE = 1" = 20' (1/4"=1')



**CODES:**  
 2015 MI BLDG CODE  
 2015 MI MECH CODE  
 2015 MI PLMB CODE  
 2015 NEC AMENDED w/  
 PART 8 MI ELEC RULES

**SITE PLAN**  
 SCALE = 1" = 20' (24x36)  
 SCALE = 1" = 40' (11x17)

**Z-TIRE**  
 @ REENDER'S  
 INDUSTRIAL BLDG.  
 1440 112nd AVE.  
 (ALSO ADDRESSED AS 1164 HAYES ST)  
 GRAND HAVEN TWP.

**dryer architectural group**  
 architectural/interior/design consultants  
 226 1/2 Washington  
 Grand Haven, Michigan 49417  
 616/846-5400

DRAWING INFORMATION	
Drawn: DDD	Checked: ddd
Date: 9-28-11	Proj. No. 11-28
Revising: [ ]	Sheet: [ ]
Date: [ ]	By: [ ]
SP	

9-28-11

PG SET:



GRAND HAVEN CHARTER TOWNSHIP

## Community Development Memo

DATE: October 13, 2017  
TO: Planning Commission  
FROM: Stacey Fedewa, Community Development Director  
RE: 2018 Budget Proposals & Priorities

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### BACKGROUND

As you know, the Township adopted a new Master Plan in 2016. The Master Plan established a number of goals and objectives, one of which is to update the Zoning Ordinance, which is in process. Moving forward, it is important for the Planning Commission to establish priorities for achieving the projects identified in the Master Plan.

### 2018 PRIORITIES

Staff recommends one of the priorities for the 2018 budget be a formal recommendation the Township Board update the Private Road and Driveways Ordinance.

Enclosed with this memo are the Master Plan goals and objectives. Please review the list and be prepared to discuss priorities, so staff has a clearer direction on how to budget future funds for the selected projects.

Please contact me if this raises questions.

## CHAPTER 7. GOALS AND OBJECTIVES

The primary function of the *Resilient Grand Haven Charter Township Master Plan* is to guide future development and growth within the Township. The Master Plan identifies a vision for the future and a series of goals and objectives to guide decision making. The goals and objectives in this chapter of the Master Plan provide guidance for the future planning of the Township, and are based on the input gathered during the Resilient Grand Haven planning process, discussions with the Grand Haven Charter Township Planning Commission, and previous community planning efforts.

Goals provide statements that describe the desired future for the Township and provide general direction for local decision makers. Objectives are more detailed descriptions of actions needed to achieve the goals. The following pages identify the goals and accompanying objectives of the *Resilient Grand Haven Charter Township Master Plan*.

**Goal 1: The Township will preserve valuable natural resources, and the shorelines along Lake Michigan and the Grand River. These natural assets provide a cultural identity and add economic value to the community.**

1. The sensitive natural resources that distinguish the Grand Haven landscape will be identified and protected, which include but are not limited to: wetlands, critical dunes, high risk erosion, floodplains, and water resources.
2. Develop and implement shoreline protection standards such as riparian buffers, erosion protection with native vegetation plantings, and low-impact development.
3. Limit the amount of impermeable surface with all new development to minimize surface runoff and maintain infiltration.
4. The Township will take thoughtful measures to ensure residents will have long-term sustainable water sources.
5. Develop best management practices to prevent the introduction, and spread, of invasive species and diseases transmitted by flora and fauna.
6. Encourage forest stewardship practices through public education.

**Goal 2: The preservation and enhancement of natural features of the community will be a central consideration in all civic decisions in Grand Haven Township. Buildings and infrastructure will be planned, constructed and maintained to protect and improve the quality of the natural environment while serving the needs of the population and allowing residents and visitors appropriate access to enjoy natural features.**

1. Develop a green infrastructure plan to enhance and sustain the network of natural features.
2. Preserve the viewsheds of Lake Michigan, the Grand River, and the bayous by minimizing encroachment into riparian areas, floodplains, and steep slope areas within the Township.
3. Recognizing the importance and value of tree coverage the Township will evaluate the need and feasibility of implementing a tree planting policy.

4. Incorporate the use of renewable energy whenever feasible.
5. Support the goals and objectives of the Explore the Grand Region: A Community Parks and Recreation Plan in Northwest Ottawa County, 2015 – 2019.

