CITY OF GRAND HAVEN GRAND HAVEN, MICHIGAN PLANNING COMMISSION MEETING AGENDA July 9, 2024

Notice and agenda of the regular Planning Commission Meeting at 7:00 p.m. to be held at the Grand Haven City Council Chambers, 519 Washington Avenue. Planning Commissioners unable to attend the meeting are requested to contact the Planning Department at 616-935-3276 prior to the meeting.

1. MEETING CALLED TO ORDER

- 2. ROLL CALL: Amy Kozanecki, Dan Borchers, Joe Pierce, Vice-Chair Ryan Galligan, Tamera Owens, David Skelly, Magda Smolenska, Jennifer Smelker, Chair Mike Dora
- 3. APPROVAL OF MINUTES June 11, 2024
- 4. APPROVAL OF AGENDA
- 5. CALL TO AUDIENCE ONE OF TWO OPPORTUNITIES
- 6. PUBLIC HEARINGS
 - **A.** Case 24-24: Special land use request for a retaining wall greater than 48 inches in height at 120 Prospect St. (parcel #70-03-29-154-014)
 - **B.** Case 24-25: Special land use request for short term rental at 15 Crescent Hill (parcel #70-03-29-158-007)
- 7. NEW BUSINESS
- 8. OLD BUSINESS
 - **A.** Case 24-16: Grand Landing PD amendment lot adjustments (parcels #70-03-21-100-013, #70-03-21-100-014, #70-03-21-100-015, and #70-03-21-100-016)
 - **B.** Case 24-15: Site Plan and Sensitive Area Overlay review for a medical office building at 811 S. Beechtree (parcel #70-03-28-279-013)
- 9. **DISCUSSION:** Short term rental request for 300 N. 7th St.
- 10. ZONING BOARD OF APPEALS LIAISON REPORT
- 11. CITY PLANNER REPORT
- 12. CALL TO AUDIENCE SECOND OPPORTUNITY
- 13. ADJOURNMENT

CITY OF GRAND HAVEN GRAND HAVEN, MICHIGAN PLANNING COMMISSION MINUTES June 11, 2024

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

Present: Magda Smolenska, David Skelly, Tamera Owens, Vice-Chair Ryan Galligan, Amy Kozanecki, Joe Pierce, Jennifer Smelker, Dan Borchers

Absent: Chair Mike Dora

Also Present: City Planner Brian Urquhart, City Manager Ashley Latsch, Mayor Monetza, and members of the public.

Approval of Minutes

Motion by **Kozanecki**, seconded by **Smolenska** to approve the minutes of the May 14th, 2024 meeting as written. All ayes. **Motion passes.**

Approval of Agenda

Motion by Kozanecki, seconded by Skelly to approve the agenda. All ayes. Motion passes.

Call to the Audience; First Opportunity

Steve Deitsch, 615 S. Griffin St., spoke stating he was in support of the Cherrette group due to the fact of it's economic and educational development it would bring to the city.

Brent Clark, 820 S. Harbor spoke stating he felt like it was the wrong time for the build out of Chinook Pier, and prefers the city to wait and coordinate with the Harbor Island development, and does not feel the proposals reflect what is needed in the area.

Barb Rowe, 215 S 4th St., spoke stating she would like to express her opinions regarding the three Chinook Pier proposals. She began by stating the Cherrette group proposal would not be like an outdoor discovery concept as she's heard some people mention. She also spoke stating that she did not feel like it would be as busy as what was being proposed, due to the comparison being the Grand Rapids Children's Museum.

She also mentioned the Geerling Group proposal stating what was proposed already existing between the YMCA and the empty storefronts in the downtown area.

Lastly, she spoke on the Copper Rock proposal and stated that she felt it would be an obstruction and clog the waterfront view. She also mentioned that she felt the city should wait to see what is happening with the Harbor Island Development before building Chinook.

Presentation; Chinook Pier

Urquhart introduced the presentation stating City Manager Ashley Latsch and he are presenting three proposals for Chinook Pier. As the governing body tasked with land use planning and policy implementation recommendations, this is the Planning Commission's opportunity to offer valuable feedback on each submittal. No formal recommendation is needed today.

Smolenska asked to be recused from the discussion as her name is on two of the proposals.

Motion made by **Smelker**, seconded by **Pierce** to approve a request for Magda Smolenksa to be recused due to the fact her name is on two of the proposals submitted.

All ayes. Motion passes.

Vice-Chair Galligan opened the floor up for discussion.

Borcher began the discussion by posing the question if the city was selling the land, or if it would still belong to the city. Urquhart mentioned that it would be a public-private partnership with a land lease situation.

Borcher also asked to know what the driver for this project is. Urquhart stated there was an importance and value of community in the site that the city felt it was worthy of going out for bid to receive development opportunities. He stated that the timing was right to be able to do something with the three to four acres.

Borcher stated that he felt there was merit in all three proposals and the possibility of keeping the green space. He didn't want to commit himself to anything specific at the time time.

He also stated that he would consider obstruction implications. Borcher noted that he was concerned about getting used eight out of the twelve months and the need for density and mass to draw in business.

Pierce stated he felt similarly in the aspect he felt there were both merits and qualms with all three proposals. He mentioned he would like to see the farmer's market year-round, and feels it would draw more people to the downtown. He also liked the idea of having a rooftop bar and felt as though it would draw in the younger crowds. Pierce stated he would also like to see buildings full and utilized year-round. Pierce stated there was a beauty in the Farmer's Market drawing for Copper Rock. This could provide an opportunity for an Iconic feature. Pierce also stated he has concerns about having an unused building that blocks views of the water and greenery.

Smelker stated she is very pro-children's museum; however, not at the waterfront and it needs more space. Smelker didn't feel as though the Cherrette group captured from the community was reflected in the proposal. She stated it didn't flow well or make sense for the parcel.

Smelker stated that she liked the Midwest Construction proposal due to the fact they incorporated the train with the putt-putt golf. She also felt that there was a disconnect with the flow. She felt there were creative elements in some aspects, and in other elements gave what the community already had.

Smelker felt that the green space or parking in the CopperRock proposal was less of a focus. However, felt it was disappointing the putt-putt golf was eliminated while there was there was plenty of space for it. Smelker felt out of three the flow was the best, and felt more like a waterfront development. She did state she felt that office space would be a good idea to help with the year-round aspect. She also mentioned that having an incubator kitchen would also present more opportunities. She echoed Pierce's sentiments in saying that a rooftop bar would exciting in the restaurant.

Skelly wondered if there was any opportunity for public engagement besides the meeting. Urquhart stated that the public can participate through public meetings, letters of support, and ways of giving their input. He also mentioned there was a three month window for public input submittals.

Skelly asked if there would be any opportunities for public engagements or meetings after it goes to council. City Manager Latsch spoke stating that the decision is now up the the decision-making body. The intent was to present to Council the feedback that was given during the boards and commissions, public meetings, general public conversations, or email inquiries as a whole package to Council on their July 15th Council meeting. Skelly mentioned that he's gotten used to all the green space over the years. He also mentioned he does not want to see another lights-out development, but would rather see something that provides year round engagement. Skelly also stated he would like to see another opportunity for public engagements.

Kozanecki stated she echoed David regarding providing additional opportunities for public engagement. She also mentioned she wasn't in full support of any of the three proposals, but did like certain aspects of each. She implored that to make sure enough time was taken to get the development on Chinook Pier right.

Owen mentioned that wasn't fully supportive of one proposal but would liked certain pieces. She mentioned she was intrigued by the Children's Museum proposal as it's the only proposal that provides a year-round, family-friendly indoor destination. She stated she feels the Farmer's Market should also be enclosed to give a year-round option as well. She also stated she had concerns about the parking in front of the museum. She stated that this would be her preferred proposal.

Vice-Chair Galligan said he liked and agreed with most of the comments from his fellow commissioners. He stated that he liked the Midwest proposal's idea to keep the mini-golf and feels it would bring people downtown as well as bring the lowest impact. He also loves the rooftop bar.

Vice-Chair Galligan stated he liked the waterfront center, but wondered if it would need to follow the zoning standards. Urquhart replied saying it would strongly be encouraged. Galligan continued stating it would be the most enjoyable walkway out of the three proposals.

Vice-Chair Galligan also commented on the Cherrette Group stating that he initially liked the thought of having the children's museum; however, he believed parking may be an issue and wondered if it would be the best use of waterfront space. He also does not like the open farmer's market.

Case 24-20: A public hearing to consider a Special land use request for short term rental at 126 Prospect St. (parcel #70-03-29-154-005)

Urquhart presented the case. Kylie Summers of BVW Unsalted Vacations, on behalf of property owners Karen and Doug Shimmel of 2091 Oakshire Ave. Berkley, MI 48072, has submitted an application for a

Special Land Use Permit for a Short-Term Rental located at 126 Prospect St. (parcel #70-03-29-154-085). Short-term rentals are permitted by special land use in the Dune Residential District per Sec. 40-406.02.

Section 40-513 of the Zoning Ordinance provides a list of ten (10) regulations and conditions for a Short-Term Rental. The review of the Special Land Use Permit application is also subject to the standard regulations and conditions of all Special Land Uses outlined in Section 40-116.03. The applicant has provided a narrative that responds to these review standards and a scaled site plan depicting the parcel information and floor plan.

The home contains 5 bedrooms and 2 bathrooms. The second level contains a deck facing Prospect St. and a concrete patio deck in the rear yard. There are 4 parking spaces in the front of the home. The total parking spaces can support a sleeping occupancy of up to 12 people.

As of the date of this staff report, the city has received no written public comments regarding this request.

Applicant was present.

Vice-Chair Galligan opened the public hearing at 8:06 p.m.

No public comment.

Motion made by **Owen's**, seconded by **Smolenska** to close public hearing. Vice-Chair Galligan closed the public hearing at 8:07 p.m.

All ayes. Motion passes.

Skelly asked for clarification on who would be handling the property management. Homeowner Doug Shimmel of 2091 Oakshire Ave. Berkley, MI spoke stating BVM Unsalted Vacations (who are local) would be assuming property management responsibilities. No other issues.

Kozanecki stated she did not have any issue with the case. She did mention she would like to see a map of short-term rentals. Urquhart responded that he is working with Ottawa County to get this completed.

Smolenska, Owen's, Smelker, Borchers, Pierce, and Vice-Chair Galligan did not have any issues with this case.

Skelly inquired about screening. Homeowner, Doug Shimmel stated there was no fencing but the landscaping was done in front of the property and there is shrubbery in between properties.

Motion made by **Smolenska**, seconded by **Smelker** to approve case 24-05, a request for a Special Use Permit for a Short Term Rental located at 126 Prospect St. (parcel #70-03-29-154-085) based on the information submitted for review.

