Notice and agenda of the regular Planning Commission Meeting at 7:00 p.m. to be held at the Grand Haven Community Center, 421 Columbus Ave. Planning Commissioners unable to attend 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. APPROVAL OF MINUTES – May 11, 2021 and May 18, 2021

4. CALL TO AUDIENCE – ONE OF TWO OPPORTUNITIES

5. PUBLIC HEARING

   A. Case 21-23: An application for an amendment to the Special Land Use Permit for proposed accessory uses (training center and membership-based food center) to the existing Sheltered Housing Facility located at 1615 South DeSpelder Street (parcel #70-03-28-376-010).

6. NEW BUSINESS

   A. Case 21-25: A proposed amendment to the site plan at Lucy’s Market, 133 Columbus Avenue, related to the proposed dumpster enclosure (parcel #70-03-20-403-012).

   B. Case 21-26: A proposed minor amendment to the final development plan for Peerless Flats Planned Development related to reducing the height and changing the shape of Building C, reducing the size of the community building, and making associated changes to the parking lot layout.

7. DISCUSSION ITEMS

   A. Case 21-17: The Planning Commission will continue its discussion of a proposed text amendment related to window ratios in the Central Business District and begin discussing minimum transparency requirements in nonresidential zoning districts.

8. ZONING BOARD OF APPEALS LIAISON REPORT

9. COMMUNITY DEVELOPMENT MANAGER REPORT

10. CALL TO AUDIENCE – SECOND OPPORTUNITY

11. ADJOURNMENT
May 11, 2021

A regular electronic meeting of the Grand Haven Planning Commission was called to order by Chair Bill Ellingboe at 7:01 p.m. via Zoom. On roll call, the following members were:

Present: Collin Beighley, Ryan Galligan, Tamera Owens, Kirsten Runschke, David Skelly, Mike Westbrook, Chair Bill Ellingboe (all members were located in Grand Haven, MI)

Absent: Robert Grimes, Kevin McLaughlin

Also present were Jennifer Howland, Community Development Manager and Ashley Latsch, Assistant to the City Manager.

Approval of Minutes
Motion by Skelly, seconded by Beighley, to approve the April 13, 2021 minutes was approved unanimously by roll call vote.

Call to Audience – First Opportunity No comments

Howland informed the commissioners that Case 21-21 was withdrawn by the applicant.

Case 21-19: An application for a Special Land Use Permit to operate a Short-term Rental located at 249 Jackson Avenue, Unit 5 (parcel #70-03-20-286-005).
Howland introduced the case. Bryce DeQuoy was present to answer questions.

Chair Ellingboe opened the public hearing. There were no comments and no correspondence was received.

Motion by Owens, seconded by Runschke, to close the public hearing carried unanimously on roll call vote.

Skelly asked Howland if there were other short term rentals at Portside Condos. Howland said there was one in the development. Skelly asked the applicant if he had discussed the request with his neighbors. He has met the owners of three of the units, and there hasn’t been pushback from anyone to date. DeQuoy stated that he intends to have a local relative manage it in the event they are no longer in the area.

Renschke had Howland explain the process to update paperwork for property management.

Ellingboe asked if there is a plan to develop a homeowner’s association at Portside Condos. DeQuoy stated that they do have an association but there are no restrictions on short term renting.

Motion by Beighley, seconded by Runschke, to approve the special land use permit to operate a Short-term Rental located at 249 Jackson Avenue, Unit 5 (parcel #70-03-20-286-005) carried
unanimously by roll call vote with the following condition:
   1. Because the dwelling unit only has two (2) parking spaces, occupancy for the short-
   term rental dwelling unit will be limited to six (6) people.

Case 21-20: An application for a Special Land Use Permit to operate a Short-term Rental
located at 19 Crescent Hill (parcel #70-03-29-158-012).
Howland introduced the case. Kyle Smith is not local so he will have a property management
company manage the property for them. He has spoken with several members of the Highland
Park Association, including 20 Crescent Hill next door. They expressed no concerns about the
request to operate a short-term rental.

Chair Ellingboe opened the public hearing. There were no public comments and no
 correspondence.

Motion by Runschke, seconded by Beighley, to close the public hearing carried unanimously on
roll call vote.

Skelly had Howland explain that there were three short-term rentals in the immediate
neighborhood. Westbrook appreciated that the applicant spoke with his neighbor in advance of
the hearing.

Motion by Skelly, seconded by Owens, to approve the request for a Special Use Permit for a Short
Term Rental located at 19 Crescent Hill (parcel #70-03-29-158-012) carried unanimously by roll
call vote with the following condition:
   1. Because the dwelling unit only has two (2) parking spaces, occupancy for the short-
term rental dwelling unit will be limited to six (6) people.

Zoning Board of Appeals Liaison Report
McLaughlin was absent, so Howland reviewed the cases from the April 2021 meeting:
1. 1400 Woodlawn Ave – approved; corner front yard setback for a garage addition
2. 18275 Berwyck St – approved; side and rear yard setback for a boat storage building at North
   Shore Marina

Community Development Manager’s Report
Howland reminded the Planning Commission of the upcoming meeting on May 18th to discuss the
Beyond the Pier master plan. She also informed the Planning Commission that in-person
meetings would resume in June.

Call to Audience – Second Opportunity
Marilyn Ruben, owner of Unit #2; The developer’s selling point was that the units could be rented,
but not intended to serve as rentals. We have a board.

Adjournment:
Motion by Skelly, seconded by Beighley, to adjourn was unanimously approved by roll call vote.
The meeting adjourned at 7:29 p.m.

______________________________
Jennifer Howland
Community Development Manager
A regular electronic meeting of the Grand Haven Planning Commission was called to order by Chair Bill Ellingboe at 7:01 p.m. via Zoom. On roll call, the following members were:

Present: Kevin McLaughlin, Tamera Owens, Mike Westbrook, Ryan Galligan, Kirsten Runschke, David Skelly, Chair Bill Ellingboe (all members were located in Grand Haven, MI)

Absent: Collin Beighley, Robert Grimes

Also present were Jennifer Howland, Community Development Manager, and Ashley Latsch, Assistant to the City Manager.

