

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

July 12, 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, Magda Smolenska, David Skelly, and Chair Robert Grimes

Absent: None

Also Present: City Planner Brian Urquhart, Interim City Manager Ashley Latsch

Approval of Minutes

Motioned by **Dora**, seconded by **Alt** to approve the Jun 14, 2022 minutes. All ayes. **Motion passes.**

Call to the Audience; First Opportunity

No public comments were received.

Case 22-22: A site plan review for a multi-tenant commercial establishment at 1434 Colfax (parcel #70-03-28-233-022) for Loose Spokes and Off-the Chain Distillery:

Smolenska recused herself from discussion and voting citing a conflict of interest.

City Planner Urquhart introduced the case, which is a permitted use in the B- Beechtree district, requiring only site plan review.

Skelly inquired about fencing. Kiersten Runschke of 1609 Pine Ridge responded that fencing may be too much for that location, with spacing needed for landscaping screening using arborvitae.

Hulverson also inquired about fencing to the neighboring properties, but noted the fencing looked good on the plan. Hulverson noted she was disappointed in Burzark Brewing's plantings of arborvitae recently and inquired on site plan enforcement.

Galligan added that arborvitae work well. Dora noted that 36" spacing for arborvitae and that all landscaping shall be planted at 4-5 feet of height at the time of planting.

Galligan noted the dumpster enclosure required a masonry material. Runschke noted the owners preferred to have a gate open for snow removal. Masonry material inhibits that. Alt noted that the dumpster would have limited visibility.

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Alt asked about the proposed location of food trucks and the impact on neighboring properties. Runschke noted the food truck would be 20 feet from the sidewalk, and would be in operation a few occasions a year and has no tie in with the proposed business.

Property owner Kurt Knoth added they will have food trucks during special events.

Skelly asked if the bikes would be rented. Christine Miller said yes.

Grimes said he had an issue with food trucks and the proximity to Colfax Avenue. He suggested to possibility of a vegetative surface to maintain, but also likes the arborvitae.

Dora said he thinks it's a great use of the building and the dumpster enclosure requirement can be waived, even though masonry holds up over time much better than wood.

Motion by **Alt** support by **Dora** to APPROVE Case 22-22, a request for a site plan review for multi-tenant commercial establishment for Loose Spokes and Off the Chain Brewstillery at 1434 Colfax (parcel #70-03-28-223-032), subject to the following conditions:

1. *Inspection is completed, and satisfactory, by the Fire Marshal.*
2. *The storm water management plan must be approved by the DPW Director prior to issuance of any permits.*
3. *The applicant shall apply for the necessary temporary use or special event permits for use of the food truck on site.*
4. *Approval of the off street parking wavier for on street parking of 12 spaces on Colfax Ave as allotted per Sec. 40-604.02.B.*
5. *Arborvitae shall be planted at least 4' in height and spaced no greater than 36" apart along the west lot line.*

Ayes: Alt, Hulverson, Dora, Owens, Skelly, Galligan, Grimes. 7 ayes. 1 abstain. **Motion passes.**

Elections of Officers:

Brief discussion on the process for selecting officers. Grimes noted he is no longer residing in the City of Grand Haven and would prefer the Planning commission chair to be a resident.

Motion by **Alt**, seconded by **Galligan**, to nominate **Dora** as Chairperson for a 1-year term from July 2022 to June 2023. All ayes. **Motion passed.**

Motion by **Hulverson**, seconded **Owens** by to nominate **Galligan** and Vice-Chair for a 1-year term from July 2022 to June 2023. All ayes. **Motion passed.**

Motion by **Grimes**, seconded by **Alt**, to nominate **Smolenska** as Secretary for a 1-year term from July 2022 to June 2023. 7 ayes, 1 abstain. **Motion passed.**

Board of Appeals Liaison Report:

Urquhart added there will be a meeting on July 20th for the purposes of approving minutes from March 16.

City Planner Report:

Urquhart said the next Master Plan Steering Committee will be held on July 19, 2022 at the Community Center from 7pm to 9pm.

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Call to Audience- Second Opportunity:
No public comments received.

Adjournment:

Chair Grimes adjourned the meeting at 7:45 pm.



A handwritten signature in black ink, appearing to read "Brian Urquhart".

Brian Urquhart
City Planner