Roll call vote. Yeas: Kozanecki, Owens, Borchers, Smolenska, Pierce, Smelker, Skelly, Vice-Chair Galligan. Nays: None. **Motion passed.**

Case 24-21: Site Plan Review for an addition to 1729 Airpark Dr. (parcel #70-03-34-177-001)

Urquhart introduced the case. Jared DeVoursney of Westwind Construction, on behalf of property owner Future Industries, Inc., has submitted a site plan application for a 47,970 sq. ft. addition to their manufacturing building at 1729 Airpark Dr. (parcel#70-03-34-177-001). The addition will function as additional room for manufacturing and warehouse uses, both permitted by right in the Industrial district per Sec. 40-420.02 B. In August 2023, the Planning Commission recommended approval for rezoning 626 Columbus Ave. from OT – Old Town to NMU – Neighborhood Mixed-Use and within the Centertown Overlay. The City Council adopted the rezoning in September. The rezoning created a land assembly of 4 parcels under the same zoning district for a mixed-use redevelopment. A mixed-use is permitted by right per Sec. 40-411.02.A. The Centertown overlay was vital to site plan preparation, which allows lot coverage of up to 100%, and building height of up to 40 ft. or 3 stories, whichever is less. The proposed building is 3 stories and just under 40 ft. in height and includes approximately 90% lot coverage.

As shown on sheet 2, site preparation of the 4.55-acre site includes removal 0.57 acres of trees and brush in eastern portion of the property. The applicant will keep the existing vegetation along the south, east, and north property lines serving as a buffer to the adjacent properties. Village Green is located directly to the north, and agricultural farmland is located in Grand Haven Township to the east. The applicant will also remove the existing pavement and stormwater structures.

With the increase in impervious surface and building coverage, a proposed stormwater detention pond is shown in the northwest corner of the site. Stormwater in the improved parking lot will be directed to catch basins and directed through storm sewer line to the detention basin. Sheet 4 denotes that stormwater off the building will be directed into 3 catch basins installed along the south and east sides of the building addition. The Public Works Dept. is reviewing the stormwater calculations and will provide the necessary permits to the applicant. A condition of site plan approval is recommended.

The 47,970 sq. ft. pre-engineered metal structure will be 30 ft. in height and sided with pre-finished vertical panel metal. The addition will have a pre-finished ribbed metal roof, and metal eave cap. Although not specified, it is expected the siding will match the color of the existing building. All building height, building form standards setbacks, and lot coverage in the Industrial District are met.

For a manufacturing facility, Sec. 40-604.03 requires 1 space per employee on the largest shift and 1 space per 2,000 sq. ft. of floor area. In addition, a warehouse requires 5 spaces plus 1 space per employee on the 2 largest shifts. According to the materials submitted, the parking calculations indicate that 50% of each use would apply to the parking requirement. Therefore, it was concluded that 63 spaces were required for manufacturing use and 25 spaces for warehouse use. 63 + 25 = 88 spaces. Taking into account half of each use, 88/2 = 44 spaces. The applicant is proposing 44 total spaces, with 28 spaces shown on the site plan, and 16 spaces along the south lot line banked or "deferred". Sec. 40-604.01.B allows the Planning Commission to provide a portion of required parking to be deferred until a future date, provided that adequate space on the property is reserved for future parking and the reserved area is used as open landscaped space until the parking is constructed. Due to the location of the property, and anticipated parking demand from the proposed use, a deferred approach would be appropriate for this project. Per Sec. 40-605.05, a building over 20,000 sq. ft. requires 2 loading spaces. The applicant has proposed 4 loading spaces into 14' tall overhead doors as shown on the elevation plans.

The site plan does not depict any additional signage. The application notes 5 wall five-pack light fixtures will

be installed, illuminating the parking lot, loading area, and entry doors.

As noted on sheet 2, the existing vegetation buffer along the north, east, and south lot lines will be preserved to the greatest extent possible. The landscape plan on sheet 8 also includes a landscape row along the south property line of red maple and arborvitae plantings. The proposed landscaping plan satisfies the ordinance.

The application states it is to be determined if rooftop mechanical equipment will be installed. Sec. 40-322 states that rooftop mechanical equipment shall be screened from view, unless in the Industrial District. Due to the adjacency to residential uses, it may prove beneficial to screen rooftop equipment but is not required.

The Fire Marshal requested a 26 ft. wide gravel fire access road around the exterior of the entire building. The fire truck turn path is shown on sheet 8 of the site plan.

Although not specified on the site plan, the application denotes the 2 dumpster bays will be located near the scrap dock area, and enclosed of a steel material that matches the building. As a 5-acre site, snow removal may not be a challenge in comparison to smaller industrial sites. However, the site plan should be amended to depict the location of snow storage.

Smolenska, Owen, Smelker, Kozanecki, and Pierce did not have any issues with this case.

Skelly mentioned there were concerns with parking and multiple shifts. Urquhart clarified that there was only a discussion of the first and second shift at this point.

Smelker raised a question regarding a deferred parking expiration date. Urquhart offered deferment within 6 months of occupancy.

Urquhart also asked for clarification regarding job creation and traffic in and out of the area.

Pete Oleszcsuk, President of West Winds, stated there would be 20 full time employees operating there. The reason for the expansion is to accommodate raw materials and space for larger-scale raw material efficiencies in production. Deliveries would be made based on production and demand. With producing larger bulk materials, deliveries are not expected to be as much as smaller productions.

Motion made by **Skelly**, seconded by **Smelker** to approve case 24-21, a request for a site plan review for an addition to 1729 Airpark Dr. (parcel #70-03-34-177-001) based on the information submitted for review, and subject to the following conditions:

- 1. All conditions of the DPW shall be met.
- 2. The fire access road shall be maintained as requested by the Fire Marshal.
- 3. Upon receiving the certificate of occupancy for the building addition, the applicant shall provide a land use permit for the 16 deferred parking spaces as shown on the plan for 6 months.
- 4. Applicant shall provide details of the dumpster enclosure material and location of snow storage on an amended site plan.

Roll call vote. Yeas: Kozanecki, Owens, Borchers, Smolenska, Pierce, Smelker, Skelly, Vice-Chair Galligan. Nays: None. **Motion passed.**

Case 24-16: Grand Landing PD amendment - lot adjustments (parcels #70-03-21-100-013, #70-03-21-100-014, #70-03-21-100-015, and #70-03-21-100-016).

Urquhart presented the case. The City Council approved the Planned Development for Grand Landing in 2006. Subsequent amendments were also approved, including changes to mixes of uses, building placement, and the full amendment of the area north of Adams Avenue. The applicant is proposing a lot adjustments of to the commercial phase of the development located north of Adams Ave. and east of Miller Dr. (parcels #70-03-21-100-013, -014, -015,-016).

The applicant approached the City late last year on potential changes to the approved Grand Landing Planned Development. The first step was to consider a lot adjustment of the northeast section of the development (parcel #70-03-21-100-013, -014, -015, -016). Staff determined lot adjustments of this nature to the approved final development would be considered a minor amendment and not subject to administrative approval. The lot adjustments do not include any relocation of structures, driveways, roads, or any changes that would have a significant impact on adjoining properties.

However, there is guidance on how to determine what changes would be considered major or minor can be found in Section 40-421.11.B of the Zoning Ordinance. These examples are meant as a guide to aid the Planning Commission decides.

- B. Modification of a final development plan. Minor changes to a PD final development plan may be approved by the planning commission, as follows.
- 1. The relocation of structures, the relocation and reconfiguration of roads, planting areas, parking areas, signs, lighting, and driveways provided that all such improvements remain in the same general location as approved by the planning commission and provided further that all such changes shall result in no significant additional impact on adjoining properties than would result from the original development.

Summary of Proposed Changes

- Lot adjustments of parcels #70-03-21-100-013, #70-03-021-100-014, #70-03-21-100-015, #70-03-21-100-016
- The remaining 2 parcels will be 3.69 acres and 1 acre as shown in the lot survey

Applicant is not present.

Owens and Smolenska did not see this as a major change but were ok with the minor changes.

Kozanecki and Skelly both felt they needed to be convinced it was a minor change.

Smelker was ok with the minor changes.

Pierce felt as though it should be a major change.

Borchers felt as though there were too many unknown variables to make a decision.

Vice-Chair Galligan was ok with minor changes.

Motion made by **Kozanecki**, seconded by **Skelly** to postpone Case 24-16 until the next meeting on Tuesday, July 9th, 2024 to allow for further clarification of Zoning Ordinance Section 40-421.11.

Roll call vote. Yeas: Kozanecki, Owens, Borchers, Smolenska, Pierce, Smelker, Skelly, Vice-Chair Galligan. Nays: None. **Motion passed.**

Case 24-22: Lot Split of 1600 Kooiman St. (parcel #70-03-20-301-016)

Urquhart presented the case. Property owner Mike Wilson has submitted an application to split 1600 Kooiman (parcel #70-03-28-301-016) into two (2) lots. The parcel is approximately 5 acres located in the TI – Transitional Industrial District and northeastern and eastern portion is within the Sensitive Area Overlay. Because of the parcel's location within the sensitive area overlay, staff determined a review by the Planning Commission would be appropriate.

1600 Kooiman parcel

- Frontage off Kooiman
- Lot area: 3.82 acres
- Lot width: 533 ft.
- Interior lot
- Outside of Sensitive Area Overlay

New parcel

- Frontage off Kooiman
- Lot area: 1.08 acres
- Lot width: 219.9 ft.
- Interior lot
- Within Sensitive Area Overlay
- Proposed use: TBD

There is no minimum lot width or lot size in the Transitional Industrial District. However, the applicant has proposed lot size and width that would provide the necessary building envelope to accommodate the required setbacks for future buildings. Included in the packet is an EGLE permit, however, that does not authorize zoning approval. Following an approved lot split, at a minimum, a site plan application and sensitive area overlay permit would be required.

Applicant Denny Dryer, 220 ½ Washington, was present stating the wetland situation needed to be addressed before the sale of the property, and split.

Borchers, Pierce, Smelker, Skelly, Kozanecki, Smolenska, Owens, and Vice-Chair Galligan did not have any questions.

Motion made by **Pierce**, seconded by **Smolenska** approves Case 24-22, a request to split 1600 Kooiman St. (parcel #70-03-28-301-016) into two (2) lots as shown on the site plan.

Roll call vote. Yeas: Kozanecki, Owens, Borchers, Smolenska, Pierce, Smelker, Skelly, Vice-Chair Galligan. Nays: None. **Motion passed.**

Case 24-23: Discussion of Sensitive Area Overlay Removal for Salvation Army Housing Development (parcel# 70-03-21-328-031)

Urquhart presented the case. Denny Dryer, Tom Reinsma, and Bill Holman approached the city for a possible attainable housing development of 27 townhomes on the Salvation Army's property off Fulton St. (parcel #70-03-21-328-031). Last month, they provided public comment to the Planning Commission for consideration of removing the sensitive area overlay designation of the 2.09-acre parcel. The zoning map (attachment B) denotes the majority of the parcel is within the sensitive area overlay. The applicant's memo indicates the property is not necessary for Salvation Army operations and is presently overgrown brush. In addition, they assert the sensitive area overlay district precludes the development of the site for housing. The underlying zoning district is NMU - Neighborhood Mixed-Use, in which a multiple family dwelling is permitted by right in this district.

