

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES

April 12, 2022



A regular meeting of the Grand Haven Planning Commission was called to order by Chair Robert Grimes at 7:05 p.m. at the Grand Haven Council Chambers. On roll call, the following members were:

Present: Debi Hulverson, Mike Dora, Andrew Alt, Ryan Galligan, Magda Smolenska (7:07pm), Tamera Owens, David Skelly, Chair Robert Grimes

Absent: Eric Inlaw

Also present was Jennifer Howland, Community Development Manager

Approval of Minutes

Motion by Dora, seconded by Galligan, to approve the March 8, 2022 minutes was approved unanimously by voice vote.

Call to Audience – First Opportunity *No Comments*

Case 21-42: Proposed text amendments to Sec. 40-402.01, Sec. 40-402.02, Sec. 40-408.02.C, Sec. 40-409.02, Sec. 40-410.02, Sec. 40-411.02.C, Sec. 40-411.02.E, Sec. 40-412.02, and associated Figures 4-9, 4-10, 4-11, 4-13, 4-15A, and 4-16 to increase lot area, lot width, and side yard setbacks in the S, E, OT, NMU, and OS Districts and to require a special land use permit for Two-Unit Dwellings in the E, OT, and OS Districts instead of it being a use permitted by right.

Howland provided an overview of the proposed text amendments.

Galligan doesn't support the lot area nor two-unit dwelling amendments but he supports the other changes.

Hulverson supports the proposed text amendments, especially in the Old Town District. The special land use for two-unit dwellings will increase the city's control. Alt likes that the special land use process will allow for public feedback

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

Motion by Owens, seconded by Dora, to close the public hearing carried unanimously by voice vote.

Motion by Alt, seconded by Hulverson, to recommend approval of the proposed text amendments carried on the following roll call vote: Ayes: Alt, Hulverson, Dora, Owens, Skelly, Smolenska, Grimes. Nays: Galligan.

Case 22-01: Proposed text amendments to Sec. 40-411.02.D, Sec. 40-411.02.G, Sec. 40-411.03 and Figure 4-14 of the Zoning Ordinance concerning side yard setbacks and number of stories for nonresidential uses in the NMU, Neighborhood Mixed Use District.

Howland provided an overview of the proposed text amendments.

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

Motion by Dora, seconded by Skelly, to close the public hearing carried unanimously by voice vote.

Motion by Galligan, seconded by Skelly, to recommend approval of the proposed text amendments carried unanimously on roll call vote.

Case 22-06: A special land use permit for a Short-Term Rental located at 220 Franklin Avenue (parcel #70-03-20-453-003).

Howland provided an introduction to the case.

Jess Garrison, 525 River St, Spring Lake is the owner of 220 Franklin Ave. They did a complete gut job and changed the use from commercial to residential. The property is surrounded on all sides with short term rentals. Each bedroom has a private bathroom. The size of the home is large enough to support a big family gathering.

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

Motion by Owens, seconded by Alt, to close the public hearing carried unanimously by voice vote.

Hulverson asked about renting out individual rooms. Howland explained that individual rooms cannot be rented out separately. Garrison said that there is one shared kitchen. He also planned the home renovation to allow for the future use as a bed & breakfast, which would require a separate special land use permit.

Dora asked for details on the landscaping referenced in the narrative. Garrison said that arborvitae would be added along the east property line and shrubs would be planted next to the front porch.

Skelly noted that 13-15 people is a lot of people on the property. He asked about Garrison's plans to hire Unsalted Vacations to manage the property. Garrison said that his experience with other vacation rentals is that large gatherings like fraternity parties are not desired. They are planning for king size beds to be in most bedrooms and hope to cater to family reunions. Garrison said he would police the size of rental parties and work closely with Unsalted Vacations. He doesn't want heavy traffic in the house, especially considering the renovation costs he has incurred.

Motion by Dora, seconded by Smolenska, to APPROVE Case 22-06, a request for a Special Use Permit for a Short Term Rental located at 220 Franklin Avenue (parcel #70-03-20-453-003) based on the information submitted for review, and subject to the following condition:

1. The sleeping occupancy cannot exceed fifteen (15) people due to the availability of five (5) parking spaces.

The motion carried unanimously on roll call vote.

Case 22-07: A special land use permit for an Accessory Dwelling Unit located at 108

Sherman Avenue (parcel #70-03-29-202-002).

Howland provided an introduction to the case.