**Goal 3: Discourage the inappropriate and unplanned use of land through sporadic and isolated land divisions. Encourage carefully planned developments that are responsive to market demands.**

1. Support a Township land use policy that results in a well-balanced, but diverse pattern of land uses that incorporates sustainable growth principles.
2. Establish ordinances to achieve the targeted growth areas defined in the 2009 Master Plan.
  - a. Land east of US-31 – new residential development should generally be limited to the north side of Lincoln Street. However, the Township may consider future residential Planned Unit Developments or Cluster Developments along the immediate southern edge of Lincoln Street in limited circumstances. Such as, the proposed development would fulfill a unique housing niche (i.e., affordable housing, senior housing, assisted living, PUD with a crop and livestock theme, etc.).
  - b. Land west of US-31 – limit new residential development to land north of Buchanan Street.
  - c. Limit future commercial and industrial development along US-31 and M-45 to those areas that are currently served, or are planned to be served, by municipal water and sewer. The costs associated with any utility extensions must be assumed by the developer.
  - d. Limit new development to land that is supported by existing infrastructure and paved roads. All proposed developments within 2,700 feet of municipal water or sewer must bear all costs to extend the infrastructure services.
3. Preserve the local character of the Township by implementing development regulations to protect the rural character, thriving agricultural operations, and successful agri-businesses, which include roadside stands and farmers markets.
4. Refine and enhance the Planned Unit Development (PUD) and Cluster Development Ordinances to ensure that residential developments are designed to promote the goals of clustered residential development, the preservation of large tracts of contiguous open space, and the preservation of development buffers along external county roads.
5. Support an amendment of the PUD ordinance that permits residential crops and livestock as the main theme of the new development.

**Goal 4: Support multiple housing options and mixed-use developments for all segments of the population that place users near daily services.**

1. Support the development of diverse housing types to expand choices available to current, and new, Township residents.
2. Examine the need, and viability, of increasing densities in certain segments of the Township.
3. Support and encourage senior housing and assisted living facilities (i.e., aging in place).

**Goal 5: Grand Haven’s public facilities, including its roads, utilities, parks, and public buildings will be carefully planned, constructed and maintained to efficiently serve the needs of current and future generations.**

**Goal 6: Residents and visitors to the greater Grand Haven community will have safe and convenient access by way of non-motorized pathway system, private automobiles, and public transportation.**

1. Expand the Township’s pathway system to promote the health and safety of residents and visitors.
2. Investigate the potential impacts of the new M-231 bypass on future development, traffic, and infrastructure in the Township.
3. Develop a best practices access management plan with OCRC and Ottawa County Planning Commission. This plan will strive to reduce traffic volumes; correct unacceptable traffic conditions; address safety concerns on major thoroughfares; and develop street design standards.
4. Coordinate current and future development projects with the Ottawa County Road Commission (OCRC).
5. Support efforts to increase access to a regional transit system. This includes supporting the goals and objectives of Harbor Transit’s strategic plan.

**Goal 7: Grand Haven Township will continue to be a vital economic center that includes a balance of clean manufacturing, professional and personal service, the arts, hospitality, retail, commercial, and institutional employment.**

1. Research the viability of incorporating an incentive-based development plan for all land uses, including energy efficiency and brownfield redevelopment.
2. Support the manufacturing sector in the Township by promoting existing opportunities and encouraging future growth.
3. Support the expansion, and improved access, to high-speed and reliable wireless broadband service.

**Goal 8: Grand Haven Township will be a leader in working with other units of government, state agencies, schools, and special authorities to manage growth and service delivery to the residents and businesses of the area in the most efficient and transparent manner possible.**

1. Coordinate planning efforts with surrounding municipalities for well-planned and cooperative communities.
2. Cooperate with other area communities in the evaluation and implementation of any feasible joint approach to service delivery.
3. Consolidate separate community initiatives into a common vision, which results in sound community building, promotes leadership, engages volunteers, and involves students.
4. Complete an evaluation of Township buildings and facilities to identify improvements to reduce energy consumption and stormwater runoff and implement those that prove feasible.
5. Partner with the Tri-Cities to create a marketing and branding strategy for the community.