Call to Audience – First Opportunity  No comments

Beyond the Pier Waterfront Master Plan
Maleah Rakestraw of Williams + Works reviewed the changes made to the draft Beyond the Pier Waterfront Master Plan since the Planning Commission last reviewed it.

Renschke liked the changes made, including the focus on one continuous waterfront development.

Westbrook appreciated the hard work done and thought it was smart to focus on the waterfront. He asked what would be in the eco oasis location. Rakestraw stated that it would be a passive open space area with elements like picnic tables and yard games. The area would reconnect the boardwalk and could serve as an outdoor café area for the farmers market. Westbrook said that sounded great but he is bummed that the eco oasis was removed. He really likes the boulevard extension idea.

Owens said it is good to focus on the waterfront. She asked how much of the plan relies on private land acquisition. Rakestraw stated none, although the plan includes an idea to partner with Covenant Life Church to use their parking lot for food trucks, shared parking and potential future growth of their deed restriction was lifted. Howland clarified that the deed restriction is private; the city is not party to it.

Galligan supports some infill development. He liked the downtown growth section and the reference to infill development in the long term priorities list.

Skelly appreciated the process followed and that everyone listened to the community’s passionate feedback. He asked for information about the Franklin Avenue two-way conversion reference on page 28. Howland stated that this is not the first time that concept has been considered. She reminded everyone that the plan is a vision. It provides direction and ideas. Many elements would require further planning, engineering, and public input. Skelly suggested that the lagoon image on page 56 be swapped out.
Ellingboe said that the wayfinding programming would be an important aspect of the Franklin Avenue two-way conversion discussion.

McLaughlin thanked Maleah and Jennifer for their work on the project; the plan really captures the comments of City Council and the community at large.

Ellingboe asked for some background on the Downtown Growth section on page 44-45. Howland stated that much of what is suggested in that section is already permitted by right, such as adding stories to downtown buildings. She wanted to include this section to honor the important discussion that the community had about downtown infill development because it informs the planning process. Rakestraw said that the section references good planning principles which the City can use to assess future development projects.

Ellingboe stated that the parking analysis section was influenced by the Peerless Flats development in terms of parking space supply and demand. Rakestraw said that the analysis includes the added demand from the residential development. Howland stated that Peerless Flats will provide a 24-space public parking lot and enhanced on-street parking around the site, which will all be for public use. Rakestraw also stated that the community would gain parking spaces around the farmers market area and on-street spaces along Harbor Drive to help offset the loss of the Stanco property that was allowed to be used by market shoppers in past years. Ellingboe noted that the public parking would be used by market shoppers in the earlier hours and by others in the later hours. Ellingboe also appreciated the reference to the traffic light concept at 3rd and Jackson as it is a busy crossing.

Skelly asked Howland to review the priorities framework. Howland explained that the short, mid and long range priorities are our best estimate as to when different elements would be worked on. Depending on funding availability and other circumstances, something on the short term list may shift to the mid-term list, etc.

McLaughlin and Runchke supported the concept of the RFP scope covering a broader area of the waterfront and not just one particular parcel or building site. Howland expects developers to review the entire waterfront master plan and other planning documents so they are well informed before submitting a proposal.

Motion by McLaughlin, seconded by Skelly, to accept the plan as presented, passed unanimously by roll call vote.

Call to Audience – Second Opportunity
Howland informed the Planning Commission that the June 8th meeting will be held at the Community Center.

Adjournment:
Motion by Owens, seconded by McLaughlin, to adjourn was unanimously approved by roll call vote. The meeting adjourned at 7:52 p.m.

Jennifer Howland
Community Development Manager
DATE:       June 2, 2021
TO:         Planning Commission Members
FROM:       Jennifer Howland, Community Development Manager
RE:         Case 21-23: Special Land Use: 1615 S DeSpelder Street Sheltered Housing Facility

Current Zoning:    MFR, Multiple Family Residential District
Existing Use:     Sheltered Housing Facility

1.0 Request
Love in Action of the Tri Cities has submitted a request for an amendment to their Special Land Use Permit for proposed accessory uses (training center and membership-based food center) related to the existing Sheltered Housing Facility located at 1615 South DeSpelder Street (parcel #70-03-28-376-010). The proposed name of the use would be Harbor of Hope Center and would operate out of the existing north end of the building.

Section 40-503 of the Zoning Ordinance lists the standards for an accessory use to a permitted special land use. The applicant has provided a narrative that describes the requested accessory uses. It should be noted that the MFR District does not permit retail sales. However, given the nature of the membership-based market and the limited hours of operation, staff believes it can be operated without negative impacts to the neighborhood. Staff also recommends that signage be limited in some way to further limit the perception of a retail operation open to the public at large.

2.0 Correspondence
As of the date of this report, staff has received no correspondence related to this request.

3.0 Sample Motion
Motion to APPROVE Case Number 21-23, an application for a Special Land Use Permit for proposed accessory uses (training center and membership-based food center) to the existing Sheltered Housing Facility located at 1615 South DeSpelder Street (parcel #70-03-28-376-010), subject to the following condition(s):

1. Hours of operation for Harbor of Hope Center will be Monday, Tuesday, Wednesday and Friday 10am-5pm; Thursday 10am-7pm, and Saturday 10am-12pm.
2. Signage is limited to ______.
3. Insert Planning Commission condition(s):
SPECIAL LAND USE PERMIT APPLICATION
Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276  Website: www.grandhaven.org

1. Project Information
Address/location of property: 1615 S. Desplade
Parcel #: 70-03-28-314-010  Zoning District: MFR
Current Use: Sheltered housing  Proposed Use: Accessory
Area in Acres or Sq. Ft.: 7000 sf  Zoning of adjacent properties: MFR

2. Applicant
Name: Love Inc of the Tri-Cities
Company: dba Love In Action of the Tri-Cities
Address #: 334 N. Ferry  Address: dba Love In Action of the Tri-Cities
Grand Haven, MI 49417  334 N. Ferry, Grand Haven, MI 49417
Phone #: 616-844-4701  Phone #: 616-844-4701
Fax #:  Email: josh@lov.inactiontricities.org

