

**CITY OF GRAND HAVEN  
GRAND HAVEN, MICHIGAN  
PLANNING COMMISSION MINUTES**

**January 31, 2023**

A regular meeting of the Grand Haven Planning Commission was called to order by Chair Dora at 6:00pm. Upon roll call, the following members were present:

**Present:** Jennifer Smelker, Vice-Chair Ryan Galligan, Magda Smolenska, Tamera Owens, Robert Grimes, Amy Kozanecki, and Chair Mike Dora

**Absent:** David Skelly, Debi Hulverson

**Also Present:** City Planner Brian Urquhart, Suzanne Schulz of Progressive A/E

**Approval of Minutes**

Motion by **Grimes**, seconded by **Owens** to approve the December 13, 2022 minutes. All ayes. **Motion passes.**

**Call to the Audience; First Opportunity**

There were no comments.

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**Case 23-01: Master Plan 5-year update presentation by Progressive A/E**

Suzanne Schulz of Progressive A/E presented the draft update to the Master Plan. She noted the scope of the update was smaller in scale, limited to updates to demographic conditions, housing and economic conditions, updating goals and objectives, revising the future land use map, and updating the zoning plan.

She highlighted a few themes taken from the community input session held in May 2022. These themes included: protection of natural features, focused development on specific areas of the city, and maintaining and improving connectivity across Beacon Blvd.

Schulz said the action today for the Planning Commission was to recommend approval of the Master Plan update to City Council for 63-day public comment period as required by the Michigan Planning Enabling Act. The Master Plan update would be presented to the City Council at the February 6<sup>th</sup> meeting.

Grimes inquired what action is necessary for the Planning Commission to take if any changes to the Master Plan are made during the public comment period. Schulz said minor changes can be incorporated into the document for the public hearing. If changes are major, the city may elect to revise the adoption process and hold another public hearing following public comment. Schulz added following the 63-day comment period and according to the current timeline, the Planning commission would hold

a public hearing at the April 11 meeting, and then a formal approval would be made via resolution by the City Council at the April 17<sup>th</sup> meeting.

Urquhart added the Master Plan update is required for Redevelopment Ready Communities (RRC) recertification. He noted the Master Plan is important to reference in many decisions made by staff, the Planning Commission, City Council, other departments. He also added the plan will be referenced in development applications to ensure understanding among property owners, developers, stakeholders, and residents.

Following discussion, the Planning Commission unanimously recommended to City Council approval of the 63-day distribution of the Master Plan update for public comment.

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**Zoning Board of Appeals Liaison Report:**

Galligan said he was not present at the December meeting. Former ZBA member Kozanecki said the variance for a detached accessory building at 300 Washington Ave. was approved. The variance allowed for the building to be placed 1 foot from the side lot line, where 3 feet is required.

**City Planner Report:**

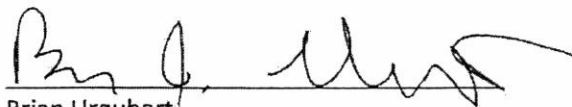
Urquhart informed the Planning Commission the Diesel Plant site plan will be on the February 14<sup>th</sup> agenda. Commissioners asked about some historic timelines from when the project first began, and how some items that were requested of the developer did not come back to the Planning Commission. Urquhart said he would conduct research into how that may have occurred.

**Call to Audience; Second Opportunity:**

Bob Monetza of 945 Washington, said he applauded the effort of the Commission and the consultant. Monetza noted the population figures for the city show an aging population. Families are moving to Grand Haven Charter Township. The plan needs to focus on housing, jobs, and areas of interest to preserve and attract families to relocate back to Grand Haven.

**Adjournment:**

Chair Dora adjourned the meeting at 6:45 pm.

  
Brian Urquhart  
City Planner