The applicant is requesting a determination from the Planning Commission of what content would be necessary in an environmental survey. This process is outlined in Sec. 40-422.06 of the zoning ordinance. The applicant noted the wetland is not regulated by the State of Michigan, nor does it appear to be connected to other wetlands/streams or sensitive ecosystems. According to Sec. 40-442.02.B. A wetland is determined to be sensitive because it provides flood and storm control, wildlife habitat, pollution treatment, water recharge, and storage area, benefits to water quality, and erosion control.

Removing a sensitive area overlay is a two-step process. The first step is obtaining the necessary information to make an informed decision on whether to remove the sensitive area overlay. The environmental survey is imperative to the applicant's request. The second step is to amend the zoning map, which is treated as a rezoning, with final approval by the City Council.

Items for the Planning Commission to consider:

- Is there justification for removing the sensitive overlay for the proposed use?
- What is the compatibility of the proposed use and the future land use and Master Plan?
- What environmental qualities does this site contain, or does not contain, to continue the sensitive area designation? Is there a negative impact on wildlife habitat? Water recharge and storage? Pollution treatment?
- What content within the Environmental survey will be necessary to make a qualified determination?

Applicants Denny Dryer, 220 ½ Washington Ave, and Jacob Horner from Growing Place Grand Rapids were present and asked the commission for specific criteria needed to submit the environmental report.

Smelker spoke stating according to Sec. 40-442.02 the specifics for the environmental report could be found there. She encouraged the applicant to an environmental science firm to assist with getting the various tests done.

Pierce mentioned he loved the idea of the project but feels as though environmental due diligence needs to be done.

Borchers stated he sat on the Salvation Army Board and felt as though most of the area was already filled.

Skelly encouraged the applicant to reach out to an Environmental Firm to get the most accurate information.

Kozanecki and Smolenska agreed that they were in line with the previous comments about reaching out to an Environmental firm to get professional guidance. They also like the project.

Owens had nothing further to add.

Vice-Chair Galligan summarized the discussion stating Planning Commission had encouraged the applicant to contact some type of Environmental Consultant to show them the ordinance to give proper guidance and gain the report from them.

No motion was made at this time.

Zoning Board of Appeals Liason Report

Kozanecki reported two cases were presented. Shape Corporation asked for a new sign to be placed in the right-of-way, which was approved. The next case was 520 Elliot for a garage house addition which approached lot lines was denied.

City Planner Report

Child Care Center in Industrial District

After a slight delay in review, the City Council approved the first reading of the zoning text amendment to allow child care centers in the I - I-Industrial District by special land use. The ordinance is expected to be adopted at the June 17th Council meeting.

Diesel Plant Update

In February 2023, the Planning Commission approved the site plan for the former diesel plant at 518 S. Harbor Dr. Included in the packet is a brief update from Grand Power Works. It appears the developer is continuing to pursue funding from the MEDC for the project. They do not it would take approximately 12-18 months for construction to occur. The developer has noted that September 1st will be the start date, however, that date is not yet confirmed.

PC Membership

All members who were up for another term were reappointed at the June 3rd City Council meeting.

Call to the Audience; Second Opportunity

Steve Dietsch, 615 S. Griffin St., stating the Children's Museum received 317 responses from a survey that was conducted. 90% of those respondents stated they would be interested in having a membership. 73% of those respondents stated they visit a Children's museum a few times each year. He stated the Children's Museum would be something that would be open throughout the week, which would make the space something used all year round.

Jeffrey Miller, 1120 S Harbor Drive made observations stating he didn't feel there needed to be a rush on deciding for Chinook Pier and voiced concern that no public meetings were held. He felt as though a town hall was needed. He also wanted to encourage participation in the Harbor Island meeting. He also mentioned that he was concerned about the Farmer's Market and the farmers being able to load and unload their produce.

Brent Clark, 820 S Harbor, stated there was already an event center at the community center, the Diesel Plant was also supposed to be an event center, and Harbor Island could also likely be an event space. He mentioned his concern about blocking the waterfront view. He stated the waterfront area is one of the most valuable things we have. He also mentioned he felt it wasn't necessary to rush.

Jean Sherman, 421 Sand Drive, felt there should be some type of community information or town hall. She felt that there needed to be more time for people to be involved and to have coordination with what was happening at Harbor Island.

Nancy Lowe, 435 Sandpiper, stated she would also like an opportunity to have a town hall to be able to have more discussion on the details of each proposal.

Mayor Bob Monetza, 945 Washington, thanked the Planning Commission for their thoughtful comments and various perspectives. He also stated that he appreciated the public comments surrounding the Chinook Pier RFP's. He stated Council is listening and will consider all comments. Timelines are never set in stone, but thoughts and ideas will be captured. He thanked the Commission again for the work done and assured them that this was exactly what was expected.

Adjournment: Vice-Chair Galligan adjourned the meeting at 9:19 pm.

Melissa Bos, Executive Assistant to the City Manager

DATE: July 5, 2024

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

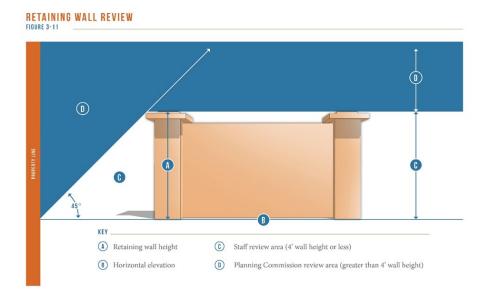
RE: Case 24-24: Special Land Use – 120 Prospect St. Retaining Wall

Current Zoning: DR, Dune Residential District and SA, Sensitive Areas Overlay District

Existing Use: Single-Family Residence
Proposed Use: Retaining wall replacement

1.0 Request

Adrienne Peterson, of Peterson & VandenBerg Environmental, on behalf of property owners Jenni Shepard and David Kelley, submitted a special land use request for a retaining wall located at 120 Prospect St. (parcel #70-03-29-154-014). A portion of the retaining wall measures greater than 48 inches in height shall require special land use permit review by the Planning Commission per Sec. 40-327.A.2.b. See Figure 3-11 below.



2.0 Background

A building permit was issued in 2022 for work to the home, including replacing the roof and adding 900 sq. ft. to the 2nd story. The project was revised in 2023 for a small alteration. During construction last summer, the retaining walls were being replaced without the required permits. Staff discovered this violation and informed the property owner. The property owner subsequently submitted a building permit and retaining wall permit in August 2023. Staff informed them and ELGE permit would be required due to the location within the Critical Dune Area and a special land use permit because of the retaining wall height. The applicant did successfully receive an After the Fact EGLE permit in May, prompting the submittal of the special land use permit. The applicant notes they will be replacing the 4' tall ledge rock retaining wall with a new 5' tall concrete bock retaining wall. See the photo below:





3.0 Special Land Use Regulations & Conditions

Section 40-327 of the Zoning Ordinance provides requirements for retaining walls and outlines provisions for administrative approvals and Planning Commission approvals. The applicant has provided responses to 40-116.03A. for special land uses.

4.0 Sensitive Area Overlay Permit

The applicant has submitted a sensitive area overlay and retaining wall permit, and can be approved if the special land use is approved.

5.0 Correspondence

As of the date of this memo, the city has received no correspondence regarding this request.

6.0 Sample motion

Motion to APPROVE the special land use permit for a retaining wall greater than 48 inches in height at 120 Prospect (parcel #70-03-29-154-014) based on the information submitted for review:

Motion to DENY the special land use permit for a retaining wall greater than 48 inches in height at 120 Prospect (parcel #70-03-29-154-014) based on the following:

1. Insert reasons for denial.

Attachments

- A. Special Land Use application dated 6-6-24
- B. Special Land Use narrative
- C. Site Aerial and photos of prior conditions
- D. EGLE Permit
- E. Site Plan and plan details
- F. List of vegetation assurance

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

2. 2. oject imormation			
Address/location of property: 120	Prospect Street, Grand Haven, MI 49417		
Parcel #: 70-03-29-154-014	Zoning District: Dune Residential		
Current Use: Single-family residential Area in Acres or Sq. Ft.: 0.25 acres	Proposed Use: Single-family residential - additions & renovation Zoning of adjacent properties: Dune residential		
2. Applicant	3. Property Owner		
Name: Adrienne Peterson - Agent	Name: Jenni Shepard & David Kelley		
Company: Peterson & VandenBerg Environmental Address: PO Box 262, Spring Lake, MI 49456	Address: 120 Prospect Street, Grand Haven, MI 49417		
	Phone: 843-670-5172		
Phone: 616-402-7592	Email: jenni@pgmtinc.com		
Email: adriana@nataraananina aana			

4. Required Application Materials

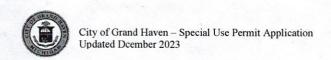
1. Project Information

- 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 (i.e. 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: \$325.00 (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 Replace an existing 4' high	of Work Proposed gh ledge rock retaining wall wit	h a new 5' high cond	rete block retaining
	sion and dune protection.		
the subject property for papplicant agrees to perform	sion is granted for city staff, incourpose of gathering information the described work in accorde of Ordinances. Signer will institute to the requested time.	n to review this requedance with all applic	est. In addition, the cable Sections of the
Signature of Applicant:	Collette	Date:	6/4/24
Print Name:			
Signature of Owner: Print Name:) flouly	Date:	6/5/24
	Office Use Only	27.6	
Case #:	Date Received:	Fee:	
Date of Approval:	Date of Denial:	_ Approved by:	

SENSITIVE AREAS OVERLAY PERMIT APPLICATION

Planning Department, City of Grand Haven 519 Washington Avenue, Grand Haven, MI 49417 Phone: (616) 935-3276 Website: www.grandhaven.org

Prione: (616) 933-3276 website: www.grandnaven.org

1. Troject information	
Address/location of property: 120 Pro	ospect Street, Grand Haven, MI 49417
Name of Development:	Parcel #: 70-03-29-154-014
Current Use: Single-family residential	Proposed Use: <u>Single-family residential - additions & renovatio</u>
Area in Acres: 0.25 acres	Zoning District: Dune Residential
Zoning of adjacent properties:	Dune Residential
2. Applicant	3. Property Owner
Name: Adrienne Peterson - Agent	Name: Jenni Shepherd & David Kelley
Company: Peterson & VandenBerg Environmental	Address: 120 Prospect Street, Grand Haven, MI 49417
Address #: PO Box 262, Spring Lake, MI 49456	
	Phone #:843-670-5172
Phone #: 616-402-7592	Email: jenni@pgmtinc.com
Email:adrienne@petersonenviro.com	_

4. Single-Family Dwelling Projects: Administrative Review

1 copies of site plan

Project Information

- 1 copy of the application (pg. 1 & 2 only)
- 1 copy of narrative (see page 3)
- Building elevations
- Landscape plan

- Existing topographic map
- Proposed topographic map
- Project phasing plan (if applicable)
- Required fee (\$50)

5. All Other Projects: Planning Commission Review (see additional info on page 4)

- 5 copies of site plan
- 5 copies of the application (pg. 1 & 2 only)
- 5 copies of narrative (see page 3)
- Existing topographic map
- Proposed topographic map

- Building Elevations
- Landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Required fees (\$50 + escrow deposit, if required)

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)

90 SF addition on slab foundation. Replacement and expansion of existing western deck to 335 SF and southern deck to 285 SF. Remove existing 12 LF retaining wall. Replace and extend existing retaining wall to 74 LF. Replace existing 63 LF retaining wall in kind and in place. Construct new 60 LF retaining wall & replace previously existing 69 LF retaining wall. Replace existing window wells in kind and in place.