3. Property Owner
Name: Love Inc of the Tri-Cities
Address: dba Love In Action of the Tri-Cities
334 N. Ferry, Grand Haven, MI 49417
Phone #: 616-844-4701  Email: josh@lov.inactiontricities.org

4. Required Application Materials
- Application (PDF + 5 copies)
- Site Plan (PDF + 5 copies)
- Letter or signed narrative describing the proposed special land use and detailing why the location selected is appropriate. Narrative must include responses to the special land use review standards of Section 40-116.03 and the specific review standards of Article V of the Zoning Ordinance.
- Statement of expected effect of the special land use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns and local traffic volumes
- Additional information which may be necessary (ie. soil erosion, dune protection, view protection, shoreline protection, excessive noise or adverse impact on surrounding properties).
- Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing a Special Use permit application as provided in Section 40-116.03.
- Required fee

1. Fees and Escrow Deposit
Application Fee: $225.00  (any Site Plan Review is in addition to this review)

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.
2. Details of the Nature of Work Proposed

See enclosed

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: ___________________________ Date: 5/17/2021
Print Name: ___________________________

Signature of Owner: ___________________________ Date: ___________________________
Print Name: ___________________________

Office Use Only

Case #: ___________________________ Date Received: ___________________________ Fee: ___________________________
Date of Approval: ___________________________ Date of Denial: ___________________________ Approved by: ___________________________
Narrative in Support of
Special Land Use Permit Application
Accessory Uses
by Love INC of the Tri-Cities, d/b/a/ Love in Action of the Tri-Cities

Background

The property located at 1615 S. DeSpelder Street in Grand Haven is owned by Love Ministry Center, LLC, and the property as a whole is referred to by LIA as the “Ministry Center”. Love INC of the Tri-Cities d/b/a Love in Action of the Tri-Cities (“LIA”) is the sole member of Love Ministry Center, LLC. On August 10, 2010 the Grand Haven Planning Commission granted LIA a special land use permit to operate the sheltered housing programs now known as Hope House and Harbor Hall. LIA is now requesting permission for accessory uses at the property covered by that special land use permit.

Proposed Accessory Uses and Appropriateness of Location

LIA proposes to operate the Harbor of Hope Center (the “Center”) as an extension of its existing sheltered housing programs. The Center would operate from the north end of the Ministry Center. If approved, the Center will include a market based on the cooperative model and training provided through LIA’s EmpowerU program. The business plan for the Center is being submitted as an attachment to this application.

The proposed accessory use will support activities already approved for and being conducted at the Center. These additional services will not alter or expand the current use in a significant way.

Compliance with Special Use Standards of Grand Haven Ordinance Section 40-501

**Exterior Lighting:** No changes are being proposed to the exterior lighting, which currently meets necessary standards.

**Signs:** Any changes to current signage will be insignificant and meet all necessary standards.
Off-street Parking: Adequate off-street parking already exists onsite to accommodate the proposed accessory use. There are two parking lots with sufficient parking to provide parking spaces for staff, volunteers, residents and clients.

Dumpster Location and Screening: Current dumpster and its location will remain the same and can adequately handle any additional refuse generated by the proposed accessory use.

Landscaping: LIA believes the landscaping at the Center is both ordinance-compliant and sufficient for the property.

Compliance with Review Standards of Grand Haven Ordinance Section 40-116.03

1. The City’s Master Plan does not specifically contemplate the operation of the Center or the programs involved, but it does not prescribe those uses and programs either. Moreover, it is reasonable to anticipate such programs and uses occurring in the context of transitional housing, which use is specifically authorized in the MFR district.

2. The operation of the Center will not require any physical change to or have any physical impact upon the existing building or property. And while the operation will probably result in a few more persons visiting the building, the slight increase in traffic and use will not change the essential character of the area.

3. The anticipated use will not cause or result in any hazardous or disturbing effects whatsoever, whether to the immediate area or the community-at-large.

4. The operation of the Center will occur entirely within the confines of the existing building, and have only nominal, if any, impact upon the use of public facilities and services. The Center might generate a slight increase in road usage, but should not have any impact whatsoever on any other public facility or result in any increase in demand for services. The overall impact of the Center on public facilities and services will be negligible.

5. The operation of the Center will not create any additional cost to the public. In fact, the programs offered at the Center will likely result in a reduction in demand for publicly-funded resources, and will certainly improve the economic welfare of the community by helping people reduce dependencies.

6. Operation of the Center will not produce excessive (or probably any) traffic, noise, vibration, smoke, toxins, fumes, glare, or orders that would be detrimental to other persons, property or the general welfare.

7. The grant of the requested special use permit accessory uses meets the intent and purposes of the zoning ordinance in that said permit facilitates the authorization and regulation of unique and critical programs; programs not easily defined or provided for, but naturally associated with the use already-permitted and occurring on this site and in the MFR district.

8. Nothing about the Center, its operations, or any impacts of same could be construed to constitute a public nuisance.
Other Pertinent Information

Information regarding the operation of the Center, including identification of the leadership team, legal structure, potential members, services offered, costs of membership, and proposed hours of operation are all contained in the attached business plan.
LOVE in Action
Transforming lives by empowering people to thrive

Harbor of Hope Center
Plan

May 12, 2021
Executive Summary

Proposal

The Harbor of Hope Center will extend Love in Action's (LIA) existing Hope House and Harbor Hall programs by using existing but underutilized space for a training center and membership-based food program. The underutilized space would accommodate an accessory use to the programs already being conducted at the site.

Members

Potential members of the Harbor of Hope Center are existing Hope House and Harbor Hall residents, local workforce families experiencing food insecurity, and self-selecting LIA clients.

Proposed Times of Service

Monday, Tuesday, Wednesday & Friday 10AM-5PM
Thursday 10AM-7PM
Saturday 10AM-12PM
Love in Action

Mission & Vision

Love in Action is a faith-based organization that seeks to transform lives by empowering people to thrive. Our goal is to end the cycle of poverty in our community.

