

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

August 8, 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 **Smolenska**, seconded by **Smelker** to approve the minutes of July 11, 2023 with changes.

All ayes. **Motion passes.**

Approval of Agenda

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

All ayes. **Motion passes.**

Call to the Audience; First Opportunity

Jim Hagen, 400 Lake Dr., commented on the motion by City Council to recommend the Planning Commission review certain types of Power Generating Facilities in the Waterfront zoning district. He said Sec. 40-553 provides an extensive list of approvals needed to approve a special land use, and feels the Planning Commission already has it covered, and sees no reason for a special effort to review the entire Waterfront District.

Case 23-23: Rezoning request 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 four properties owned by John Steinbach, who is interested in a mixed-use development. Three of the four parcels are located in the Neighborhood Mixed-Use District and Centertown Overlay, whereas 626 Columbus Ave. is located in the Old Town District. Urquhart did mention that 626 Columbus is planned

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for Traditional Neighborhood Mixed-Use in the adopted Master Plan. Urquhart said the rezoning meets all the standards for approval per Sec. 40-121.A.

Chair Dora opened the public hearing at 7:14pm. No comments.

Motion by **Galligan**, seconded by **Skelly** to close the public hearing. All ayes. Public hearing closed at 7:15pm.

Skelly asked the applicant how they contacted the property owner at 620 Columbus Ave. Dave TenCate said John Steinbach spoke directly with the property owner, but there was no reaction either way from the owner.

Motion by **Galligan**, seconded by **Smolenska** to recommend approval of the application to rezone 626 Columbus Ave (parcel #70-03-21-353-002) from OT, Old Town District to NMU, Neighborhood Mixed-Use and within the Centertown Overlay District to City Council for the following finding of fact:

- 1. The rezoning request aligns with the future land use map and the adopted Master Plan.*

All ayes. **Motion passed.**

Case 23-24: Special Land Use request for an accessory dwelling unit at 1803 Pine Ct. (parcel #70-03-21-351-001)

Urquhart reviewed the special land use request. Urquhart said the property has the appropriate amount of parking spaces and the accessory dwelling unit meets the required minimum size with 456 sq. ft.

Chair Dora opened the public hearing at 7:19pm.

Scott Meyer, 1800 Pine Ct., spoke towards the history of the accessory building. He was in favor of the request and said it would complement the neighborhood.

Motion by **Galligan**, seconded by **Hulverson** to close the public hearing. All ayes. Public hearing closed at 7:22pm.

Skelly asked about the square footage and if the dwelling would be rented out. Applicant Paul Hudson said the accessory dwelling would be used primarily for family and guests only and not rented out.

Motion by **Smolenska**, seconded by **Galligan**, to approve Case 23-24, a special land use request for an accessory dwelling unit at 1803 Pine Ct. (parcel #70-03-21-351-001) based on the information submitted for review with the following condition:

- 1. A deed restriction must be in place in compliance with Sec. 40-525 of the Zoning Ordinance prior to issuance of a certificate of occupancy for the ADU as a stand-alone dwelling, but no later than one (1) year from the date of special land use permit approval.*

All ayes. **Motion passed.**

Case 23-25: Discussion of a proposed site plan for gas station at 1010 S. Beacon Blvd. (parcel #70-03-28-326-001).

Urquhart said a gas station is permitted via special land use in the Commercial District. There will be a convenience store inside the station. Urquhart said because of the location, proximity to adjacent uses, and unique characteristics of the use, the best course of action would be to hold a pre-public hearing discussion with the applicant prior to a formal special land use and site plan review.

Mike McPherson of Atwill, the civil engineer for Kum & Go, said the building is about 4,000 sq. ft., with 2 access points, 5 gas pumps, noted that a traffic study with MDOT is underway. He addressed some of the concerns pertaining to landscaping, traffic flow, signage, building materials.

Hulverson asked if the hotel is up for sale. McPherson said he is not aware of how the option to purchase came to be. Hulverson asked if Grand Haven is a market for their business. McPherson said this location is an ideal location. The building is a little smaller than other styles, in which larger stations are 5,600 sq. ft., but the building looks and functions the same. Hulverson also asked about any environmental disasters that have occurred at Kum & Go. McPherson responded there has been no instance of that occurring. Hulverson also said that lighting is a concern and felt this may not be the best location for a gas station. McPherson said the lighting will be fully cut off, recessed in the canopy, and the gas station will operate 24/7.

Kozanecki said the close proximity to the residential uses is a concern.