New 180 SF walkway on north side. Replace and expand driveway to 1560 SF. Replace existing 72 SF shed.

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.

Mille	Date: <u>2/20/24</u>		
on (Agent - Permitting Only)			
M	Date: 2/7/24		
Print Name: Jenn: Shepherd Date: 2/7/24			
Office Use Only			
Planning Commission Review:	-		
Date Received:	Fee:		
Date of Denial:Approved	by:		
	on (Agent - Permitting Only)		

SENSITIVE AREAS OVERLAY DISTRICT NARRATIVE

See Section 40-422 of the Zoning Ordinance for a complete set of regulations.

- M. The proposed use, expansion or improvement will not unacceptably impact the Sensitive Area or surrounding property or uses. In determining such issues, staff (if subject to staff review) or the Planning Commission (if subject to planning commission review) shall, at a minimum and not by limitation, consider at least the following factors:
 - 1. Traffic generation and traffic flows, including any hazardous conditions:

No additional traffic generation outside of the construction time are expected. Existing parking on the property will be used.

2. Noise generation:

Some construction noise is expected. Noise generation should cease once construction is complete.

3. The effects of vehicles and paved driveways on the premises including, without limitation, the effects of exhaust, run-off, snow removal, noise, etc. resulting from the presence and use of vehicles and paved driveways as they relate to the Sensitive Area and the vegetation or animal life thereon:

The project will not significantly increase the presence/use of vehicles or driveways. Most impacts are renovations in areas of existing use, and only a small expansion to the existing driveway is proposed.

1	T -4	000/	
4.	Lot coverage:	36%	

5. Impacts upon wildlife and native plant species habitat:

No trees will be removed. Any disturbed areas will be stabilized with vegetation as needed. Most impacts are in areas of existing use.

6. Landscaping:

The site will be stabilized with vegetation as needed following the completion of construction.

7. Compatibility with other uses and zoning in the vicinity:

This project is inline with other uses in this district as it is a single-family residence. The project does not change the use.

8. Compatibility with neighboring properties:

The proposed additions and renovations are designed to be cohesive with the neighboring residences.

9. The use of any herbicides, insecticides, other pesticides or hazardous substances on the site, including, without limitation, the effects of any run-off:

None.

10. Native vegetation removal:

Any disturbed areas will be restored and stabilized with vegetation. No tree removal is proposed.

11. Any mitigation of any effects upon the sensitive area:

The site will be re-stabilized with vegetation following completion of the project.

12. Long-term shoreline erosion estimates:

No shoreline will be impacted by this project.

13. Other factors deemed by the Planning Commission to be important in the protection of the Sensitive Area.



Special Land Use Application Narrative

120 Prospect Street, City of Grand Haven, Ottawa County, Michigan

The property owners of 120 Prospect Street in the City of Grand Haven are proposing to replace an existing 4' high retaining wall in the same location with a new retaining wall that is 5' high. The retaining wall is needed to hold up the dune adjacent to the driveway and prevent soil and debris from eroding onto the driveway. The Special Land Use permit is being requested to allow the new retaining wall to be 5' high. This increase in the height is needed, as the current height of 4' is not sufficient to prevent sand from depositing into the driveway. Construction has already started on this retaining wall but was halted when the property owner was alerted that permits were required. An attachment is included showing the previously existing conditions onsite prior to construction.

Sec. 40-116.03 – Special Use Review Standards

- 1. The special use shall be consistent with the adopted City of Grand Haven Master Plan. The proposed retaining wall is consisted with the adopted City of Grand Haven Master Plan. By replacing the existing 4' high retaining wall with a new 5' high retaining wall in the same location, it will prevent the dune from eroding into the existing driveway and adjacent road. The site will be stabilized with native vegetation as described in the Vegetation Assurance submitted to and approved by EGLE.
- 2. The special use shall be designed, constructed, operated, and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed. The proposed 5' high retaining wall is an existing retaining wall that is being removed and replaced. The previously existing retaining wall was 4' high. The location and use have not changed, so the existing character of the general vicinity will not change, nor will the essential character of the area. The site will be stabilized with native vegetation after construction is complete.
- 3. The special use shall not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole. Because the retaining wall is proposed in the same location as the previously existing retaining wall, it will not be hazardous or disturbing to existing or future uses in the same general vicinity and the community as a whole. The use in this area is not changing and retainage is needed to maintain the dune and prevent soil and debris from eroding into the driveway.
- 4. The special use shall be served adequately by essential public facilities and services, such as highways, streets, police, and fire protection, stormwater drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services. The retaining wall will not require any additional use of essential public facilities and services. It is being constructed in the same location as the previously existing retaining wall, so the use will not be changing in any way, except for the increase in height. The increased height will prevent the soil from eroding into the driveway and road.

- 5. The special use shall not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community. The retaining wall will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community. The retaining wall will be a benefit in that it will prevent soil and debris from washing into the road. The property owner will cover any costs associated with the replacement of the retaining wall.
- 6. The special use shall not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property, or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors. The retaining wall will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any of the above-listed entities. The replacement retaining wall will be used to protect the dune slope adjacent to the existing driveway and prevent soil and debris from eroding onto the driveway and road. This retaining will not cause additional traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.
- 7. The special use shall meet the intent and purpose of the zoning ordinance; be related to the standards established in the ordinance for the land use or activity under consideration; and will be in compliance with these standards. The proposed retaining wall will meet the intent and purpose of the zoning ordinance. The retaining wall is proposed in the same location as the previously existing retaining wall. The height will only be increased to help support the dune and prevent sand from eroding into the driveway and road. The use is not changing in any way.
- 8. The special use shall comply with the City of Grand Haven Code of Ordinances, as amended, including but not limited to chapter 23, nuisances, as well as any applicable state and federal laws. The proposed retaining wall will not annoy, injure or endanger the safety, health, comfort, or repose of the public; interfere with or destroy or render dangerous any street, highway or navigable stream; allows accumulation of junk or obnoxious matters on private property, or in any way render the public insecure in life or property. The previously existing retaining wall was in place for two decades and is being replaced in the same location. EGLE has permitted this project as it is presented in this application, and the signed EGLE permit is enclosed.

The retaining wall will aid in soil erosion and dune protection on this property. Native vegetation will be used to restabilize the area after construction is complete. There are no adverse impacts expected on the surrounding properties. The retaining wall will not impact emergency service requirements, schools, stormwater systems, sanitary sewer facilities, automobile truck circulation patterns, and local traffic volumes. The replacement retaining wall will be constructed in the same location as the previously existing retaining wall, which according to historic imagery has been in place since at least 1999 (see below image). Because the retaining wall has been in place for at least two decades and will be replaced in the same location, stormwater runoff and soil erosion issues are not anticipated. The additional 1' in height will aid in preventing soil erosion and protecting the dune and will not affect

stormwater runoff. The land south of the retaining wall will be graded to ensure that there will not be an influx of stormwater runoff onto the adjacent properties or public way.



1999 Aerial Image of 120 Prospect Street obtained from Ottawa County GIS.

Aerial depicts existing retaining wall along south side of driveway.



120 Prospect Street, Grand Haven, MI 49417





Legend

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate,

current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

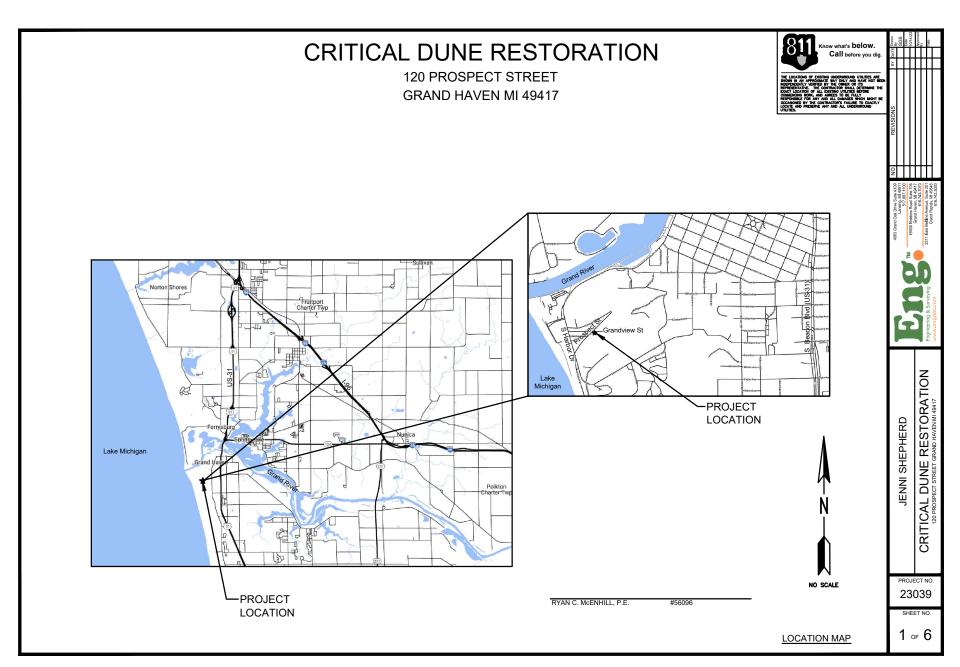
WGS_1984_Web_Mercator_Auxiliary_Sphere © Latitude Geographics Group Ltd.

