

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

June 14, 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, Tamera Owens, and Chair Robert Grimes

Absent: Magda Smolenska, David Skelly

Also Present: City Planner Brian Urquhart, City Manager Pat McGinnis and Assistant City Manager Ashley Latsch

Approval of Minutes

Motioned by **Alt**, seconded by **Galligan** to approve the May 10, 2022 minutes. Support was unanimous.

Call to the Audience; First Opportunity

Cecil Bradshaw, 31 Sherman, expressed disappointment in Council and Planning Commission's regard for citizen input and the resulting plan that was before them.

David Tencate, 300 Washington, stated that the site plan information for the diesel plant item was limited and encouraged Planning Commissioners to not grant any parking variances.

Nathan Patterson, 621 Lafayette, representing the Ski Bowl Association, expressed concern about parking access with the diesel plant development.

City Manager McGinnis asked that the Commission remove item 7F from the agenda, regarding a site plan approval for the diesel plant development.

Public Hearing Case 22-13: A Special Land Use permit for a Short Term Rental located at 237 Jackson Avenue (parcel #70-03-20-286-001):

Chair Grimes opened the Public Hearing at 7:14pm; the hearing closed at 7:16pm with a motion by **Owens** and a second by **Hulverson**.

Dora requested that 237 Jackson be added to the landscaping plan, adding conformity with the land use narrative.

Planning Commission Minutes

June 14, 2022

Motioned by **Dora**, seconded by **Galligan** to approve Case 22-13, a request for a Special Land Use Permit for a Short Term Rental located at 237 Jackson Avenue based on the information submitted for review and subject to the following conditions:

1. The sleeping occupancy cannot exceed six people due to the availability of two parking spaces.
2. Owner must submit the required narrative per Section 40-513.B.2 of the zoning ordinance, prior to permit issuance.
3. 237 Jackson is added to the presented landscaping plan.

Motion passed unanimously.

Public Hearing Case 22-14: A Special Land Use and Site Plan review for Live-Work Units located on vacant property south of 815 Verhoeks Street (parcel #70-03-28-152-019):

Chair Grimes opened the Public Hearing at 7:23pm; the hearing closed at 7:28 with a motion by **Dora** and a second by **Galligan**.

Architect Denny Dryer introduced the project and explained the demonstrated need for live-work units in the city. Dryer concluded that the project would be completed sometime close to October.

Galligan inquired about residential restrictions due to suspected contamination. Dryer clarified that contamination was not the issue, rather there was a deed restriction on the property.

Alt inquired whether there would be an approval process for occupancy if the architect was selling some of the units white box. City Manager McGinnis added that the building official would not provide a certificate of occupancy unless there was compliance.

Hulverson asked if each unit would have one owner. Dryer responded that each unit would be individually owned, but that there was potential for the living spaces to be rented upon purchase.

Motioned by **Alt**, seconded by **Galligan** to approve case 22-14 and 22-17, a request from Dennis Dryer of Dryer Architectural Group, for a Special Land Use and Site Plan Review, for the construction of 9 live/work units on vacant property on Waverly, South of 815 Verhoeks, subject to the following conditions:

1. Sewer plan is approved by the Department of Public Works prior to issuance of Land Use Permit.
2. Appropriate fire suppression is integrated into the buildings.

Motion passed unanimously.

Public Hearing Case 22-15: A special land use permit for an Accessory Dwelling Unit located at 320 Elliott Avenue (parcel #70-03-20-427-005):

Chair Grimes opened the Public Hearing at 7:50pm; the hearing closed at 7:52 with a motion by **Dora** and a second by **Hulverson**.

Applicant Steve Weideman reviewed his application and explained his intent to build the accessory dwelling unit and move into it, while renting the lower level of his primary home.

Planning Commission Minutes

June 14, 2022

Dora recommended that the applicant consider landscaping screening to the rear and side of the property abutting neighboring residential.

Motioned by **Dora**, seconded by **Owens** to approve case 22-15, a Special Land Use permit for the addition of an Accessory Dwelling Unit located at 320 Elliot Avenue, subject to the following conditions:

1. Water and sewer connections are supplied from the existing building.
2. Inspection is completed, and satisfactory, by the Fire Marshal.