Jon Harrison, 108 Sherman Ave, explained their intentions for the property, which would be a family home for his wife and him, and an accessory dwelling for his mother. The proposed powder room is not a connection to the other unit; it is an access to the backyard for the ADU. They have no intentions to rent the home.

Chair Grimes opened the public hearing.

Joe Plowman, 608 Lafayette Ave, asked if the property met setbacks, including window well and eave projections. Howland confirmed that it does. He asked about storm water management. Howland explained that historic drainage patterns must be maintained and that the owner should work with their landscaper on final grading. He asked about precedent setting. Howland said all applications for ADUs must stand on their own merit and meet the special land use standards.

Steve Miller, 1540 Pennoyer Ave, said that Grand Haven really needs ADUs and he is glad to see this on the agenda.

Motion by Dora, seconded by Owens, to close the public hearing carried unanimously by voice vote.

In response to an inquiry by Hulverson, Howland explained that if sold the owner would have to live in one of the units. Howland also explained that the property cannot be short-term rented because it is located in a zoning district that does not allow short-term renting.

Grimes said that this is the perfect case for what we intended when the ADU regulations were expanded.

Motion by Skelly, seconded by Dora, to APPROVE Case 22-07, a request for a Special Land Use Permit for an Accessory Dwelling Unit located at 108 Sherman Avenue (parcel #70-03-29-202-002), based on the information submitted for review and subject to the following condition(s):

1. A deed restriction must be in place in compliance with Sec. 40-525 of the Zoning Ordinance prior to issuance of a certificate of occupancy for the ADU as a stand-alone dwelling, but no later than one (1) year from the date of special land use permit approval.

The motion carried unanimously on roll call vote.

Case 22-08: A special land use permit for a Short-Term Rental located at 253 Jackson Avenue (parcel #70-03-20-286-003).

Howland provided an introduction to the case.

Applicant Fred Riebold, 941 Lake Ave, said he bought the property with the intention to short term rent it. He is looking to provide a luxury rental unit in the community.

Chair Grimes opened the public hearing. Howland read the written comment in opposition to the request from Edward Smith, 305 Pere Marquette Place.

Motion by Owens, seconded by Hulverson, to close the public hearing carried unanimously by voice vote.

In response to an inquiry made by Alt, Howland explained sleeping occupancy and parking ratios.

Skelly asked about rental activity in other units at Portside Condos. Riebold said two are short term rentals, one is a long term rental, and the rest are part time residents. Skelly asked about management plans for the unit. Riebold might manage the rental himself and will abide by the city standards.

Motion by Smolenska, seconded by Galligan, to APPROVE Case 22-08, a request for a Special Use Permit for a Short Term Rental located at 253 Jackson Avenue (parcel #70-03-20-286-003) based on the information submitted for review, and subject to the following condition:

1. The sleeping occupancy cannot exceed six (6) people due to the availability of two (2) parking spaces.

The motion carried unanimously on roll call vote.

Case 22-09: A special land use permit for a Retaining Wall located at 1615 Pine Ridge Drive (parcel #70-03-29-421-005). This project also requires a site plan review.

Smolenska recused herself due to being the neighbor and the architect.

Howland provided an introduction to the case.

Kirsten Runschke, architect, said the owner is experiencing erosion in their backyard and is proposing the retaining walls as a solution to maintain their backyard.

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

Motion by Alt, seconded by Dora, to close the public hearing carried unanimously by voice vote.

Hulverson asked if there are retaining walls in the neighborhood. Runschke said yes, including walls adjacent to the cemetery on other properties. The majority of the proposed wall faces the cemetery. They are also proposing to replace railroad ties along the side yard.

Motion by Dora, seconded by Alt, to APPROVE Case 22-09, a special land use permit and site plan review for a Retaining Wall located at 1615 Pine Ridge Drive (parcel #70-03-29-421-005).

The motion carried unanimously on roll call vote.

Zoning Board of Appeals Liaison Report

There will be no meeting next week.

Community Development Manager's Report

The next meeting of the Master Plan Steering Committee will be held on Tuesday, April 19th at 7pm at the Community Center.

Call to Audience – Second Opportunity

Steve Miller, 1540 Pennoyer Ave – quoted an article referencing Suzanne Schulz, who is working

with the City on the master plan update. He was really pleased with the City's hiring of her. While working on the master plan, he hopes to incorporate a lot of information about zoning reform similar to Grand Rapids.

Other commissioners and audience members thanked Jennifer Howland for her 9 years of service.

Adjournment:

Chair Grimes adjourned the meeting at 8:14 p.m.

Jennifer Howland
Community Development Manager