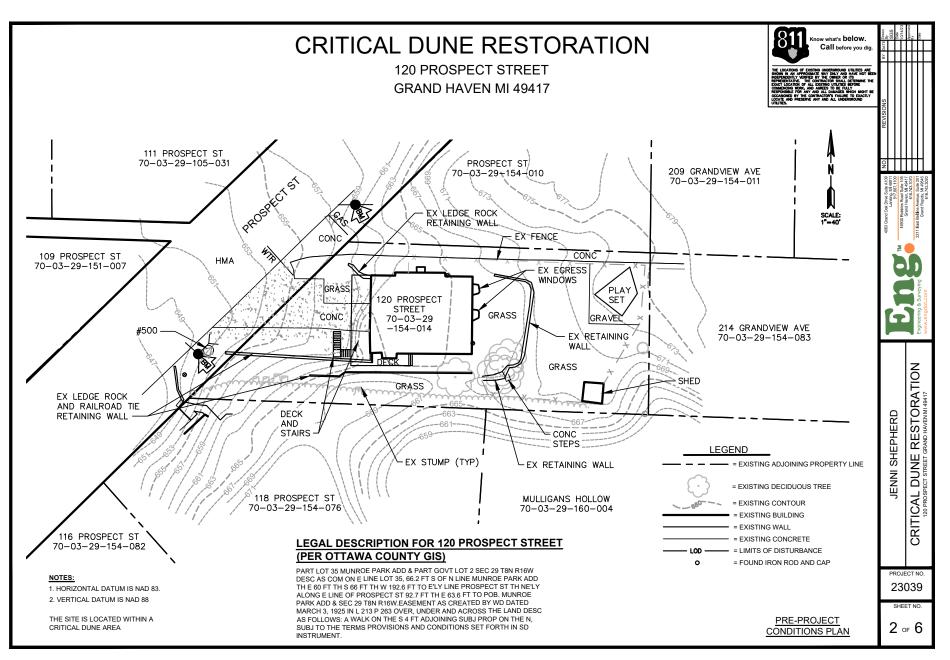
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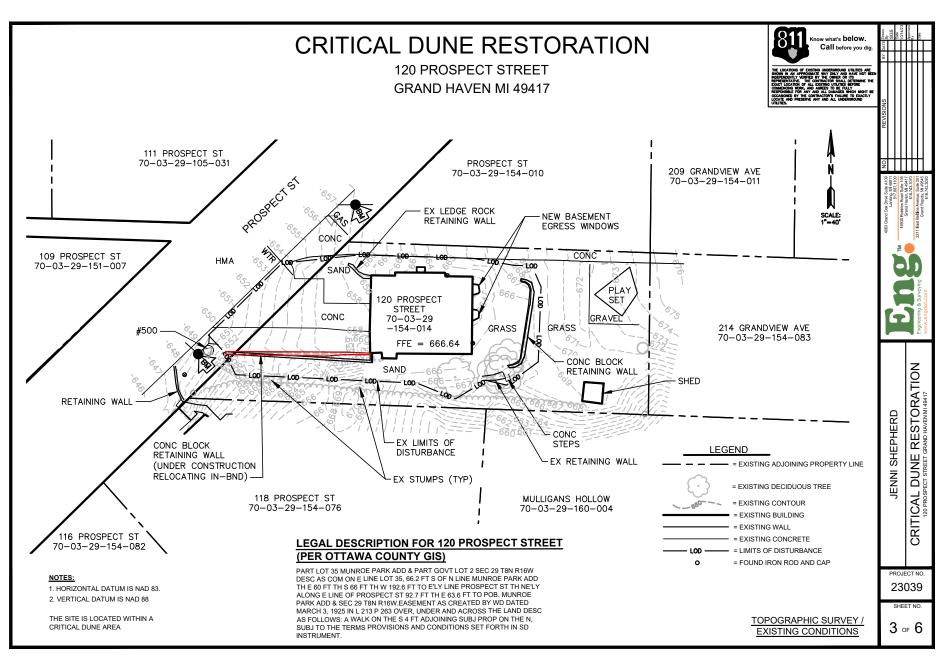
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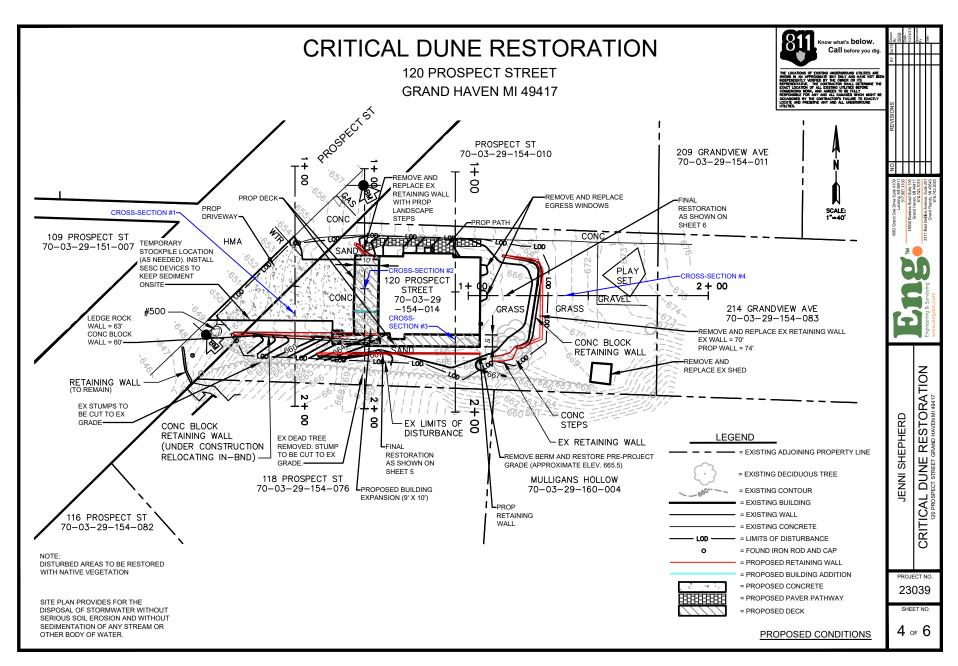
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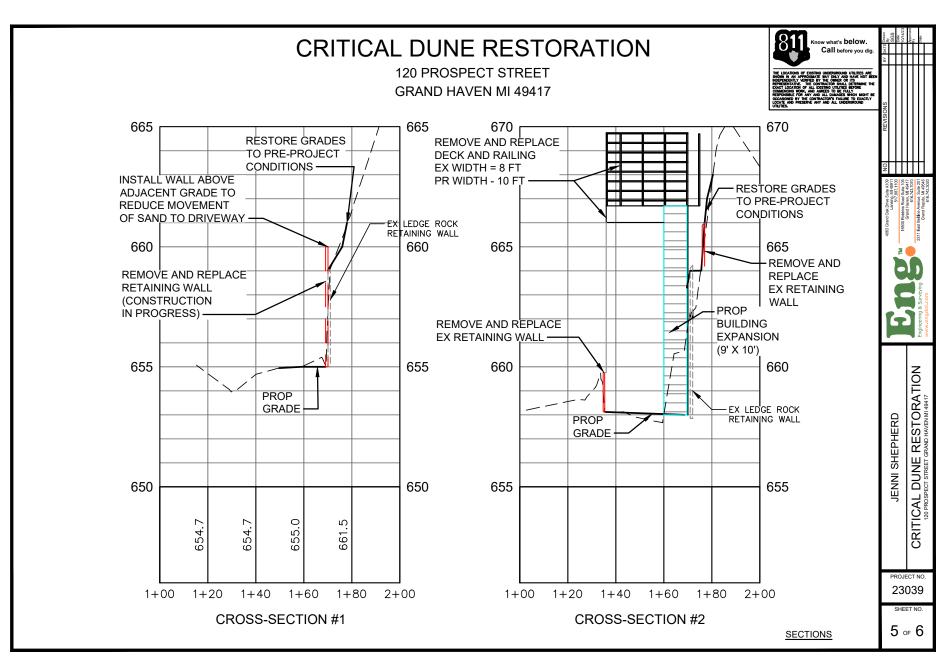
Adobe Portable Document Format (PDF) compound image

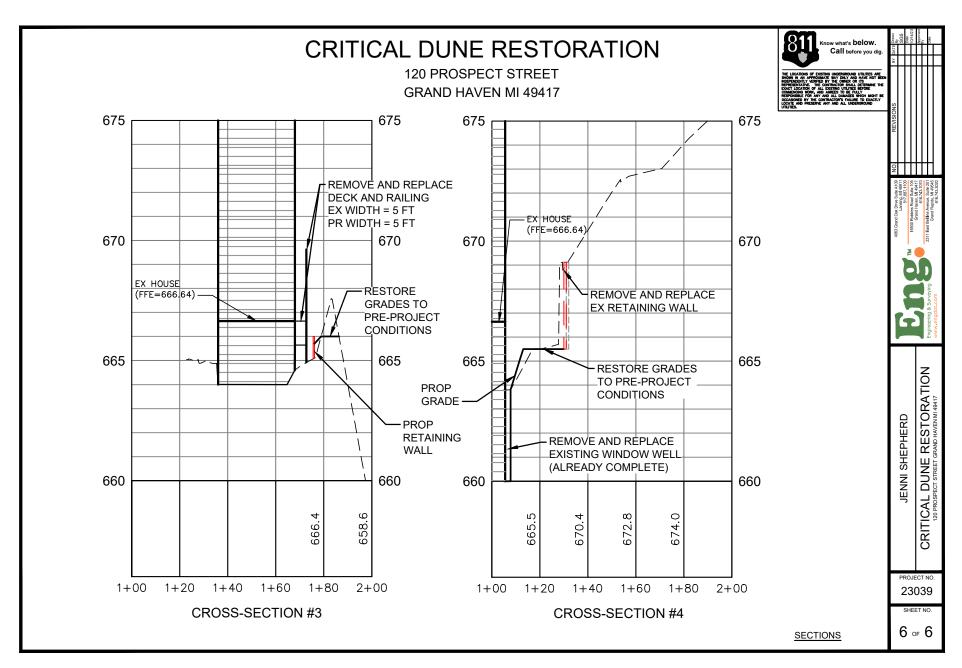












ATTACHMENT NAME:

Resources Individual or Minor Permit (WORD).pdf

ATTACHMENT TYPE:

Adobe Portable Document Format (PDF) compound image



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY WATER RESOURCES DIVISION PERMIT

Issued To:

Jenni Shepard 120 Prospect St Grand Haven, MI 49417

Permit No: WRP040937 v.1 Submission No.: HPX-9B43-C3WSZ

Site Name: 70-120 Prospect St-Grand Haven

Issued: May 10, 2024

Revised:

Expires: May 10, 2029

This permit is being issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

□ Part 353, Sand Dunes Protection and Management

EGLE certifies that the activities authorized under this permit are in compliance with the State Coastal Zone Management Program and certifies without conditions under the Federal Clean Water Act, Section 401 that the discharge from the activities authorized under this permit will comply with Michigan's water quality requirements in Part 31, Water Resources Protection, of the NREPA and associated administrative rules, where applicable.