LIA Harbor of Hope Leadership Staff

Josh Bytwerk—Executive Director
Matt Lehr—Senior Director of Housing and Program Development
April McAbloy—Director of Community Care
Laura Liu—Director of Community Engagement
Cheryl Youngquist—Director of Operations

LIA Board of Directors

Jennifer Koster—Chairperson  VP of Human Resources at Liv Communities
Steve Carlisle—Vice Chair  Retired from Pepsico/Frito Lay Div.
Sheila Warners—Secretary  Sheila B. Warners Design
Thomas Woodby—Treasurer  Financial Analyst, Bayside Capital
Gary Deckert  Retired, The Salvation Army
Bill Casey  General Manager, Pinnacle Reality Services
Cecil MacLaren  Retired, VP at Independent Bank
Jacqueline McCormick  Dispatcher at Harbor Transit
Jim Ponstine  Retired, Unity Christian High School

Legal Structure

Love in Action is a 501(c)(3) Non-Profit that has served Tri-Cities residents since 1983.
The Need

Existing Food Provision Programs

LIA serves local families and individuals who live, attend school, work or attend a church in the Tri-Cities, and regardless of belief, gender or ethnicity. LIA’s food programs include:

- Backpack Blessings—Eight Grand Haven and Spring Lake schools receive food for weekends for students qualified for free and reduced lunch programs.
- Mobile Food Distributions—7,500 pounds of food are distributed biweekly throughout the year with additional distributions scheduled as needed.
- Food Pantries—Nine local pantries serve between 9,000 and 21,000 meals each month.
- Hope House and Harbor Hall—Residents receive three meals per day.

Over the last year, food services expanded dramatically with LIA pantries serving 100% more than any previous year. Overall services climbed from 14,000 to 30,000 in these four programs.

The Thrive Market

Located within the Harbor of Hope Center, this “market” would provide an on-site food location for Hope House and Harbor Hall residents and offer a “co-op” model shopping experience at no additional cost for members. Volunteerism, minimal fees and educational options combined with this “shopping” experience would create an opportunity for clients to be involved in their own process by stocking shelves, serving other clients, contributing financially or taking personal growth steps through coaching and education. This use would be an accessory use to the current programs offered by LIA.

Potential Members

Harbor of Hope would provide an extended membership program in partnership with Hope House and Harbor Hall for continuous development and food provision, and would serve an estimated 10-25 people throughout each day. Those served would include:

- Hope House and Harbor Hall residents, already involved in life-skills training and receiving food on site
- LIA clients, self-selecting into the Membership Program
- Local workforce families and individuals whose level of income is below area cost-of-living thresholds
Services and Costs

Member Benefits

Onsite Benefits
- Thrive Market—members "shop" for groceries onsite using points based on family size
- Plan 2 Thrive—coaching is available to help members identify personal goals for growth and assist with navigating potential roadblocks
- EmpowerU—classes such as Financial Fitness, Cooking Matters, Eating Smart Being Active, etc.

Other Member Benefits through LIA
- Clothing
- Appliances
- Bunkbeds
- Furniture
- Bikes

Membership Pricing

Members would have access to food resources based on one of three criteria:
- A monthly fee of 10% of weekly income with a minimum of $10 and a maximum of $35
- Two hours of monthly work at the Harbor of Hope Center helping other members receive services
- Participation in an EmpowerU class or a coaching meeting with a Plan 2 Succeed Partner
Physical Plant and Staffing

Physical Plant

The existing space on the north end of Hope House and Harbor Hall (1615 S DeSpelder St) contains almost 7,000 square feet of underutilized space. Residents in Hope House and Harbor Hall and LIA staff occasionally use it for training, but for the most part, this space sits empty. LIA anticipates minimal changes to the interior of the space in order to accommodate the Thrive Market, including an upgrade in mechanicals, removal of some commercial kitchen equipment, and minor cosmetic repairs. These changes would better facilitate the training uses occasionally being made in the space now, but would be critical for addition of the Thrive Market. No changes to the structure or exterior are contemplated or necessary.

Staffing

- 2-3 Love in Action Staff
- 5-7 Volunteers
DATE: June 2, 2021
TO: Planning Commission Members
FROM: Jennifer Howland, Community Development Manager
RE: Case 21-25: Site Plan Amendment: 133 Columbus Ave

Current Zoning: OT, Old Town District
Existing Use: Eating & Drinking Establishment (Lucy’s Market)

1.0 Request
Joe and Karen Bockheim propose to amend their recent site plan approval for the outdoor dining area at Lucy’s Market at 133 Columbus Avenue (parcel #70-03-20-403-012) to allow for a deviation in the dumpster enclosure requirement of Sec. 40-301.03.H of the Zoning Ordinance. Specifically, they would like to use a maximum 6-foot-tall wood privacy fence to enclose the dumpster rather than the standard 6-foot-tall masonry enclosure. The Planning Commission may waive any of the dumpster enclosure requirements where it determines that such modification of standards would further the intent and purpose of this zoning ordinance without negative impact on the aesthetics of the district.

The applicant had also originally proposed a 4-foot-tall fence to enclose the outdoor dining area. They now plan to use a fence that is 6 feet tall or less. This same fence would extend around the dumpster area. This fence height increase does not require Planning Commission approval.

The applicant has provided renderings to illustrate what the dumpster enclosure would look like. Staff would expect that whatever dumpster enclosure is approved, that it be required to be tall enough to conceal the dumpster itself from view.

