

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

August 31, 2023

A special meeting of the Grand Haven Planning Commission was called to order by Chair Dora at 6:00pm. Upon roll call, the following members were present:

Present: Tamera Owens, Joe Pierce, Debi Hulverson, Vice-Chair Ryan Galligan, Amy Kozanecki, and Chair Mike Dora

Absent: Jennifer Smelker, David Skelly, Magda Smolenska

Also Present: City Planner Brian Urquhart, City Manager Latsch, Assistant City Manager Price, and members of the public.

Approval of Agenda

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

All ayes. **Motion passes.**

Call to the Audience; First Opportunity

Jeff Miller, 1120 S. Harbor Dr., spoke towards the benefit of having rules in the Waterfront Zoning District. He reviewed the Sensitive Area Overlay Guideline Book that was prepared several years ago.

Oliver Champagne, 520 A Ave., said Harbor Island isn't up for consideration and the city needs to keep it clean.

Dave Walters, General Manager of Board and Light & Power, said the zoning district review is politically driven. The BLP has control of the Harbor Island Site and already has a power generating facility on the island. A broader discussion is necessary.

Field Richardt, 1053 Ohio Ave., said he is glad the BLP is not going forward with the plan. Complimented Ryan Cummins for his foresight of this issue.

Kurt Knoth, 514 Lafayette, spoke in favor of possible amendments.

Andrea Hendrick, 1514 Penoyer, said Harbor Island Planning and Zoning is in good hands.

Planning Commission Review of power generating facilities in the WF Zoning District.

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Urquhart introduced the reason for the meeting after Council passed a resolution to direct the Planning Commission to review the City's current ordinance and provide recommendation for any removal of specific types of power-generating facilities through a text amendment. He said the Waterfront district is predominately located along the Grand River and along Lake Michigan. Urquhart said power generating facility is permitted via special land use in the Waterfront District. However, there are many areas in the district that are under the Sensitive Areas Overlay Zone. These uses are subject to EGLE approval.

Urquhart reiterated any text amendments should be compatible with the intent of the Waterfront District found in Sec. 40-416.01. He also stressed the request from Council is for the review of the entire WF district and focus on land use, not any politically motivated reasons. He also said the review is not specific to only Harbor Island.

Hulverson asked about the scope of the request. She was concerned the Planning Commission did not have enough information to make a detailed recommendation that would satisfy Council's recommendation.

Galligan said he is in favor of removing all power generating facilities for local uses. He also cited a Michigan Supreme Court case, Morrison et. al v. the City of East Lansing, which ruled a local government does not have to follow its own ordinance.

Kozanecki was afraid any zoning changes might lead to a slippery slope and stated Council did not provide enough direction.

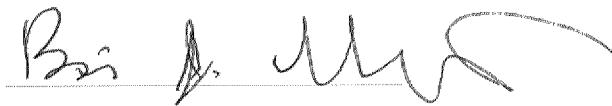
Pierce said he is in favor of removing certain types of power generating facilities in the WF District.

Dora noted there are very few places a power generating facility can be located in the district. He felt any power generating facilities utilizing fossil fuels is a nonstarter, but renewal sources should be possible. He said staff should formulate a discussion and talking about for a subsequent meeting, assigned a case number.

After discussion, Urquhart recommended he review Sec. 40-553 and provide an audit of each power generating facility type and how it applicable it would satisfy the standards for special land use approval. Then the Planning Commission could draw comparisons to which facilities would be appropriate based on the audit. The commissioners agreed and the matter would be reviewed at the October Planning Commission meeting.

Adjournment:

Motion by **Galligan**, seconded by **Kozanecki**. All ayes. Chair Dora adjourned the meeting at 6:45 pm.



Brian Urquhart, City Planner