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:

After the Fact installation of 90 square feet slab foundation addition, 335 square feet deck; 285 square foot deck; 74 linear foot retaining wall; 60 linear foot retaining wall; 180 square feet walkway; 72 square feet shed. Expand existing driveway to 1560 square feet; Replace in-kind two (2) 12 square feet and one (1) 9 square feet window wells, remove 12 linear foot retaining wall all within Critical Dune Area. All work shall be completed in accordance with the attached modified plans and the terms and conditions of this permit.

Waterbody Affected: Lake Michigan

Property Location: Ottawa County, City of Grand Haven,

Town/Range/Section 08N/16W/29, Property Tax No. 70-03-29-154-014

Authority granted by this permit is subject to the following limitations:

- A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.
- C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
- E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
- F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.
- G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
- H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
- I. Permittee shall notify EGLE within one week after the completion of the activity authorized by this permit.
- J. This permit shall not be assigned or transferred without the written approval of EGLE.
- K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
- L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).
- M. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
- N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
- O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.

- P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.
- Q. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must also submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.
- R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
- S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.
- T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).
- U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
- V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
- W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
- X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.
- Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
 - 1. Authority granted by this permit does not waive permit or program requirements under Part 91 of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit https://www.michigan.gov/egle/about/organization/water-resources/soil-erosion/sesc-overview and select "Soil Erosion and Sedimentation Control Agencies".
 - 2. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
 - 3. No fill, excess soil, or other material shall be placed in any wetland, floodplain, or surface water area not specifically authorized by this permit, its plans, and specifications.

- 4. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.
- 5. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
- 6. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.
- 7. Notification shall be provided to EGLE by telephone 72 hours prior to commencing construction, vegetation removal, or grading activity. Contact: Abigail Richmond at Richmonda3@michigan.gov or (616) 260-7328.
- 8. All slopes steeper than one-on-three (33%) must not be disturbed. Impacting the dunes is not authorized outside of the permitted use including activities such as driving machinery on slopes steeper than one-on-three (33%), or storing (permanently or temporarily) machinery, soil, materials, equipment, or removed vegetation, on any slopes steeper than one-on-four (25%).
- 9. The construction of porches, decks, landscaping (with the exception of planting native dune vegetation), on-grade walkways, on-grade stairways, and retaining walls including the placement of boulders, are considered uses, and not permitted unless specified in the authorized activities of the permit and depicted on the approved plans.
- 10. All earth moving and contour changes must occur within 5 feet of the permitted use.
- 11. Vegetation changes are not authorized more than 5 feet outside of the permitted use. All disturbed areas shall be re-vegetated with native dune species and stabilized with temporary measures before or upon commencement of the permitted use, and maintained until permanent measures are in place. The removal and re-establishment of vegetation must be in accordance with the submitted vegetation assurance.
- 12. The tree pest, hemlock woolly adelgid (HWA), is known to infest hemlock and tiger-tail spruce trees in this county. The Michigan Department of Agriculture and Rural Development (MDARD) has issued a quarantine on the movement of all branches, boughs, any tree part bearing twigs and needles and un-composted, chipped/shredded/ground parts that include twigs and needles. Issuance of this permit does not obviate the need to obtain approval to move hemlock and tiger-tail spruce parts off the project site prior to commencement of construction activity as stated in the quarantine effective on July 5, 2017, by authority of Public Act 72 of 1945, as amended. In Allegan and Ottawa counties contact MDARD Region 2 Supervisor Mike Hansen, hansenmg@michigan.gov or 269-429-0669.
- 13. Oak wilt, a non-native tree killing fungus, is known to infect oak trees in this county. Damage to the trees from construction, such as cut or broken branches, during the growing season may result in the tree becoming infected and dying shortly thereafter. If possible, do not cut or trim oak trees during the growing season, especially April 15 through July 15. Open cuts on damaged trees should be immediately painted with pruning sealer or tree paint. Contact the local Cooperative Invasive Species Management Area (CISMA) staff for more information, info@michiganinvasives.org or www.michiganinvasives.org.
- 14. The transport of building materials/excavated sand and access to and from the site shall be via the existing or permitted driveway or temporary construction access. A separate temporary driveway or access road is not permitted for construction activities.
 EGLE

WRP040937 v1.0 Approved Issued On:05/10/2024 Expires On:05/10/2029

- 15. All excess woody debris, concrete, building materials, or other types of soil must be deposited off site, outside of the critical dune area.
- 16. Stairway(s)/walkway(s) must be constructed elevated above grade, on a hand dug post foundation, a maximum of five (5) feet in width and shall not have a roof or walls.
- 17. Underground utility lines must be placed in areas with slopes less than one-on-four (25%) or the lines must be installed using the directional bore method or by hand digging. If the directional bore method is used, the bore pits must be located in areas with slopes less than one-on-four (25%). The disturbed areas must be stabilized and repaired with temporary measures before or upon commencement of the permitted use and shall be maintained until permanent measures are in place. Trenching areas with slopes steeper than one-on-four (25%) is not permitted.

Issued By:

Abigail Richmond

Grand RapidsDistrict Office Water Resources Division

616-260-7328

THIS PERMIT MUST BE SIGNED BY THE PERMITTEE TO BE VALID.

I hereby assure that	I have read, am	familiar with, and	l agree to adhere	to the terms and	l conditions of
this permit.					

Permittee Signature Date

cc: City of Grand Haven Clerk Ottawa County Drain Commissioner Ottawa County Clerk

Vegetation Assurance

Shepard Remodel & Addition 120 Prospect Street, City of Grand Haven, Ottawa County, MI

Project Site Description

This site is primarily existing use or already impacted. There is an existing house, driveway, retaining walls, egress windows, shed, and landscaping. Work is already in progress on this site.

Proposed Development

The purpose of this project is to replace existing retaining walls on the property, construct new retaining walls, an addition, replace and expand existing decks, replace an existing shed, construct a walkway, expand the driveway, and replace existing basement egress windows. No living trees greater than 3" DBH are proposed to be removed for this project. The site will be restabilized with vegetation as necessary.

Proposed Actions for Maintaining Site Stability During & After Construction

1. No disturbance is proposed outside of the areas of activity. Silt fencing will be installed at the limits of disturbance line. Any incidental disturbance will be restored as deemed appropriate.

Proposed Re-Vegetation of the Site

- 1. Upon completion of construction activities, all exposed soils will be re-vegetated with native species or covered with a weed-free biodegradable mulch blanket to stabilize soils and allow dead leaf material to accumulate, if deemed appropriate by the landscaper.
- 2. The property will be restored and stabilized with native vegetation from the species listed below, or other species deemed appropriate by the landscaper.

Common Name	Scientific Name	Category
Balsam Fir	Abies balsamea	Tree
Red Maple	Acer rubrum	Tree
Sugar Maple	Acer saccharum	Tree
Inland Serviceberry	Amelanchier interior	Shrub
Smooth Shadbush	Amelanchier laevis	Tree
Round Leaved Serviceberry	Amelanchier sanguinea	Shrub
American Beech~	Fagus grandifolia	Tree
Eastern Red Cedar	Juniperus virginiana	Tree
Red Pine	Pinus resinosa	Tree
Jack Pine	Pinus banksiana	Tree
Eastern White Pine	Pinus strobus	Tree
Cottonwood	Populus deltoides	Tree
Northern Red Oak*	Quercus rubra	Tree
Black Oak*	Quercus velutina	Tree
Northern White Cedar	Thuja occidentalis	Tree
American Basswood	Tilia americana	Tree
Eastern Hemlock^	Tsuga canadensis	Tree

^{* =} not recommend if Oak Wilt in area ^ = not recommended if Hemlock Woolly Adelgid in area ~ = not recommended if Beech Bark Disease in area

Common Name	Scientific Name	Category
Bearberry	Arctostaphylos uva-ursi	Shrub
Bunchberry	Cornus canadensis	Shrub
Round-Leaved Dogwood	Cornus rugosa	Shrub
Red-Osier Dogwood	Cornus stolonifera (sericea)	Shrub
Shrubby Cinquefoil	Dasiphora fruticosa	Shrub
Witch Hazel	Hamamelis virginiana	Shrub
Creeping Juniper	Juniperus horizontalis	Shrub
Hop Tree	Ptelea trifoliata	Shrub
American Yew	Taxus canadensis	Shrub
Low Sweet Blueberry	Vaccinium angustifolium	Shrub
Velvetleaf Blueberry	Vaccinium myrtilloides	Shrub
Wild Columbine	Aquilegia canadensis	Forb
Rue Anemone	Thalictrum thalictroides	Forb
Jack-in-the-Pulpit	Arisaema triphyllum	Forb
Pennsylvania Sedge	Carex pensylvanica	Sedge
Dutchman's Breeches	Dicentra cucullaria	Forb
Yellow Trout Lily	Erythonium Americanum	Forb
Round-Lobed Hepatica	Hepatica acutiloba	Forb
Common Evening Primrose	Oenothera biennis	Forb
Virginia Creeper	Parthenocissus quinquefolia	Vine
May-Apple	Podophyllum peltatum	Forb
Starry False Solomon's Seal	Maianthemum stellatum	Forb
Common Blue Violet	Viola sororia	Forb
Horse Mint	Monarda punctata	Forb
Hairy Puccoon	Lithospermum carliniense	Forb
Beach Pea	Lathyrus japonicus	Vine
Seaside Spurge	Euphorbia polygonifolia	Forb
Flowering Spurge	Eurphorbia corrollata	Forb
Canada Wild Rye	Elymus canadensis	Grass
Hyssop-Leaved Bugseed	Corispermum hyssopifolium	Forb
Harebell	Campanula rotundifolia	Forb
Sand Reed Grass	Calamovilfa longifolia	Grass
Sea-Rocket	Cakile edentula	Forb
Common Milkweed	Asclepias syriaca	Forb
Wild Wormwood	Artemisia campetris	Forb
Sand Cress	Arabidopsis lyrate	Forb
Little Bluestem	Schizachyrium scoparium	Grass
Marram Grass	Ammophila breviluglata	Grass

DATE: July 5, 2024

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: Case 24-25: Special Land Use Permit – 15 Crescent Hill Short-Term Rental

Current Zoning: DR, Dune Residential and Sensitive Area Overlay

Existing Use: Single-Family Dwelling

Proposed Use: Short-Term Rental

1.0 Request

Property owners Greg and Heather Broad of Collman, AL, have submitted an application for a Special Land Use Permit for a Short-Term Rental located at 15 Crescent Hill (parcel #70-03-29-158-007). Short Term rentals are permitted by special land use in the Dune Residential District per Sec. 40-406.02.

