

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES

March 9, 2021

A regular electronic meeting of the Grand Haven Planning Commission was called to order by Chair Bill Ellingboe at 7:01 p.m. via Zoom. On roll call, the following members were:

Present: Collin Beighley, Kevin McLaughlin (Orman Beach, FL), Tamera Owens, Mike Westbrook, Chair Bill Ellingboe (all other members were located in Grand Haven, MI)

Absent: Ryan Galligan, Robert Grimes, Kirsten Runschke, David Skelly

Also present were Jennifer Howland, Community Development Manager, Ashley Latsch, Assistant to the City Manager, and Pat McGinnis, City Manager.

Approval of Minutes

Motion by Beighley, seconded by McLaughlin, to approve the February 9, 2021 minutes was approved unanimously by roll call vote.

Call to Audience – First Opportunity *No comments*

Case 21-06: An application for a Special Land Use Permit for 532 Jackson Avenue (parcel #70-03-21-302-008) to operate two Short-Term Rentals in an existing Two-Unit Dwelling.

Howland introduced the case. Applicant Chad Stockwell was present to answer questions.

Chair Ellingboe opened the public hearing. There were no comments.

Motion by McLaughlin, seconded by Beighley, to close the public hearing carried unanimously on roll call vote.

McLaughlin stated that he finds it interesting that the new zoning ordinance allows two-unit dwellings for housing affordability, and the first request we receive is for short-term rentals. He suggested that the City take a hard look at that. The application meets all of the requirements.

Ellingboe asked about concerns with sharing resources between the two renters, such as the fire pit. Stockwell stated it will be a trial to see if the multi-unit works. He may decide to convert it back into a single-family dwelling or add a fence to cut the backyard in half. In the winter, the units will be rented at an affordable rate.

Ellingboe asked Howland to confirm that a property owner can convert their house from a two-unit to single-family dwelling by right; Howland confirmed that.

Motion by Beighley, seconded by Westbrook, to approve the special land use permit to operate a Two-Unit Short Term Rental at 532 Jackson Avenue (parcel #70-03-21-302-008) carried unanimously by roll call vote as proposed.

Case 21-07: An application for a Special Land Use Permit for 620 N 5th Street (parcel #70-03-21-155-001) to operate a Short-Term Rental.

Howland introduced the case. Joe and Ericka King were present to answer questions.

Chair Ellingboe opened the public hearing. There were no comments.

Motion by Beighley, seconded by McLaughlin, to close the public hearing carried unanimously on roll call vote.

Westbrook said that this property and others nearby were under water last year. He asked if that had been resolved. Mr. King elevated the property out of the floodplain, made soil and drainage improvements, and the City installed inline pumps down the line. The pumps have been keeping up well. The City has really listened to the residents.

Ellingboe said that Jackson will continue to be a busy road, and we should keep that in mind as we move forward with development in this area.

Motion by Westbrook, seconded by McLaughlin, to approve the special land use permit to operate a short term rental at 620 N 5th St (parcel #70-03-21-155-001) carried unanimously by roll call vote as proposed.

Case 21-08: An application for a Special Land Use Permit for 526 Adams Avenue (parcel #70-03-21-155-019) to operate a Short-Term Rental.

Howland introduced the case. Lindsey Fox-Berry was present to answer questions.

Chair Ellingboe opened the public hearing. There were no comments.

Motion by Beighley, seconded by Owens, to close the public hearing carried unanimously on roll call vote.

Beighley asked Howland to explain how sleeping occupancy is calculated. Howland stated that her estimate is based on the size of the bedrooms, and the rental inspector will also factor in features like ceiling heights and egress.

McLaughlin asked the applicant why the driveway isn't being expanded at this time. He's concerned that the home will be rented to more than 6 people. The applicant doesn't want to open it up to more people than 6 people for that size of home. She'll re-evaluate it in the future. Howland stated that the 3-bedroom home has larger than average bedroom sizes, but it may not be practical to have more than 2 people in each bedroom.

Ellingboe asked if the applicant will be local when the property is rented. She confirmed she works in Spring Lake and will be nearby at all times. Howland explained that the requirement is to have someone within 60 miles of the property to manage it. That will be met in this case.

Motion by Westbrook, seconded by Beighley, to approve the special land use permit to operate a short term rental at 526 Adams Avenue (parcel #70-03-21-155-019) with the following conditions:

1. Sleeping occupancy will be limited to 6 people, due to limited parking.

The project was approved with a vote of 4-1, with the dissenting vote made by McLaughlin.

Case 21-09: An application for a Special Land Use Permit for Lucy's Market at 133 Columbus Avenue (parcel #70-03-20-403-012) for an expansion to an Eating & Drinking Establishment. This project will also require a Site Plan Review.

