

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

May 10, 2022

A regular meeting of the Grand Haven Planning Commission was called to order by Chair Grimes at 7:00pm. Upon roll call, the following members were present:

Present: Debi Hulverson, Mike Dora, Andrew Alt, Ryan Galligan, Magda Smolenska, Tamera Owens, and Chair Robert Grimes

Absent: Eric Inlaw, David Skelly

Also Present: City Manager Pat McGinnis and Assistant City Manager Ashley Latsch

Approval of Minutes

Motioned by **Dora**, seconded by **Galligan** to approve the March 8, 2022 minutes. Support was unanimous.

Call to the Audience; First Opportunity

No Participants

Public Hearing Case 22-11: A Special Land Use permit for an open air business located at Burzurk Brewing (parcel #70-03-21-481-027):

Chair Grimes opened the Public Hearing at 7:05pm

Peter Marozsan, 1403 Franklin Avenue, expressed concern with Burzurk Brewing's operation in regard to loitering and littering. He felt that the current conditions present security concerns and cited the operation as disruptive to his family's daily life.

Steve Miller, 1540 Pennoyer, commended the owners of Burzurk Brewing for their investment in the area. Miller expressed concern about the city enacting any barrier to their success in limiting their usable space.

Motioned by **Owens** and seconded by **Dora** to close the Public Hearing at 7:12pm.

Smolenska asked to recuse herself from discussion and vote, for professional reasons. A motion was made by **Dora** and seconded by **Galligan**; vote was unanimous.

Dora questioned what the normal process would be to have a food truck. McGinnis explained the city's process and options, concluding that it's relatively unclear; hence Howland's assessment of proceeding as an open air food vending use. Dora pondered whether this decision would set a precedence and noted that formal guidelines for applications would help to develop a standard.

Alt inquired whether a temporary use permit was required for only city property. McGinnis explained that a temporary use permit could be requested for up to 7 of 30 days, and if it were included in a special event request, that would require council approval.

Hulverson asked how long they could operate outdoors, as is, until further rules were developed. McGinnis stated he could authorize a temporary use for up to 30 days. Runschke, the project architect, explained that Burzurk had already utilized a temporary use permit early on, but were directed by staff to seek a special land use permit.

Galligan expressed that he didn't feel a precedent was being set by approval and that a case by case evaluation was appropriate.

Grimes questioned whether the approval would require an annual renewal and asked if there were guidelines to revoke the permit should any issues arise. Grimes also acknowledged that Burzurk is right on the border of residential and commercial districts, noting how critical it was to be a good neighbor. Grimes acknowledged that the tree's planted as buffers were inadequate. Galligan added that he would be in favor of requiring better screening.

Hulverson asked the applicant how they've addressed any issues that have come up in regard to their outdoor dining. Forbes, the applicant, stated he was not made aware of any issues. Forbes identified a number of ways he has attempted to improve the dining area from previous years.

Hulverson followed up asking what recourse the commission/city had if there were further issues with neighbors. McGinnis explained that recourse would be existing city ordinance or law.

Motioned by **Dora**, seconded by **Alt** to approve a special land use permit for an Open Air Business at Burzurk Brewing, 1442 Washington Avenue (parcel #70-03-21-481-027 with parcel address of 1444 Washington Avenue) to allow for a permanent food truck presence, with the following condition(s):

1. Shared parking agreements must be maintained.
2. Subject to change should a food truck ordinance be created and adopted.
3. Permit is valid for one year.
4. Hours of operation must adhere to 3:00pm to 9:00pm.
5. Applicant will improve, or add additional screening to the west of their property with matching nursery stock.

Motion passed unanimously, Smolenska abstained.

Case 22-10: A proposed lot split of 1912 Grant Avenue into four residential lots (parcel #70-03-27-129-025):

McGinnis provided an overview of the case; property owner, Paul, introduced himself.

Hulverson asked the applicant if the purpose of splitting the lot was to sell the property as residential. Paul confirmed, adding that the project would be creating great value with existing property with lake access.

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Galligan noted that the area was one of his favorite parts of the city, stating he saw no issue with the request. Galligan added that he liked the conditions added in the sample motion that was provided.

Dora commented that he was not a proponent of shared driveways, but the applicant had it worked out, so he was ready to vote.

Moved by **Galligan**, seconded by **Smolenska**, to approve the proposed lot split of 1912 Grant Avenue (parcel #70-03-27-129-025) into four residential lots, with the following condition(s):

1. The access easement over Parcel 1 and Parcel 2, which provides access to Gidley Drive for Parcel 1, 2, and 3 must be at least 40 feet wide.
2. The driveway serving parcel 2 and 3 must be 20 feet wide and designed to support 70,000 pounds per the fire marshal.
3. Public sidewalks must be provided or maintained along the frontage of Grant Avenue and Gidley Drive where applicable.
4. Street trees must be installed subject to DPW approval.
5. Approval of this lot split does not constitute a pre-approval of any future homes on the lots.

Motion passed unanimously.

Zoning Board of Appeals Liaison Report:

No report.

City Manager Report:

McGinnis provided an update on the Unicorn development. Noted that they were pulling permits and gearing up again; all in accordance with prior approval in 2019.

Call to Audience- Second Opportunity:

Steve Miller, 1540 Pennoyer, provided feedback regarding city efforts and developments; expressed that he felt Grand Rapids was a good example to follow going forward. Miller wanted to hear more from the city about benchmarking and land use reform.

Donnie, Jacksonville, Florida, thanked the commission for the opportunity to create value in the area and expressed excitement about spending more time in Grand Haven.

Adjournment:

Chair Grimes adjourned the meeting at 8:15 pm.


Ashley Latsch
Assistant City Manager