2.0 Sample Motion
Motion to APPROVE Case Number 21-25, a request for an amendment to the site plan at Lucy’s Market, 133 Columbus Avenue, related to the proposed dumpster enclosure (parcel #70-03-20-403-012).
1. The dumpster enclosure may be constructed of a 6-foot-tall wood privacy fence as proposed.
2. Insert additional Planning Commission condition(s):
SITE PLAN REVIEW PERMIT APPLICATION
Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information
Address/location of property: 133 COLUMBUS
Parcel #: 70-03-20-403-0012
Current Use: LUCY'S MARKET & DELI
Area in Acres: 0.1
Zoning District: Proposed Use: OUTDOOR SEATING
Zoning of adjacent properties:

2. Applicant
Name: JOE BOCKHEIM
Company: LUCY'S MARKET INC
Address #: 133 COLUMBUS AVE
GRAND HAVEN, MI 49417
Phone #: (616) 970-4863
Email: jbockheim@gmail.com

3. Property Owner
Name: JOE BOCKHEIM
Address: 4047 MISSION NW
GRAND RAPIDS, MI 49534
Phone #: (616) 970-4863
Email:

4. Required Attachments
- PDF + 5 copies of the application
- PDF + 5 copies of site plan
- PDF + 5 copies of the building elevations
- PDF + 5 copies of the landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Proposed topographic map
- Existing topographic map

5. Fees and Escrow Deposit
Up to $100,000: $175.00
$100,001 to $500,000: $275.00
$500,001 to $1,000,000: $375.00
$1,000,001 & Up: $475.00

Estimate Project Cost: $

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

6. Details of the Nature of Work Proposed (please identify materials and colors to be used)
CHANGE FENCE HEIGHT FROM 4- FEET TO SOMETHING LESS THAN 6- FEET
SEEK A WAIVER FROM THE PLANNING COMMISSION ON THE DUMPSTER ENCLOSURE.
REQUEST PERMISSION TO HAVE THE DUMPSTER ENCLOSURE MADE OUT OF THE SAME MATERIAL AS THE PATIO’S PERIMETER FENCE AND CONSTRUCTED INSIDE THE PERIMETER FENCE. SO TWO FENCES: ONE AS THE DUMPSTER ENCLOSURE AND THE PERIMETER PATIO FENCE.
7. Buildings and Structures
   Number of buildings on site: ___________________________  Use of buildings: ___________________________
   Height of buildings & # of stories: _____________________  Height of rooftop mechanical equipment: ___________

8. Floor Use and Area (in square feet)
   Commercial Structures
   Total floor area: ___________________________
   Open space (area & %): ___________________________
   Office space (area): ___________________________
   Retail space (area): ___________________________
   Industrial space (area): ___________________________
   Assembly space (area): ___________________________
   Seating capacity: ___________________________
   Maximum occupancy load: ___________________________

   Residential Structures
   Total floor area: ___________________________
   Total # of units: ___________________________
   # of 1 bedroom units: ___________________________
   # of 2 bedroom units: ___________________________
   # of 3 bedroom units: ___________________________
   Open space (area and %): ___________________________
   Rental or condominium?: ___________________________
   Maximum occupancy load: ___________________________

9. Setbacks (see Article Four: District Regulations, Table 40-402.02, for setback requirements)
   Required front yard: ___________________________
   Required rear yard: ___________________________
   Required total side yard: ___________________________

   Proposed front yard: ___________________________
   Proposed rear yard: ___________________________
   Proposed total side yard: ___________________________

10. Parking (see Article Six: Parking, for zoning requirements)
    Required # of spaces: ___________________________
    Typical angle of spaces: ___________________________
    Location of parking on site: ___________________________
    Shared parking agreement?: ___________________________
    Number of employees: ___________________________
    Size of spaces: ___________________________
    Number of handicap spaces: ___________________________
    Location and # of off-street spaces: ___________________________

    Proposed # of spaces: ___________________________

    Explanation of screening (including location and materials): ___________________________

11. Loading (see Section 40.605.04 for loading space requirements)
    Required # of spaces: ___________________________
    Typical angle of space(s): ___________________________
    Location of loading space(s) on site: ___________________________

    Proposed # of spaces: ___________________________
    Size of space(s): ___________________________

    Explanation of screening (including location and materials): ___________________________

12. Site Lighting (see Section 40-317 for lighting requirements)
    Building Lighting
    # of fixtures proposed: ___________________________
    Type of lighting proposed: ___________________________
    Height of fixtures: ___________________________
    Location of fixtures: ___________________________

    Parking Area Lighting
    # of fixtures proposed: ___________________________
    Type of lighting proposed: ___________________________
    Height of fixtures: ___________________________
    Location of fixtures: ___________________________
    Foot-candles at property line: ___________________________

13. Landscaping (see Article Eight: Landscaping, for zoning requirements)
    Location of landscape areas: ___________________________
    Proposed landscape material: ___________________________
14. Exterior Trash Receptacles (see Section 40-301.03 for Dumpster Enclosure requirements)
Location of receptacle: NORTHWEST LOT COVER Size of receptacle: 60 YARD
Enclosure material: SECONDARY WOOD FENCE Height of Enclosure: 60 - FOOT

15. Mechanical Equipment (see Sections 40-306.08(C) & 40-322 for zoning requirements)
Ground Mounted Mechanical Equipment Rooftop Mechanical Equipment
# of units: NA # of units:
Size of units (LxWxH): Location of units:
Location of units: Screening:

16. Accessory Buildings (see Section 40-301 for standards for accessory buildings)
# of accessory building(s): N/A Size of accessory building(s) (LxWxH):
Location of accessory building(s):

17. Emergency Access Features (contact City of Grand Haven Fire Marshal with questions)
Emergency Access Roads:
Location of hydrants and fire department connection (FDC):

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: ___________________________ Date: 5/25/21
Print Name: JOE BOCKHEIM

Signature of Owner: ___________________________ Date: 5/25/21
Print Name: ___________________________ JOE BOCKHEIM

Office Use Only
Case #: ____________ Date Received: ____________ Fee: ____________
Date of Approval: ____________ Date of Denial: ____________ Approved by: ____________
Jennifer,

I am including this information to give the zoning board the idea of what Lucy's is proposing, we feel it is a more consistent and aesthetically pleasing look without any negative impact on the district.

Summary- A perimeter fence which conceals the dumpster from outside views and a second interior 6-foot dumpster enclosure fence of the same material and look which conceals the dumpster from patrons.

Here is my very sad attempt to provide drawings of how things will look, my hope is that everyone will get an understanding for what we are proposing and agree to a waiver.

How things will look (in no particular order).

Interior side view of where the dumpster will be:
Inside view with 6-foot wood dumpster enclosure:
Street View of dumpster location:

Street View of dumpster with perimeter fence:
Interior View no dumpster enclosure 6-foot wood fence:

Interior View with 6-foot dumpster enclosure fence and perimeter fence:

Well that's my try at 3D and AI stuff, please let me know if you need anything else from me. A second CMU quote of $8,280 came in yesterday, that is not cash flow sustainable for Lucy's in any way.

