

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

July 11, 2023

A regular meeting of the Grand Haven Planning Commission was called to order by Chair Dora at 7:03pm. Upon roll call, the following members were present:

Present: Magda Smolenska, Tamara Owens, Robert Grimes, Debi Hulverson, Vice-Chair Ryan Galligan, David Skelly, Amy Kozanecki, Jennifer Smelker, and Chair Mike Dora

Absent: None

Also Present: City Planner Brian Urquhart and members of the public.

Approval of Minutes

Motion by **Galligan**, seconded by **Smolenska** to approve the minutes of June 13, 2023.

All ayes. **Motion passes.**

Approval of Agenda

Motion by **Skelly**, seconded by **Owens** to approve the agenda as written.

All ayes. **Motion passes.**

Call to the Audience; First Opportunity

Maria Boersma, City Clerk introduced herself to the Planning Commission and distributed materials on parliamentary procedure.

Case 23-19: Discussion of a proposed rezoning at 626 Columbus Ave. (parcel #70-03-21-353-002) from OT to NMU and Centertown Overlay

Urquhart introduced the request. He said the developer approached the City for a possible redevelopment of 4 properties owned by John Steinbeck, who is interested in a mixed-use development. 3 of the 4 parcels are located in the NMU zone and Centertown Overlay, whereas 626 Columbus Ave. is located in the Old Town District. Urquhart did mention that 626 Columbus is planned for Traditional Neighborhood Mixed-Use in the recently adopted Master Plan. Urquhart recommend the property owner and developer come before the planning commission for a pre-application discussion before a formal rezoning is submitted.

John Steinbeck of 18 N. 7th Street, property owner, said this would be a great infill development opportunity that would align with goals of the Centertown Overlay and NMU district.

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David TenCate of Capstone Properties, 22 S. Harbor Drive, said he is assisting John with the development plan and the rezoning because each zoning district contains different height and setback requirements. The rezoning would align smoothly under a single zoning district.

Smolenska asked about the adjacent parcel at 622 Columbus Ave. and why this is zoned Old Town. She liked the idea of cleaning up the zoning map to have the entire block be under the same zoning district.

Galligan, Skelly, Kozanecki were all in support of the rezoning.

Hulverson said she is also in support the rezoning, but echoed Smolenska's concern about the parcel at 622 Columbus.

Dora said he is also in support the rezoning request, and suggested Urquhart reach out to the property owner of 622 Columbus to gauge their interest in a rezoning. Urquhart said he would inquire with legal counsel pertaining to that process.

The consensus was for the applicant to submit a formal zoning change application and schedule a public hearing at the August 8, 2023 meeting.

Case 23-20: Discussion of a site plan for Grand Haven Yacht Club at 501 N. 3rd St. (parcel #70-03-20-280-023)

Urquhart introduced the case. He said the Grand Haven Yacht Club has been considering improving their building at 501 N. 3rd St. because the building has been compromised due to its age and maintenance upgrades. Urquhart recommended a pre-application conference with the Planning Commission before final site plan is submitted.

Bob Pfaller, 501 ½ N. 3rd St, said he is representing the GHYC condominium owners. He mentioned due to condo by-laws, they cannot add on to the structure and they need to coordinate around the existing building footprint. Pfaller said the improvements include a new clubhouse such as an outdoor rooftop deck, upgraded bathrooms, and flooring.

Michelle Rumsa of Edgewater Resources, St. Joseph, MI, is the architect working with the Yacht Club and added the foundation is limited. The base floor elevation of 584 feet and the proximity to the flood hazard zone elevation of 583 feet is workable, but challenging. She said the height restriction in the Waterfront District is limited to 25 feet, creating some issues.

Hulverson inquired if they received any pushback from EGLE regarding the property improvements. Pfaller responded that EGLE has been very supportive throughout.

Skelly followed up on EGLE and asked if any permits have been obtained. Pfaller responded they have not, but should obtain the approval permits very soon. The goal is to begin demolition by October 15th.

Galligan, Smolenska, Kozanecki did not have any issues with the proposal. Dora said this a vast improvement.