Motion passed unanimously.

Case 22-16: A site plan review for an expansion of Eastpoint RV Resort located at 200 North Beechtree (parcel #70-03-22-320-009):

City Manager McGinnis reviewed the case, explaining that the property falls within a Sensitive Area Overlay District. McGinnis added that the applicant should comply with curb and gutter requirements in order to mitigate any concerns.

AI inquired whether the owner had any intent to sell pads; and if so, would it require any formal approval. McGinnis stated he would have to check, as he was unsure.

Motioned by **Galligan**, seconded by **Dora** to approve case 22-16, a request from Eastpointe Holdings for a Site Plan Review for an expansion of an existing campground to construct 26 additional camp sites with full utility hook ups, an additional 125 space parking lot, a pool and hot tub, pool house, walking trails and a picnic area at the Eastpointe RV Resort located at 200 North Beechtree, based on the information submitted for review, and subject to the following conditions:

1. Storm water calculations and locations of drains and structures must be approved by the Department of Public Works, prior to issuance of a Land Use Permit.
2. The driveway to neighboring property requires evidence of neighbor's approval with recorded easement access.
3. Concrete curb and gutter shall be installed around the perimeter of the parking area to control run off to protect neighboring sensitive area from parking lot runoff.

Motion carried unanimously.

Case 22-18: A site plan review for an outdoor seating expansion at Lemon Creek Winery located at 327 Beacon Boulevard (parcel #70-03-21-306-001):

Dora inquired about any potential parking spaces being taken with the outdoor seating area. McGinnis responded that the application stated 3 spaces would be used, but believed the language was mistakenly transferred from a previous application.

Motioned by **Dora**, seconded by **Alt** to approve case 22-18, a Site Plan Review to allow for the addition of outdoor seating for the purpose of wine tasting at Lemon Creek Winery, located at 327 Beacon Boulevard, subject to the following conditions:

1. Outdoor space is kept clean and aesthetically appealing.
2. Barrier around the seating area is appropriate as determined by MLCC.
3. Minimum parking requirements are met.

Motion carried unanimously.

Case 22-19: A site plan review for the outdoor seating expansion at Sporty's, located at 6 South Beechtree (parcel #70-03-22-351-012):

Chair Grimes inquired whether the applicant had direct access to the space from the primary building. Applicant Jim Goldman confirmed.

Alt asked about the anticipated hours of operation. Goldman answered 12pm to 12am.

Motioned by **Alt**, seconded by **Dora** to approve case 22-19, a Site Plan Review to allow for the addition of outdoor dining space, located at 6 South Beechtree, subject to the following conditions:

1. Outdoor space is kept clean and aesthetically appealing.
2. Barrier around the seating area is appropriate as determined by the MLCC.
3. Hours of operation are limited to 12pm to 12am.

Motion carried unanimously.

Case 22-20: A special land use permit for a mixed use development in the former BLP Diesel Plant located at 518 S Harbor Dr (parcel #70-03-20-399-006):

CLRED representative Nathan Watson presented the plans for redevelopment.

Galligan commented that he approved of the 25% parking offset, but didn't see adequate proof to go up to 50%.

Alt expressed concern about parking, flow, and the use of existing public lots.

Motion by **Alt**, seconded by **Owens** to approve case 22-20, a request from CLRed/Lakeshore for a Special Land Use permit consistent with the provisions of Sec. 40-544 of the Zoning Ordinance, with the following conditions:

1. The proposed Site Plan must address moving the sidewalk fronting Harbor Drive further into the property, off of the street.
2. A detailed, tangible plan is presented to manage parking.
3. No increase in parking variance will be granted from the approved 25%, until further presentation is made.

Planning Commission Minutes
June 14, 2022

Motion carried unanimously.

Board of Appeals Liaison Report:

No report.

City Planner Report:

Urquhart expressed his gratitude to the Planning Commission, and asked for their patience as he gets started.

Call to Audience- Second Opportunity:

Cecil Bradshaw, 31 Sherman, stated he felt the public survey results weren't significant enough to be valid and further stated his frustration with the process.

Adjournment:

Chair Grimes adjourned the meeting at 10:04 pm.



Ashley Latšch
Assistant City Manager