Smelker asked if all Kum & Go gas stations are 24/7. McPherson noted one station in Michigan is not. She also had concerns with the 24-hour use and proximity to residential uses. Smelker clarified that the property to the north is a long term care facility not a medical office.

Skelly asked if there are any staffing challenges and if there were any other issues they would like to mention to the PC. McPherson said that parking and signage are a challenge, and perhaps if there is a waiver process for the PC.

Smolenska said landscaping is very important.

Owens said the properties are well maintained. She said she liked to see the buffering and screening beefed up.

Galligan said US-31 is ugly and contains mostly fast food and gas stations. He said this gas station does not compliment the City and is not in favor. Galligan asked about truck maneuvering and had a concern that trucks turning left onto Taylor would cause traffic problems. McPherson said they can provide truck turning radii drawings and most trucks would be entering and exiting off US-31.

Dora said he would like to see enhanced landscaping with berming to the north and south. He also asked about snow removal. McPherson said Kum & Go will prepare a snow removal plan. Dora said he would like to see the results of the traffic study.

Case 23-26: Discussion of a proposed site plan for a professional service establishment at 1107 and 1111 Columbus Ave. (parcel #70-03-21-451-013).

Urquhart said the professional service enablement is permitted by right in the NMU district. Concerns with parking, landscaping, screening, and snow removal should be addressed at this time.

Kiersten Runschke said the landscape buffer to the east is a concern, as there is a 5 ft. minimum. Separation between residential and non-residential properties. Sec. 40-801.F does allow the Planning Commission to grant a reduction, particularly if there is any hardship placed on the neighboring property. The building would use the existing building exterior materials, and keep as much clear glass frontage as possible, but would be lawful nonconforming. All lighting would be wall pack lighting.

Hulverson asked about the existing building. Runschke said this a remodel only, and the owner would like to move this portion of his business to Grand Haven.

Skelly said the conceptual drawing utilized a lot of creativity with the site limitations. Said an agreement with the neighbor and the property owner would be beneficial.

Galligan said he would like to see a written correspondence from the neighbor in request for the landscape buffer reduction.

Dora said he was in favor of the project.

Runschke would come back with a site plan and supplemental materials in the coming months.

Case 22-27: Continued discussion of a zoning text amendment request to Sec. 40-201.19, amending the definition of self-service storage facility.

Urquhart said the PC first reviewed the case in September 2022, which was a request from Denny Dryer to amend the definition of self-service storage facility to be less than 500 sq. ft. of a separate, individual, and private storage spaces of varying sizes, without conditioned space or toilet/bath facilities, leased or rented on individual basis for varying periods of time. Urquhart stated a self-service storage facility is permitted by right in the I – Industrial District, but not the Transitional Industrial District.

The City Council held their first reading at the October 17th 2022 meeting, but did not take action. They elected to refer the matter back to the Planning Commission for reconsideration.

Since that period of time, the applicant requested to be placed on the August meeting. Urquhart said no additional information was included in the packet. The applicant was also not present at the meeting to answer any questions from the Planning Commission. Urquhart said the text amendment is largely targeted to one particular development, and the Planning Commission should consider text amendments and their potential impacts on the district and city as a whole.

Skelly said he wasn't in support of the amendment initially.

Hulverson said this request is no different than the original application. She was also concerned about the precedent that may be set with approval. Dora added that self-service storage units are not permitted in the TI District.

Motion by **Galligan**, seconded by **Smelker**, to recommend denial of the zoning text amendment to Sec. 40-201.19 to the City Council based on the following findings of fact:

1. *The proposed amendment does not comply with the condition of approval of PC Case 21-45.*
2. *The proposed amendment does not meet all the standards for approval per Sec. 40-121.B.*

In addition:

1. *The ramifications of the requested zoning text change far reaching beyond the scope of what the Planning Commission can foresee at the current time.*

All ayes. **Motion passed unanimously.**

Zoning Board of Appeals Liaison Report:

Galligan said the ZBA approved a variance request for 36% lot coverage at 620 Lafayette Ave. at the July meeting. He said he would not be at the August meeting, but three cases were on the agenda.

City Planner Report:


Urquhart review his report. He did remind the Commission there is a parliamentary procedure training on August 22nd. He said the City Council made a motion to request the Planning Commission review power generating facilities in the Waterfront Zoning District, and make a recommendation for any text amendments on the removal of certain types of power generating facilities.

Call to Audience; Second Opportunity:

No comments

Adjournment:

Chair Dora adjourned the meeting at 8:45 pm.



Brian Urquhart, City Planner

