

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES

May 11, 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, Ryan Galligan, Tamera Owens, Kirsten Runschke, David Skelly, Mike Westbrook, Chair Bill Ellingboe (all members were located in Grand Haven, MI)

Absent: Robert Grimes, Kevin McLaughlin

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

Approval of Minutes

Motion by Skelly, seconded by Beighley, to approve the April 13, 2021 minutes was approved unanimously by roll call vote.

Call to Audience – First Opportunity *No comments*

Howland informed the commissioners that Case 21-21 was withdrawn by the applicant.

Case 21-19: An application for a Special Land Use Permit to operate a Short-term Rental located at 249 Jackson Avenue, Unit 5 (parcel #70-03-20-286-005).

Howland introduced the case. Bryce DeQuoy was present to answer questions.

Chair Ellingboe opened the public hearing. There were no comments and no correspondence was received.

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

Skelly asked Howland if there were other short term rentals at Portside Condos. Howland said there was one in the development. Skelly asked the applicant if he had discussed the request with his neighbors. He has met the owners of three of the units, and there hasn't been pushback from anyone to date. DeQuoy stated that he intends to have a local relative manage it in the event they are no longer in the area.

Runschke had Howland explain the process to update paperwork for property management.

Ellingboe asked if there is a plan to develop a homeowner's association at Portside Condos. DeQuoy stated that they do have an association but there are no restrictions on short term renting.

Motion by Beighley, seconded by Runschke, to approve the special land use permit to operate a Short-term Rental located at 249 Jackson Avenue, Unit 5 (parcel #70-03-20-286-005) carried

unanimously by roll call vote with the following condition:

1. Because the dwelling unit only has two (2) parking spaces, occupancy for the short-term rental dwelling unit will be limited to six (6) people.

Case 21-20: An application for a Special Land Use Permit to operate a Short-term Rental located at 19 Crescent Hill (parcel #70-03-29-158-012).

Howland introduced the case. Kyle Smith is not local so he will have a property management company manage the property for them. He has spoken with several members of the Highland Park Association, including 20 Crescent Hill next door. They expressed no concerns about the request to operate a short-term rental.

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

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

Skelly had Howland explain that there were three short-term rentals in the immediate neighborhood. Westbrook appreciated that the applicant spoke with his neighbor in advance of the hearing.

Motion by Skelly, seconded by Owens, to approve the request for a Special Use Permit for a Short Term Rental located at 19 Crescent Hill (parcel #70-03-29-158-012) carried unanimously by roll call vote with the following condition:

1. Because the dwelling unit only has two (2) parking spaces, occupancy for the short-term rental dwelling unit will be limited to six (6) people.

Zoning Board of Appeals Liaison Report

McLaughlin was absent, so Howland reviewed the cases from the April 2021 meeting:

1. 1400 Woodlawn Ave – approved; corner front yard setback for a garage addition
2. 18275 Berwyck St – approved; side and rear yard setback for a boat storage building at North Shore Marina

Community Development Manager's Report

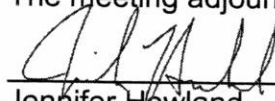
Howland reminded the Planning Commission of the upcoming meeting on May 18th to discuss the Beyond the Pier master plan. She also informed the Planning Commission that in-person meetings would resume in June.

Call to Audience – Second Opportunity

Marilyn Ruben, owner of Unit #2; The developer's selling point was that the units could be rented, but not intended to serve as rentals. We have a board.

Adjournment:

Motion by Skelly, seconded by Beighley, to adjourn was unanimously approved by roll call vote. The meeting adjourned at 7:29 p.m.



Jennifer Howland

Community Development Manager