2.0 Special Land Use Regulations & Conditions

Section 40-513 of the Zoning Ordinance provides a list of ten (10) regulations and conditions for a Short-Term Rental. The review of the Special Land Use Permit application is also subject to the standard regulations and conditions of all Special Land Uses outlined in Section 40-116.03.



 $G:\PLANNING\Planning\ Commission\Agenda\ \&\ Staff\ Reviews\2024\7-9-24\ meeting\PC\ Case\ 24-25\ -\ 15\ Crescent\ Hill\ STR\ SLU\Case\ 24-25\ -\ 15\ Crescent\ Hill\ STR\ 7-9-24.docx$

The home contains 5 bedrooms and 1 bathroom. The main level contains a deck. There are two parking spaces dedicated to the property off Lovers Lane. A wooden staircase leads up the dune to the entrance. The total parking spaces can support a sleeping occupancy up to 6 people.

There are 2 short term rentals in the nearby vicinity. See Attachment D.

N	ear	by	uses
---	-----	----	------

Address	Use	Rental?
14 Lovers Lane	Single-family	Yes, Short-term rental
16 Crescent Hill	Single-family	No
17 Crescent Hill	Single-family	No
13 Lovers Lane	Single-family	No
26 Lovers Lane	Single-family	No
25 Lovers Lane	Single-family	No
1328 Lake Dr.	Single-family	No
19 Crescent Hill	Single-family	Yes, with SLU
10 Lovers Lane	Single-family	No
8 Lovers Lane	Single-family	No
1404 Lake	Single-family	No
1402 Lake	Single-family	No
1336 Lake	Single-family	No

3.0 Correspondence

As of the date of this staff report, the city has received no public comments regarding this request.

4.0 Sample Motion

Motion to APPROVE Case 24-25, a request for a Special Use Permit for a Short Term Rental located at 15 Crescent Hill (parcel #70-03-29-158-007) based on the information submitted for review.

Attachments:

- A. Special Land Use Application
- B. Site Plan and floor plan
- C. Photographs
- D. Map of nearby uses

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. Troject information	to the same of the
Address/location of property: 15 Crescent +	till Grand Haven, MI
Parcel #: 10 -03-29 - 158-007	Zoning District: OR -Dune Residential
Current Use: Single - Family	Proposed Use: Short term rental
Area in Acres or Sq. Ft.: 609889 F+	Zoning of adjacent properties DR - Dune Residentia
2. Applicant	3. Property Owner
2. Applicant Name: Heather Broad	Name: Gregory + Heather Broad
Company:	Address: 13664 US Highway 278West
Address: 13664 US Highway 278W	Collman, AL 35057
Collman, AL 35087	Phone: <u>256 - 339 - 7234</u>
Phone: 256-339-7234	Email: (adawnyork@hotmail.com
Email: adawnyork@hotmail.com	

4. Required Application Materials

Project Information

- 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 (i.e. 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

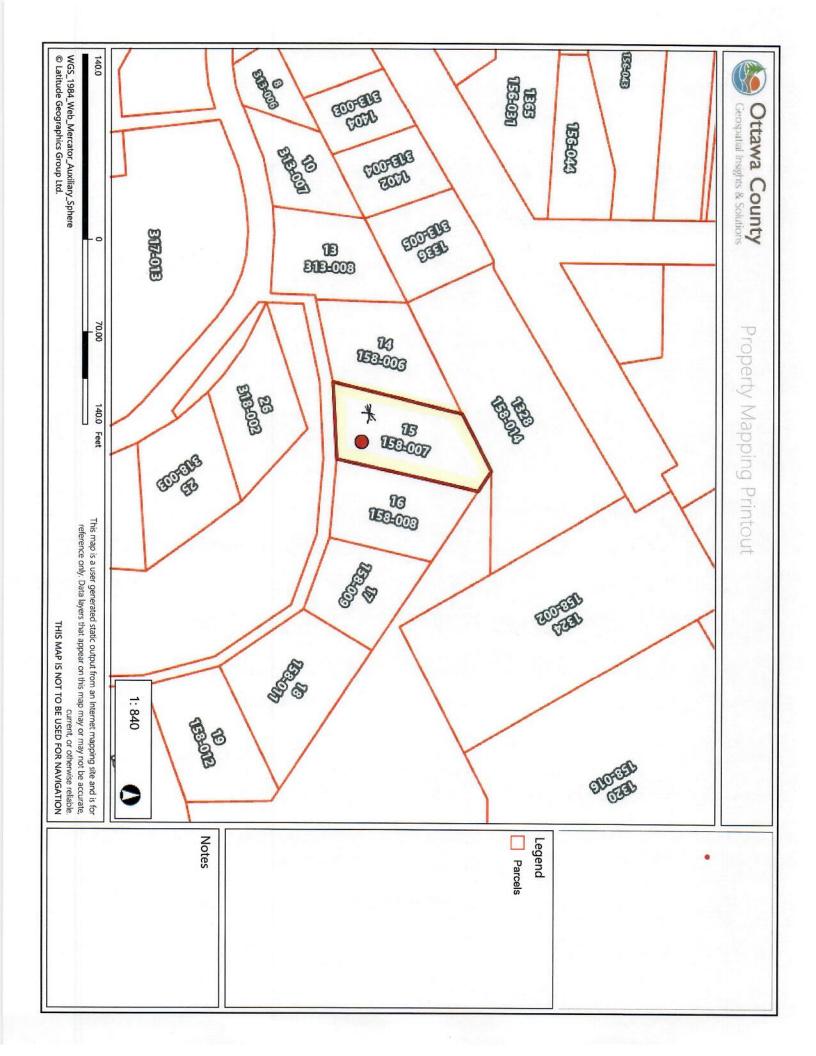
1. Fees and Escrow Deposit

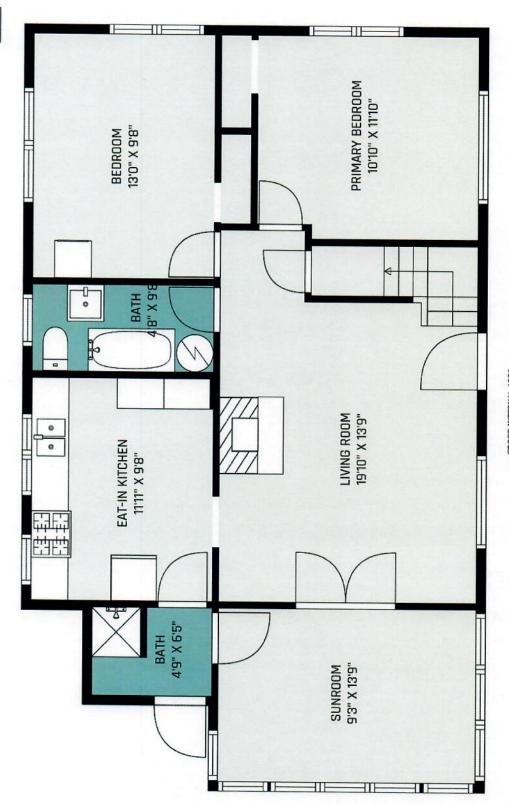
Application Fee: \$325.00 (any Site Plan Review is in addition to this review)

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.

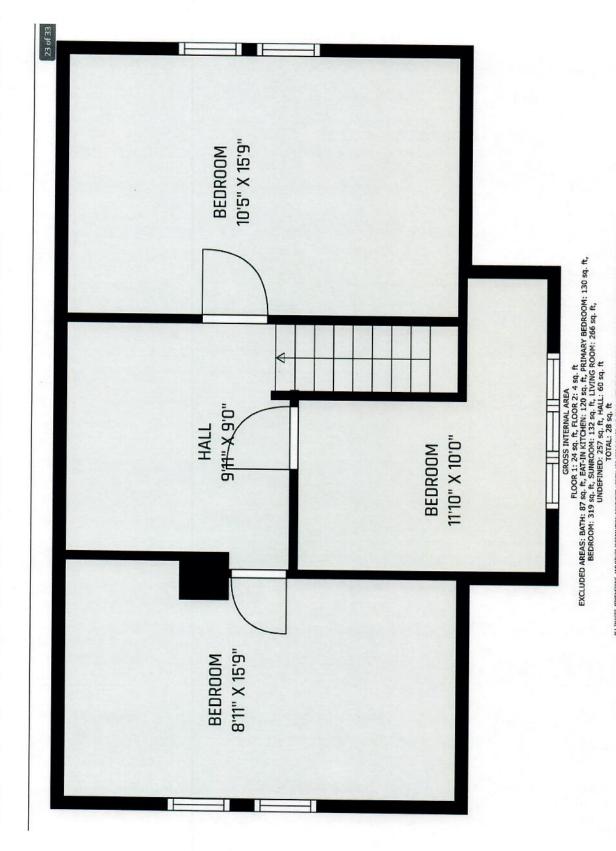


2. Details of the Nature	e of Work Proposed	
We are proposin	y to convert our single-fr	amily cottage at 15 cresunt Hil
into ashort terms	intal. No structural che	unals are proposed at this
time. There are	5 bedrooms + 1 bathroo	m. The cottage is a summer
cottage only and u	oile Shutdown during the	wister We have (2) designates
parting spaces.	<u> </u>	an:ly cottage at 15 crescent H:1 enges are proposed at this m. The cottage is a summer winter. We have (2) designated
By signing below, permiss the subject property for papplicant agrees to perform City of Grand Haven Coo	sion is granted for city staff, include purpose of gathering information rm the described work in accorda	ding Planning Commissioners, to enter to review this request. In addition, the ance with all applicable Sections of the re that all inspection requests are made
Signature of Applicant: No.	eather Broad	Date: 5\31\2024
Print Name: Heather	Broad	
Signature of Owner:		Date: 5 31 2024
Print Name: + tather	Broad	
	Office Use Only	
Case #:	Date Received:	Fee:
Date of Approval:	Date of Denial: A	Approved by:

