

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

November 14, 2023

A regular meeting of the Grand Haven Planning Commission was called to order by Vice Chair Galligan at 7:00pm. Upon roll call, the following members were present:

Present: Magda Smolenska, Joe Pierce, Vice-Chair Ryan Galligan, Jennifer Smelker, Amy Kozanecki

Absent: Chair Mike Dora, Tamera Owens, David Skelly, Debi Hulverson

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

Approval of Minutes

Motion by **Smelker**, seconded by **Smolenska** to approve the minutes of October 10, 2023 and the meeting minutes of October 23, 2023.

All ayes. **Motion passes.**

Approval of Agenda

Motion by **Kozanecki**, seconded by **Smelker** to approve the agenda as written.

All ayes. **Motion passes.**

Call to the Audience; First Opportunity

None

Case 23-40: Rezoning request of 0.84 acres of 1.73 acres at 815 Verhoeks (parcel #70-03-28-019-010) from TI - Transitional Industrial to OS - Office Service.

Urquhart said this request from Denny Dryer of 815 Verhoeks, LLC, to rezone a portion of parcel #70-03-28-019-010 from TI to OS was made primarily on the fact the current zoning is Transitional Industrial, and Fannie Mae and Freddie Mac would not offer loans to potential buyers. Urquhart said the rezoning request does not comply with the future land use classification, nor does it comply with the Master Plan, and the fact the zoning district name is causing hardship for the applicant to obtain a loan, is not a review standard for the Planning Commission to consider on rezoning requests.

Urquhart said the city did not receive any public correspondence on this case.

Denny Dryer, 220 ½ Washington Ave., disputed the staff report. He provided examples in the Master Plan of how the rezoning would comply.

Randy Smith, 121 Washington Ave., said he has 3 of the original units in phase 1 and has an investment in phase 2. He said obtaining a mortgage on the live/work has proven to be difficult.

Dryer added that mortgages for a commercial are costlier, averaging 2 to 2.5 points higher. There would be a need to refinance every 5 years and adds up to a significant cost increase. He said that Macatawa Bank provided the information on a portfolio loan.

Motion by **Kozanecki**, seconded by **Smolenska**, to close the public hearing at 7:21pm. All ayes. **Motion passed.**

Pierce inquired about the warehouse facility. He also added the rezoning request does not match the future land use plan and this request is unjustified.

Kozanecki spoke towards her experience as a commercial lender. She agreed that Fannie Mae and Freddie Mac would not support this loan, but that is not the problem of the Planning Commission.

Smolenska said this project is great, and meets the standards for a special land use in the TI District. There is no reason to rezone the parcel.

Smelker agreed with all the other commissioner comments. She added that TI District may need to be reviewed again, engaging with stakeholders in the area for a larger conversation. She felt if the rezoning were approved, this would result in spot zoning.

Galligan read Dora's comments. Dora said the rezoning request is not consistent with the adopted Master Plan and is not in support of the request.

Urquhart recommended to Galligan the Planning Commission make a motion to postpone the vote until December to allow everyone's input on the case.

Motion by **Kozanecki**, seconded by **Pierce**, to **postpone** the recommendation on the rezoning request of 0.84 acres of 1.73 acres at 815 Verhoeks (parcel #70-03-28-019-010) from Transitional Industrial to Office Service until the December 12, 2023 meeting.

All ayes. **Motion passed.**

Urquhart said the public hearing notice requirements are met, and no additional hearing is required.

Case 23-35 continues: Review of power generating facilities in the WF Zoning District and possible text amendments

Urquhart said based on discussion by the Planning Commission at the October and August meetings, the PC reached a consensus to not remove any types of power generating facilities in the Waterfront Zoning District. Urquhart said members who were not in attendance agreed with this motion.

Motion by **Kozanecki**, seconded by **Smolenska**, to recommend no changes to Sec. 40-533, with respect to removing any specific types of power generating facilities in the Waterfront District.

All ayes. **Motion passed.**

Zoning Board of Appeals Liaison Report:

Galligan noted the ZBA denied a request for a retroactive variance for a covered patio at 20060 Breton, and approved a variance request for ground floor transparency requirement at 805 S. Beacon.

City Planner Report:

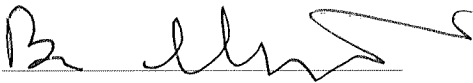
Urquhart asked which members would be in attendance at the December meeting.

Call to Audience; Second Opportunity:

Bob Monetza, 945 Washington Ave., spoke towards the history behind the zoning ordinance change to include Transitional Industrial District. He said the district was created to allow greater flexibility for industrial uses that are not practical on certain building sites.

Adjournment:

Vice Chair Galligan adjourned the meeting at 7:42 pm.



Brian Urquhart, City Planner