Thanks,

Joe Bockheim
4047 Mission NW
Grand Rapids, MI 49534
616.970.4863
DATE: June 4, 2021
TO: Planning Commission Members
FROM: Jennifer Howland, Community Development Manager
RE: Case 21-26: Peerless Flats PD Final Development Plan Minor Amendment

1.0 Proposal
Kevin McGraw of River Caddis Development has submitted a request for approval of a minor amendment to the final development plan for Peerless Flats, a proposed multi-family residential development at the property commonly referred to as the Stanco property bounded by Jackson, Fulton, First and Second Streets.

Below is a list of the proposed amendments:
- Increase number of units from 133 to 135
- Parking count remains the same, which results in a slight reduction in the parking ratio
- Proposal to add covered parking for up to 50% of on-site parking spaces depending on market demand
- Change Building C – height reduced to 4 stories, footprint changed to a rectangle to match Building D
- Change community building – smaller, more green space, no garages
- Parking lot changes associated with changes listed above

The fire marshal is comfortable with the redesign, except for the internal parking lot intersection just south of Building D. In this area, in order for the fire apparatus to circulate, the landscape island may need to be reduced in size or eliminated. One or two parking spaces may need to be eliminated, as well.

With the increase in dwelling units from 133 to 135 and the potential to reduce parking by up to 2 parking spaces to accommodate the fire apparatus, the parking ratio will reduce slightly: 133 units and 200 parking spaces (1.5 spaces per unit) would now potentially be 135 units and 198 parking spaces (1.47 spaces per unit).

2.0 Sample Motion
The first action by the Planning Commission is to confirm that the proposed changes are minor in nature. Following that determination, staff has provided a sample motion below.

Motion to APPROVE the minor amendment to the final development plan for Peerless Flats Planned Development, located on the property commonly referred to as the Stanco property (parcel #70-03-20-278-005, -006, -015, and 70-03-20-279-008, -017, -019, -020, -023, -026), based on the information submitted for review, and subject to the following conditions:

1. Site changes are subject to approval by the Public Works Director and Fire Marshal.
1. Project Information
Address/location of property: 105 Fulton Ave | 220 N. First | 240 N. First | 302 N. First | 330 N. Harbor
Parcel #: Multiple Parcels - See ALTA/NSPS Survey
Current Use: vacant
Area in Acres: 4.71 Acres
Zoning District: Planned Development (PD)

2. Applicant
Name: Kevin McGraw
Company: River Caddis Development
Address #: 1038 Trowbridge Road
          East Lansing, MI 48823
Phone #: (517) 703-2132
Email: kmcgraw@rivercaddis.com

3. Property Owner
Name: Stanco Metal Products, SSS Leasing LLC
Address: 2101 168th Ave.
          Grand Haven, MI 49417
Phone #: 
Email: gslagel@stancometal.com

4. Required Attachments
- PDF + 4 copies of the application
- PDF + 4 copies of site plan
- PDF + 4 copies of the building elevations
- Landscape Plan
- Project phasing plan (if applicable)
- Signage plan and details
- Proposed topographic map
- Existing topographic map

5. Fees and Escrow Deposit
Up to $100,000: $175.00
$100,001 to $500,000: $275.00
$500,001 to $1,000,000: $375.00
$1,000,001 & Up: $475.00

PD Minor Change Request

Estimate Project Cost: $16,000.00

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

6. Details of the Nature of Work Proposed (please identify materials and colors to be used)
Site work includes construction of public and private parking, utility services to each building, and stormwater management infrastructure. Four (4) multi-story wood framed residential buildings and one (1) single-story common area amenity building. The site plan also proposes three (3) three-unit town home buildings using similar materials and colors, to be completed in a future phase. The changes requested under this re-submittal include updating the architecture of building C to match that of building D, and changing the site layout around building C to accommodate the change in building orientation and 30ft separation from building D. The proposed changes also include removing four (4) garages at building H to provide more space for amenities. Exterior materials to include cement board siding (panels and clapboard), metal siding, and brick. Colors will be a mix of earth tones and dark grays compatible with the downtown Grand Haven environment.
7. Buildings and Structures

Number of buildings on site: Eight (8)
Height of buildings & # of stories: varies
3 stories (38’-0”); 4 stories (48’-6”)
Use of buildings: Apartments and support amenities
Height of rooftop mechanical equipment: varies
Rooftop equipment limited in height and will be screened by parapets.

8. Floor Use and Area (in square feet)

Commercial Structures
Total floor area: NA
Open space (area & %): NA
Office space (area): NA
Retail space (area): NA
Industrial space (area): NA
Assembly space (area): NA
Seating capacity: NA
Maximum occupancy load: NA

Residential Structures
Total floor area: 153,600 gross square feet
Total # of units: 135 units
# of 1 bedroom units: 10 (studios); 52 (1 bedroom units)
# of 2 bedroom units: 64 (2 bedroom units)
# of 3 bedroom units: 9 (townhomes)
Open space (area and %): 1.13 Acres | 24%
Rental or condominium?: Rental
Maximum occupancy load: 707 Apartments | 41 Townhomes

9. Setbacks (see Article Four: District Regulations, Table 40-402.02, for setback requirements)

Required front yard: 25’ (all streets)
Required rear yard: 20’ (all streets)
Required total side yard: 20’ (all streets)
Proposed front yard: 10’ (all streets)
Proposed rear yard: 5’ (2nd St.); 10’ (all other streets)
Proposed total side yard: 10’ (all streets)

10. Parking (see Article Six: Parking, for zoning requirements)

Required # of spaces: 270 (2 spaces/unit)
Typical angle of spaces: NA
Location of parking on site: behind buildings
Shared parking agreement?: NA
Number of employees: NA

Proposed # of spaces: 308 (Development 200; City 108)
Size of spaces: 9x19
Number of handicap spaces: 7 (2 van accessible)
Location and # of off-street spaces: 224 total spaces off-street
200 spaces on site behind buildings | 24 spaces in public lot on SE side

11. Loading (see Section 40-605.04 for loading space requirements)

Required # of spaces: NA
Typical angle of space(s): NA
Location of loading space(s) on site: NA
Proposed # of spaces: NA
Size of space(s): NA

Explanation of screening (including location and materials):
Screening of dumpsters and utilities, using a mixture of deciduous trees/shrubs and evergreen shrubs.