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Rumsa said that there are some questions to be answered with the other construction trades and the required Waterfront Zoning District building materials.

The Planning Commission agreed with the concept and the applicant is tentatively scheduled to come back for site plan approval at the September meeting.

Case 23-21: Discussion of a proposed site plan for phase 2 at 300 Washington Ave. (parcel #70-03-20-437-011).

Urquhart began the discussion of a proposed amendment to allow additional dwelling units at the existing structure and a new building on the same parcel. Urquhart said there are several factors to consider for this proposal such as parking, interpretation of use, location of dumpster, traffic flow and lot split application process.

Kirsten Runschke of Architektura, said the purpose the discussion was to receive feedback on parking, building layout, and use. Runschke did mentioned the Fire Marshal review the parking layout for turning radius and did not have any concerns for maneuvering a truck in the parking lot.

Significant discussion was held around Sec. 40-604.02.D for a parking reduction, which allows up to 50% of nonresidential parking to be located on street parking or in a public lot. Runschke mentioned the preference is for each dwelling unit have 2 parking spaces each, for a total of 34 spaces.

Hulverson asked about parking and how they would make the residential parking work with such limited space. Runschke responded that 15 units would have a lift, which would allow for 2 vehicles, but only taking space of 1 vehicle.

Dora said Sec. 40-544.B.7 mentioned that special land use standards for residential units in the Central Business district cannot front and take access of Washington. Runschke clarified that the residential units would be located at the upper level, but some units will have access of 3rd Street, which is permitted in the CB District.

Dora also asked about parking requirements in sec. 40-604.03.A and Sec. 40-604.03.C. The discussion of appropriate determination of use and its relation to parking. A residential above retail and office allows for 1.2 spaces per dwelling unit, and does mixed-use development. Urquhart said he would like the Planning Commission to provide guidance in the use interpretation of the proposed development. The commission agreed in large part the project is a mixed-use. Urquhart added that a mixed-use is permitted via special land use and residential above retail is permitted by right in the CB District.

Smelker had a concern over the location of the dumpster and the screening wall right next to Washington Ave. She said there may be concerns for pedestrians who may encounter unfortunate odors and visuals with that location. Galligan added he would be favor of a good looking enclosure.

Smolenska inquired in the enclosure could be included as part of building. TenCate and Runschke said they have considered that in the design work.

Skelly asked about snow removal. David TenCate of Capstone Properties said the site is sufficient for snow removal, but they already have an agreement in place to remove the snow off site during major snow events.

The Planning Commission did not have any concerns over traffic flow and maneuvering.

Urquhart said there was consideration of the lot split process. The Planning Commission agreed the lot split could be a condition of approval and can be approved administratively after site plan approval.

Hulverson said the final submittal should have more information on the impact on the surrounding neighborhood and the applicant should provide additional details for the final site plan. Runschke agreed and will prepare the necessary information.

Urquhart said now that most issues have been resolved, the site plan review is likely to come back before the Planning Commission at the September meeting.

Zoning Board of Appeals Liaison Report:

Galligan said the variance for a building height of 45 feet at North Shore Marina was denied at the June meeting. Urquhart said there would be a meeting in July.

City Planner Report:

Urquhart reviewed his report. He did remind the Commission the September meeting would be held on Tuesday September 19th instead of the 12th. Hulverson asked what the reason for changing the date was, and Urquhart responded the city agreed that September 12th would an appropriate date for the Boards and Commission appreciation night.

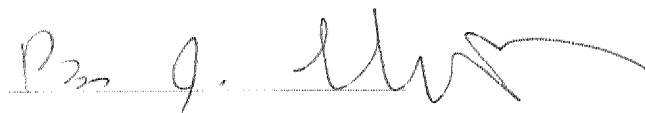
Call to Audience; Second Opportunity:

No comments

Adjournment:

Skelly made motion to adjourn the meeting. Support by **Smolenska**. Voice vote. **All ayes**.

Chair Dora adjourned the meeting at 8:20 pm.



Brian Urquhart, City Planner

