Notice and agenda of the as-needed second Planning Commission Meeting at 7:00 p.m. to be
held virtually. Planning Commissioners unable to participate in the meeting are requested to
contact the Community Development Department at 616-935-3276 prior to the meeting.

1. MEETING CALLED TO ORDER

2. ROLL CALL: Collin Beighley, Ryan Galligan, Robert Grimes, Kevin McLaughlin, Tamera
   Owens, Kirsten Runschke, David Skelly, Michael Westbrook, Chair Bill Ellingboe

3. CALL TO AUDIENCE – ONE OF TWO OPPORTUNITIES
   If you would like to comment during the Call to the Audience section of tonight’s agenda, you may enter
   your comments via Facebook live stream at any time during the meeting or call (616) 843-7528 when
   prompted. Those addressing the Planning Commission are asked to provide their name and address
   and will be limited to three minutes of speaking time.

4. BEYOND THE PIER WATERFRONT MASTER PLAN
   The Planning Commission will review the revised Waterfront Master Plan and consider making
   a recommendation to the City Council regarding approval of the Plan.

5. CALL TO AUDIENCE – SECOND OPPORTUNITY
   If you would like to comment during the Call to the Audience section of tonight’s agenda, you may enter
   your comments via Facebook live stream at any time during the meeting or call (616) 843-7528 when
   prompted. Those addressing the Planning Commission are asked to provide their name and address
   and will be limited to three minutes of speaking time.

6. ADJOURNMENT
DATE: May 13, 2021
TO: Planning Commission and City Council Members
FROM: Jennifer Howland, Community Development Manager
RE: Beyond the Pier Waterfront Master Plan

Our meeting on May 18th will be dedicated to reviewing the revised Beyond the Pier Waterfront Master Plan. Adjusted plan elements since Planning Commission’s last draft review include:

- Chinook Pier has been identified as the new site for the RFQ document, recommending a potential public-private partnership for the implementation of the multi-use market and Chinook Pier North development. This is reflected throughout the document as Lot H is no longer being considered for the RFQ site.
- The commercial infill shown on the schematic plan near the Coal Tipple has been renamed “Chinook Pier North” throughout the document.
- Downtown infill has been removed from the schematic plan to put a greater focus on waterfront elements and improvements within the public rights-of-way. This has been adjusted throughout the document text as well.
- The previously identified eco-oasis is now shown as additional passive open space.
- A recommended traffic assessment was included in the Harbor Drive & Jackson Avenue Design Recommendations and Short-Term Priorities to verify need of suggested locations of pedestrian and vehicular traffic signals.
- Added to the Waterfront Business Strategies is a new section elaborating on downtown growth. This gives background on the discussions had about downtown infill, providing a less prescriptive strategy for downtown growth. Included are broad considerations for infill placement through urban design principles. No recommendations of this section are site specific.
- Road names were updated as needed and a distinction between Jackson Avenue and Harbor Drive was established.
- Phasing strategy categories were given time ranges of 0-3 years for Short-Term Priorities, 4-7 years for Mid-Term Priorities, and 8+ years for Long-Term Priorities. Headers were added to the phasing strategy tables.
- The parking impact assessment was updated to reflect the removal of downtown infill from the schematic plan. Tables were reconfigured for clarity on calculations and assumptions.
- The feasibility section was updated to reflect the removal of downtown infill from the schematic plan. Keys were added to the maps throughout this section.
- The font color for body text was darkened throughout the document for increased legibility.

The Historic Conservation District Commission will review the draft at their meeting on May 20th, and the MSDDA Board will review it at their meeting in early June. Our intent is to bring a recommendation to approve plan to the City Council at their meeting in late June.