12. Site Lighting (see Section 40-317 for lighting requirements)

Building Lighting
# of fixtures proposed: 0
Type of lighting proposed: NA
Height of fixtures: NA
Location of fixtures: NA

Parking Area Lighting
# of fixtures proposed: 24
Type of lighting proposed: LED | C-70-CRI
Height of fixtures: 20’ and 14’ depending on location
Location of fixtures: Parking and Amenities Bldg
Foot-candles at property line: Avg = 0.1 fc | Max = 0.6 fc

13. Landscaping (see Article Eight: Landscaping, for zoning requirements)

Location of landscape areas:
Around proposed buildings and in parking lot islands.
Screening of dumpsters and utilities.
Proposed landscape material:
Deciduous trees / shrubs with a mixture of evergreen shrubs.
14. **Exterior Trash Receptacles** *(see Section 40-301.03 for Dumpster Enclosure requirements)*

<table>
<thead>
<tr>
<th>Location of receptacle:</th>
<th>Size of receptacle:</th>
<th>Enclosure material:</th>
<th>Height of Enclosure:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two locations, see site plan</td>
<td>Multiple each location, 2-4 yard</td>
<td>Single-wythe concrete block</td>
<td>6'-0&quot;</td>
</tr>
</tbody>
</table>

15. **Mechanical Equipment** *(see Sections 40-306.08(C) & 40-322 for zoning requirements)*

<table>
<thead>
<tr>
<th>Ground Mounted Mechanical Equipment</th>
<th>Rooftop Mechanical Equipment</th>
</tr>
</thead>
<tbody>
<tr>
<td># of units: NA</td>
<td># of units: Matching number of apartment units</td>
</tr>
<tr>
<td>Size of units (LxWxH): NA</td>
<td>Type of rooftop units: Residential style condensers</td>
</tr>
<tr>
<td>Location of units: NA</td>
<td>Size of units (LxWxH): Approx. 30&quot;x24&quot;x30&quot;</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location of units:</th>
<th>Location of units: Building rooftops</th>
</tr>
</thead>
<tbody>
<tr>
<td>Screening: NA</td>
<td>Screening: Building perimeter parapets</td>
</tr>
</tbody>
</table>

16. **Accessory Buildings** *(see Section 40-301 for standards for accessory buildings)*

<table>
<thead>
<tr>
<th># of accessory building(s): NA</th>
<th>Size of accessory building(s) (LxWxH): NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location of accessory building(s): NA</td>
<td></td>
</tr>
</tbody>
</table>

17. **Emergency Access Features** *(contact City of Grand Haven Fire Marshal with questions)*

| Emergency Access Roads: Full access around the perimeter of the site and through the parking areas. | Location of hydrants and fire department connection (FDC): Multiple locations, see site plan |

**By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.**

**Signature of Applicant:** [Signature]
**Date:** 05/27/2021

**Print Name:** Kevin T. McGraw

**Signature of Owner:** [Signature]
**Date:** 05/27/2021

**Print Name:** Gerald Slagel, Jr.

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**Office Use Only**

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<th>Date Received: 5/27/21</th>
<th>Fee: $175</th>
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<tr>
<td>Date of Approval:</td>
<td>Date of Denial:</td>
<td>Approved by:</td>
</tr>
</tbody>
</table>
May 27, 2021

Ms. Jennifer Howland, AICP
Community Development Manager
City of Grand Haven
519 Washington Avenue
Grand Haven, MI 49417

Re: Peerless Flats
PD Minor Change Request

We are requesting a minor change to the Peerless Flats Planned Development which was originally approved on January 12, 2021.

The changes requested include the following:

- Modification to building C to match the architecture, footprint, and unit count of building D.
- Site layout changes surrounding building C to accommodate the updated footprint and alignment. These changes include parking reconfiguration, sidewalk access to the building, and 30 ft separation from building D.
- Removal of four (4) garages from building H, and reconfiguration to increase amenities spaces for residents. This change provides an expanded dog run area and increases the outdoor patio space and pool area. The square footage of building H was reduced as well.

The proposed changes will increase the greenspace on site, improve the amenities to residents, improve visibility along Jackson Street, and helps the project stay on schedule and on budget. The proposed changes will not affect the parking count, site access, utilities, or stormwater management.

Sincerely,

[Signature]

Peter A. Lazdins, PLA, CLARB
Senior Land Planner
### Cladding Proportion Analysis

**PSN - EAST ELEVATION (Cladding Review)**

<table>
<thead>
<tr>
<th>Material</th>
<th>Manual Area (W)</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Brick</td>
<td>138.12 SF</td>
<td>6%</td>
</tr>
<tr>
<td>Brick</td>
<td>138.59 SF</td>
<td>6%</td>
</tr>
<tr>
<td>Brick</td>
<td>276.71 SF</td>
<td>12%</td>
</tr>
<tr>
<td>Fiber Cement</td>
<td>997.35 SF</td>
<td>43%</td>
</tr>
<tr>
<td>Fiber Cement</td>
<td>1,067.08 SF</td>
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<tr>
<td>Fiber Cement</td>
<td>2,064.43 SF</td>
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<td>Grand total</td>
<td>2,341.14 SF</td>
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**PSN - NORTH ELEVATION (Cladding Review)**

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<tr>
<td>Brick</td>
<td>785.38 SF</td>
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</tr>
<tr>
<td>Brick</td>
<td>1,570.76 SF</td>
<td>28%</td>
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<tr>
<td>Fiber Cement</td>
<td>1,083.60 SF</td>
<td>19%</td>
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<tr>
<td>Fiber Cement</td>
<td>781.92 SF</td>
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<tr>
<td>Fiber Cement</td>
<td>1,083.60 SF</td>
<td>19%</td>
</tr>
<tr>
<td>Fiber Cement</td>
<td>2,949.12 SF</td>
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<tr>
<td>Metal Panel</td>
<td>529.43 SF</td>
<td>9%</td>
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<tr>
<td>Metal Panel</td>
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<td>Metal Panel</td>
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**PSN - SOUTH ELEVATION (Cladding Review)**

