

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



March 19, 2024

A special 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: Magda Smolenska, Joe Pierce, Vice-Chair Ryan Galligan, Amy Kozanecki, Chair Mike Dora, Tamera Owens, Dan Borchers

Absent: Jennifer Smelker, David Skelly

Also Present: City Planner Brian Urquhart, City Manager Ashley Latsch and members of the public.

Approval of Agenda

Motion by **Galligan**, seconded by **Smolenska** to approve the agenda as written. All ayes. **Motion passes.**

Call to the Audience; First Opportunity. None

Case 24-14: Discussion of a child care center at 16344 Comstock St.

Urquhart said the City received an inquiry from Shape Corporation for the possibility of a child care center at their Industrial complex at 16344 Comstock St. The parcel is zoned Industrial, and child care centers are not permitted in this district. Urquhart said he wanted to request from Shape to come before the Planning Commission to consider possible text amendments, or to confirm the request to consider a child care facility as an accessory use to the Industrial District.

Chris Meyers of Shape Corporation noted the request has shifted from the original conversation with city staff. They would request the split the parcel, and rezone the child parcel to OS - Office Service. This would allow a child care facility by special land use. The child care would be owned by Shape Corporation, but operated by Outdoor Discovery Center. They preferred the option to rezone to OS because it permitted for more options in the future, rather than being tied to the accessory use restriction.

Kyle Verplank of Shape Corporation introduced the need for child care among the Grand Haven area. He said Shape employs about 2000 employees locally. Shape is a Tier 1 auto supplier. Verplank noted the challenge with the workforce is transportation and childcare. Verplank said that child care reform is vital to the economic success of the industrial sector. He said this location would contain a capacity of around 180 students, and employ 20-25 people.

Outdoor Discovery Center said they operate 2 child care centers and 2 child care centers with a wraparound pre-school service in Ottawa County. He mentioned Outdoor Discovery Center partnered with Gentex Corporation with a child care facility on site. Travis also mentioned Dragonflies is another project in Park Township. He said the Comstock St. site is optimal because of the native landscaping and topography.

Borchers stated he liked the use.

Pierce said he liked the use as well. He asked if Shape would own and operate the facility. Verplank responded that Shape would own the building, but Outdoor Discovery would operate it.

Kozanecki inquired how does the Planning Commission get the text to include this use as an accessory to the principal use. Does the Planning Commission need to attach a specific quantitative amount of employees that have children enrolled in the facility, such as no less than 50%?

Galligan noted child care is an accessory use in the Industrial District within other communities. He said perhaps that a child care center could be a special land use in the Industrial district. The standards may need to change accordingly.

Owens also said she liked the use. Was not certain about rezoning to OS, due to the concern for spot zoning.

Smolenska agreed the use would be appropriate.

Dora said rezoning to OS may be challenging as it could be considered spot zoning.

Further discussion among the planning commission determined they would like to see this use permitted in this location, but should be open to the entire Industrial District. Kozanecki requested that staff conduct research into the Gentex project in Zeeland Charter Township. Urquhart said he would review that process and report back to the Planning Commission.

The Planning Commission requested for the next regular meeting, a draft text amendment to include child care centers as a special land use in the I District. Urquhart responded he would consult the City Attorney as necessary, and present a few options for the Planning Commission to consider. Once the commission is in agreement, a public hearing could be scheduled for the end of April for the zoning text amendment.

Case 24-05: Discussion of a proposed site plan for 815 S. Beechtree

Urquhart introduced the case. He said the parcel had a home recently demolished in 2023, leaving the 3.45-acre site vacant. The property is zoned OS – Office Service and contains areas within the sensitive area overlay. Chuck Hoyt of Nederveld requested a pre-application meeting to obtain feedback on a proposed development.

Hoyt introduced the plan for 11,500 sq. ft. medical office building positioned towards the western side of the lot. The plan includes two driveways off Beechtree and Taylor, and 70 parking spaces. This use is

permitted by right in the OS district. He said the property is well suited for a low impact use with adjacent residential nearby. Hoyt added that a full wetland delineation has been conducted.

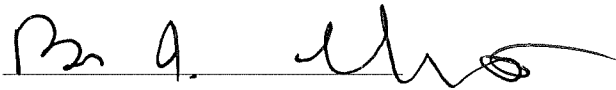
All commissioners felt the plan was appropriate, but stressed the need for adequate landscaping screening between the residents toe the west. The planning commission also added lighting should be carefully positioned to avoid any nuisance with the neighbors.

Hoyt said he would take the feedback and present a detailed site plan at a future meeting.

Call to Audience; Second Opportunity: None

Adjournment:

Chair Dora adjourned the meeting at 7:20 pm.

A handwritten signature in black ink, appearing to read "Brian Urquhart", written over a horizontal line.

Brian Urquhart, City Planner