Howland introduced the case. Joe Bockheim provided an overview of the proposed expansion. His initial proposal during COVID was to add some outdoor seating, but he decided to expand it further when he learned that such an expansion was possible. The details such as specific plants and the design of the bar area have not been decided.

McLaughlin stated it was a well-thought-out plan. Westbrook stated it is an exciting project and he likes the design. Beighley supports having more places to eat outdoors.

At Chair Ellingboe's request, Howland explained the options for meeting the parking requirements, subject to approval by the Planning Commission.

Bockheim stated that Mike Smith from the Coast Guard Festival supports the project and will put the parking agreement in writing if needed.

McLaughlin stated that the agreement with the Coast Guard Festival shouldn't be a condition of approval if it is not needed to meet the parking requirements.

Ellingboe stated that he thinks this will be a welcome addition to the neighborhood, especially with new residential developments in the near future. He advised the City to evaluate adding safe crossings for pedestrians in this area.

Chair Ellingboe opened the public hearing. There were no comments.

Motion by McLaughlin, seconded by Beighley, to close the public hearing carried unanimously on roll call vote.

Motion by McLaughlin, seconded by Westbrook, to approve a request for a Special Use Permit and Site Plan Review for an expansion of an Eating & Drinking Establishment located at 133 Columbus Avenue, subject to the following conditions:

1. Hours of operation will be 8am to 10pm daily
2. A bike rack capable of holding 8 bicycles will be provided on the property.

The motion carried unanimously on roll call vote.

Case 21-10: A request to have a new shared driveway following a proposed lot split of 618 Sheldon Rd (parcel #70-03-29-229-027) into two lots per Sec. 40-605.02.F of the Zoning Ordinance. The proposed lot split would require two variances from the Zoning Board of Appeals, which will be considered on March 17, 2021.

Howland introduced the case. Applicant/owner Jill Osborne said the pool is in disrepair and needs to be repaired. Their kids are soon to be moving out and they would like to build a new smaller home where the pool is currently located.

McLaughlin said that the ZBA will have a tough time with the lot split request. From a shared driveway standpoint, he's ok with it. He asked if they have approached their neighbors about their request. Osborne said that the neighbors know about it. The neighbor to the east would rather keep it open space.

Beighley stated that it's a small area to put a lot onto, but the shared driveway request is acceptable.

Owens stated that she thinks it's a very tight fit but thinks the driveway is acceptable.

Westbrook asked for clarification on the use of the existing detached garage. Osborne said the new house parcel would own the existing garage. They explored splitting the lot in a way that kept the detached garage with the existing house, but the lot lines would have been unusual. Their realtor said it's very common to create a permanent easement for the existing house to lease the garage. Westbrook asked where the new house residents would park. Osborne said that there will be a new attached two-stall garage for the new house. No one would park in the shared driveway. Westbrook said that it's a lot to fit onto a small property but didn't have issues with the shared driveway itself.

Ellingboe does not have an issue with the proposed shared driveway and generally appreciates creative use of land. He noted that some of the absent commissioners were generally not supportive of shared driveways.

Owens is more comfortable with the request knowing that there will be parking for the new house in an attached garage.

Motion by Beighley, seconded by Owens, to approve the proposed shared driveway at 618 Sheldon Rd carried unanimously by roll call vote.

Case 20-34: A final plat for a proposed major subdivision called Robinson Landing, a 30-unit single-family residential development on the north side of Comstock Street (parcel #70-03-34-200-042).

Howland introduced the case, explaining the changes made since the Planning Commission recommended approval of the preliminary plat. Bruce Callen with Callen Engineering was present to represent the applicant and answer questions as needed.

Beighley supports the proposed project and appreciates the changes made to the layout. Westbrook, Owens and Ellingboe agreed. McLaughlin applauded Michigan Community Capital for taking on the project.

Motion by McLaughlin, seconded by Beighley, to recommend approval of the request from Michigan Community Capital for final plat approval of Robinson Landing, a 30-unit major subdivision of vacant land on the north side of Comstock Street (parcel #70-03-34-200-042), subject to the following condition:

1. The storm water infrastructure must meet the City's storm water ordinance.

The motion carried unanimously on roll call vote.

Zoning Board of Appeals Liaison Report

McLaughlin said that there was no meeting, so he has nothing to report.

Community Development Manager's Report

Howland reminded the Planning Commission of the upcoming meeting on March 16th to discuss

the Beyond the Pier master plan.

Call to Audience – Second Opportunity *No comments*

Adjournment:

Motion by McLaughlin, seconded by Westbrook, to adjourn was unanimously approved by roll call vote. The meeting adjourned at 8:01 p.m.



Jennifer Howland
Community Development Manager