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<th>Percentage</th>
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<tbody>
<tr>
<td>Brick</td>
<td>138.12 SF</td>
<td>6%</td>
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<tr>
<td>Brick</td>
<td>138.12 SF</td>
<td>6%</td>
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<td>Brick</td>
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<td>Grand total</td>
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**PSN - WEST ELEVATION (Cladding Review)**

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<td>Brick</td>
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<td>Brick</td>
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<td>Fiber Cement</td>
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<td>Fiber Cement</td>
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<td>Wood Siding</td>
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**Transparency:** 55% ground floor, 47% upper floors
DATE: June 2, 2021
TO: Planning Commission and City Council Members
FROM: Jennifer Howland, Community Development Manager
RE: Text Amendment: CB District Windows

Denny Dryer of Dryer Architectural Group requested a text amendment to the Zoning Ordinance, Sec. 40-413.03.D related to window proportions:

D. Proportion: New construction and facade rehabilitation shall create or maintain horizontal and vertical spacing of facade elements such as windows, entries and rooflines, in keeping with the rhythm of the bays, windows and openings of surrounding buildings. Window openings shall be rectangular and 2.2 times as tall as they are wide.

At their meeting in April, the Planning Commission reviewed the proposed request. They reviewed the HCDC’s recommendation to modify the text to apply only to street frontages and not facades that face an alley. The Planning Commission asked Mr. Dryer to provide examples of buildings to help illustrate his request. They also wanted to collect input from the MSDDA. Mr. Dryer also expressed an interest in reviewing the transparency percentages, as well.

Following the meeting, the MSDDA commented that they would like the windows to maintain the historical integrity of the building, at least on the shopping district front. They suggested keeping the existing language, and perhaps adding the ability to add a transom window. They referenced good examples downtown including 201 Washington, Kirby House, and 16 Washington. They did not feel that Santo Stefano nor Long Road did a historically correct remodel.

Enclosed are documents Mr. Dryer provided to illustrate the 60% minimum transparency requirement for some of our nonresidential zoning districts (C, B, and NMU). It should be noted that the CB District requires a minimum 75% transparency on the ground floor. Documents were not submitted to illustrate that standard.

Staff Analysis: CB District Window Ratios
The CB District requires 75%-85% transparency on the ground floor and 40%-85% transparency on upper stories. In order to meet that, the ground floor must be almost entirely glass. Simply breaking up the panes of glass into separate windows does not create the storefront look the ordinance intended.

The important portion of the text is the section referencing creating or maintaining horizontal and vertical spacing of façade elements. Requiring rectangular windows, even with arches on top, would be in keeping with the overall style of most buildings downtown. The 2.2 ratio doesn’t seem to be appropriate any longer. Further, it is less important to manage the facade elements of a wall facing an alley.

Staff would like to hear from the MSDDA and community, but below is a potential text amendment to be used as another starting point.

D. Proportion: New construction and facade rehabilitation shall create or maintain horizontal and vertical spacing of facade elements such as windows, entries and rooflines, in keeping with the rhythm of the bays, windows and openings of surrounding buildings. Window openings shall be rectangular and may include an archway or transom on top. Façades facing alleys or private property may use windows of any size or shape, and transparency regulations shall not apply.
**Staff Analysis: General Transparency Requirements**

The ground floor 60% transparency requirement applicable in the C, B, and NMU districts has posed challenges in the past for new construction or rehab on corner lots. As a result, the updated Zoning Ordinance now includes the following language:

> "The planning commission may allow a reduction in ground-floor transparency on buildings facing the front or corner front lot line when located on a corner lot. This reduction shall be based on the character of surrounding land uses, existing and planned pedestrian and vehicular circulation patterns, historical development patterns, and similar factors, but in no case shall ground floor transparency be less than forty (40) percent."

The Planning Commission also has leeway on existing buildings that are proposed for remodel or additions where the existing building has building form elements that don’t meet current standards. This seems to work well.

Staff is open to considering a reduction of the CB District standard to 60% for ground floor stories if it can be illustrated that such a reduction would generate facades that are in keeping with the architectural character and pedestrian-oriented nature of the Central Business District. Staff would look to the MSDDA and HCDC for their input, as well.
UPPER LEVEL ASSUMPTIONS:
HD HT = 7'-0"
SILL HT = 2'-0"
MIN = 40% (4x30x.4 = 108sf)
(CMIN = 2'x 5' x 2h = 100sf)
CR: (2 MIN 15h x 12.8w)

1ST FLOOR ASSUMPTIONS:
REG'D. TRANSPARENCY = 60% TO 85%
HD HT = 8'-0"
SILL HT = 2'-0"
REG'D. TRANSPARENCY:
MIN = 60% (10x30x.6 = 180sf)
MAX = 85% (10x30x.85 = 255sf)

ENERGY CODE INFO
TOTAL HALL AREA = 600sf @ R-20 = R-200R
MIN % AREA = 100% (100sf / 288sf = 35%)
R = 3.2 = 864R
REMAINDER OF HALL = 600-288 = 312sf
REG'D. NY= 2,000-864 = 1136R
LL(864)/312(sfu) = R(reg'd)=35.1

MIN GLASS AREA = 120sf
(NO SPACE FOR A DOOR THAT IS NOT TRANSPARENT)

MAX GLASS AREA = 30w x 85h = 255sf (4' OFF FLR 1 CLG)
(NO SPACE FOR A DOOR THAT IS NOT TRANSPARENT)

TRANSPARENCY BASED ON 12H x 30W = 360sf
BUILDING: 32W (WALLS %)
SOUTH ELEVATION w/ 60% MIN GLASS

82.3% TOTAL FACE

GLASS: 8.5' & H=7.05'
6 @ 8.5' = 48.6'
GLASS AREA = 48.6' x 8.5' = 415.8 sq ft

PREFERRED SOUTH ELEVATION w/ 20% GLASS