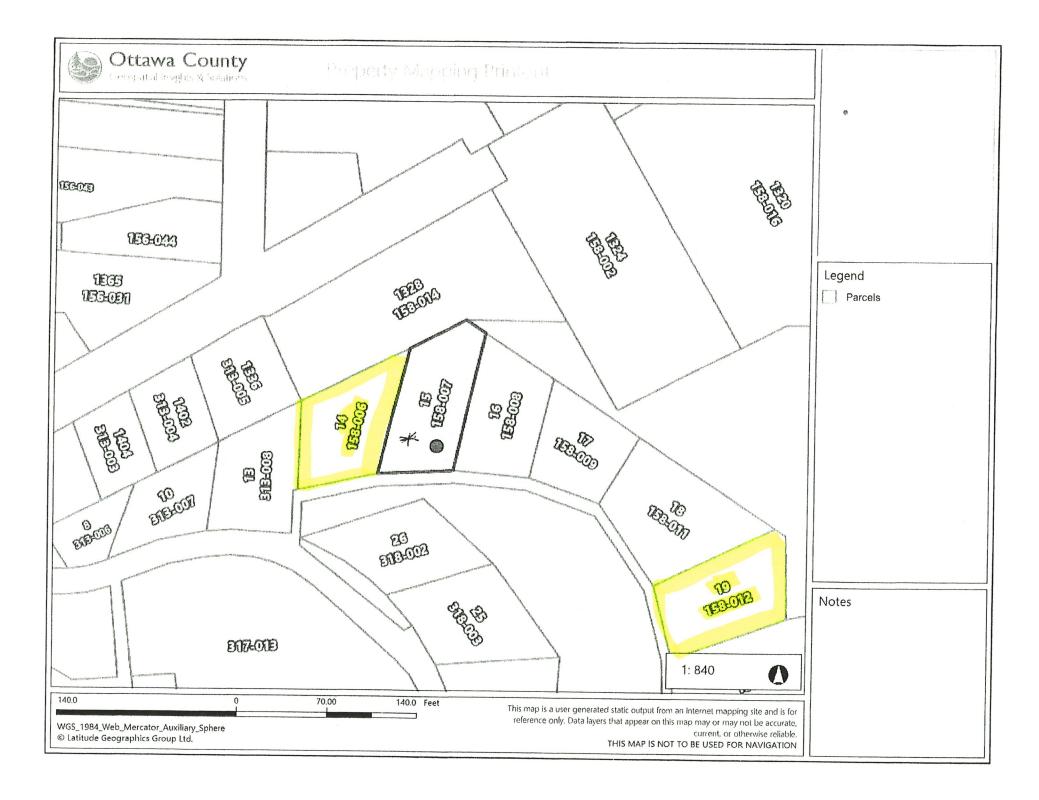




GROSS INTERNAL AREA
FLOOR 1: 24 sq. ft, FLOOR 2: 4 sq. ft
EXCLUDED AREAS: BATH: 87 sq. ft, EAT-IN KITCHEN: 120 sq. ft, PRIMARY BEDROOM: 130 sq. ft, BEDROOM: 319 sq. ft, EAT-IN KITCHEN: 120 sq. ft, LIVING ROOM: 266 sq. ft, UNDEFINED: 257 sq. ft, HALL: 60 sq. ft
TOTAL: 28 sq. ft



TOTAL: 28 GA, THE SHORM TOWN CONTAINED WEEKIN ADDRESS THE STREET PROTECTION OF THE SHORM TOWN FROM THE SHORM TOWN WEEKING THE SHORM TOWN WEEKING THE SHORM TOWN WEEKING THE SHORM THE SHOR







DATE: July 5, 2024

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: Case 24-16: Proposed Amendment to Grand Landing PD – lot adjustments

1.0 Background

Last month the Planning Commission heard Case 24-16, proposed lot adjustments for the approximate 4 acres located north of Adams Ave. and Miller Drive within the Grand Landing Planning Development. The Planning Commission was mixed between determining if the lot adjustments were considered major, or minor. The commission remained at a 4-4 tie. A vote to postpone the decision to the July 9th meeting was made.

At this time, there is no additional information from the applicant regarding the lot adjustments. The recommended motions remain unchanged from the June meeting.

2.0 Sample motions

Motion to APPROVE CASE 24-16, a minor amendment to the final development plan for Grand Landing as shown on the lot split application and boundary survey.

Motion to determine CASE 24-16 and proposed changes are considered MAJOR and therefore will require re-consideration of the preliminary development plan, which will include public hearings at both the Planning Commission and City Council level.

Attachments:

- A. Copy of staff report from 6-11-2024
- B. Lot split application, legal descriptions and lot surveys
- C. Grand Landing Final Development dated May 2, 2016

DATE: June 7, 2024

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: Case 24-16: Proposed Amendment to Grand Landing PD – lot adjustments

1.0 Background

The City Council approved the Planned Development for Grand Landing in 2006. Subsequent amendments were also approved, including changes to mixes of uses, building placement, and the full amendment of the area north of Adams Avenue. The applicant is proposing a lot adjustments of the commercial phase of the development located north of Adams Ave. and east of Miller Dr. (parcels #70-03-21-100-013, -014, -015, -016).

2.0 Request

The applicant approached the City late last year on potential changes to the approved Grand Landing Planned Development. The first step was to consider a lot adjustment of the northeast section of the development (parcel #70-03-21-100-013, -014, -015, -016). Staff determined lot adjustments of this nature to the approved final development would be considered a minor amendment and not subject to administrative approval. The lot adjustments do not include any relocation of structures, driveways, roads, or any changes that would have a significant impact on adjoining properties.

However, there is guidance on how to determine what changes would be considered major or minor can be found in Section 40-421.11.B of the Zoning Ordinance. These examples are meant as a guide to aid the Planning Commission make a determination.

B. Modification of a final development plan. Minor changes to a PD final development plan may be approved by the planning commission, as follows.

1. The relocation of structures, the relocation and reconfiguration of roads, planting areas, parking areas, signs, lighting, and driveways provided that all such improvements remain in the same general location as approved by the planning commission and provided further that all such changes shall result in no significant additional impact on adjoining properties than would result from the original development.

Summary of Proposed Changes

- Lot adjustments of parcels #70-03-21-100-013, #70-03-021-100-014, #70-03-21-100-015, #70-03-21-100-016
- Remaining 2 parcels will be 3.69 acres and 1 acre as shown in the lot survey

3.0 Sample Motions

Motion to APPROVE CASE 24-16, a minor amendment to the final development plan for Grand Landing as shown on the lot split application and boundary survey.

Motion to determine CASE 24-16 and proposed changes are considered MAJOR and therefore will require re-consideration of the preliminary development plan, which will include public hearings at both the Planning Commission and City Council level.

Attachments:

- A. Lot split application, legal descriptions and lot surveys
- B. Grand Landing Final Development dated May 2, 2016 (3 pages)

LOT SPLIT AND COMBINATION APPLICATION

Planning Department, City of Grand Haven 519 Washington Avenue, Grand Haven, MI 49417 Phone: (616) 935-3276 Website: www.grandhaven.org

		S. U.S. S. C. S. C
Address/loc	cation of property: WE O ADAMS AVE	NUE, GRAND HAVEN, MI 49417
Email Addr	WHET: CHASE INDUSTRIES, LLC	Phone #:
Linan Addi	icss.	Zoning District: PD
2. Propo	osal	
Address/location of property: WL 0 ADAMS AVENUE, GRAND HAVEN, MI 49417 Name of Owner: CHASE INDUSTRIES, LLC Phone #: Zoning District: PD 2. Proposal Description of request: PARCEL SPLIT/REVISION AS PART OF A MAJOR PD AMMENDMENT TO THE GRAND LANDING DEVLOPMENT Parcels affected: 70-03-21-100-013, 014, -015, and -016 The division of the parcel provides access to an existing public road by: (check one) X Each new division has frontage on existing public road A new public road – proposed road name: A new private road or easement – proposed road name: A new shared residential driveway 3. Development Site (check each the represents a condition which exists on the parent parcel) Is in a DEQ critical dune area X Is riparian (river or lakefront parcel) Is affected by a Lake Michigan High Risk Erosion setback Includes a wetland Is within a floodplain X Is known or suspected to have an abandoned well, underground storage tank or contaminated soils 4. Required Attachments Unless waived by the Zoning Administrator, the following information is required: A. A survey sealed by a professional surveyor or proposed division of parent parcel. The survey must include: 1) Date, north arrow and scale 2) Existing and proposed lot lines and dimensions 3) Existing and proposed lot lines and dimensions 3) Existing and proposed road/easement rights-of-way 4) Existing utilities 5) Easements for public utilities from each parcel to existing public utility facility 6) Any existing improvements (building, wells, septic system, driveways etc.) 7) A copy of all existing and/or proposed restrictions or covenants, which apply to the land 8) Any features checked in Question 3 9) Zoning Classification of each new parcel and all abutting parcels B. A soil evaluation or septic system permit for each proposed parcel prepared by the Health Department, or evidence that each proposed parcel is capable of being readily serviced by a public sewer system		
Address/location of property: VIL 0 ADAMS AVENUE, GRAND HAVEN, MI 49417 Name of Owner: CHASE INDUSTRIES, LLC Phone #: Zoning District: PD 2. Proposal Description of request: PARCEL SPLIT/REVISION AS PART OF A MAJOR PD AMMENDMENT TO THE GRAND LANDING DEVLOPMENT Parcels affected: 70-03-21-100-013, 014, -015, and -016 The division of the parcel provides access to an existing public road by: (check one) X Each new division has frontage on existing public road by: (check one) A new public road - proposed road name: A new private road or easement - proposed road name: A new shared residential driveway 3. Development Site (check each the represents a condition which exists on the parent parcel) Is in a DEQ critical dune area X Is riparian (river or lakefront parcel) Is affected by a Lake Michigan High Risk Erosion setback Includes a wetland Is within a floodplain X Is known or suspected to have an abandoned well, underground storage tank or contaminated soils 4. Required Attachments Unless waived by the Zoning Administrator, the following information is required: A. A survey sealed by a professional surveyor or proposed division of parent parcel. The survey must include: 1) Date, north arrow and scale 2) Existing and proposed to lines and dimensions 3) Existing and proposed road/easement rights-of-way 4) Existing utilities 5) Easements for public utilities from each parcel to existing public utility facility 6) Any existing improvements (building, wells, septic system, driveways etc.) 7) A copy of all existing and/or proposed restrictions or covenants, which apply to the land 8) Any features checked in Question 3 9) Zoning Classification of each new parcel and all abutting parcels B. A soil evaluation or septic system permit for each proposed parcel prepared by the Health Department, or evidence that each proposed parcel prepared by the Health Department, or evidence that each proposed parcel is canable of being readily emisted by a professional parcel is canable of being readily emisted		
Address/location of property: WL 0 ADAMS AVENUE, GRAND HAVEN, MI 49417 Name of Owner: CHASE INDUSTRIES, LLC Phone #: Email Address: Zoning District: PD 2. Proposal Description of request: PARCEL SPLIT/REVISION AS PART OF A MAJOR PD AMMENDMENT TO THE GRAND LANDING DEVLOPMENT Parcels affected: 70-03-21-100-013, 014, -015, and -016 The division of the parcel provides access to an existing public road by: (check one) x Each new division has frontage on existing public road A new public road – proposed road name: A new private road or easement – proposed road name: A new shared residential driveway 3. Development Site (check each the represents a condition which exists on the parent parcel) Any part of the parcel: Is in a DEQ critical dune area x Is riparian (river or lakefront parcel) Is affected by a Lake Michigan High Risk Erosion setback Includes a wetland Is within a floodplain x Is known or suspected to have an abandoned well, underground storage tank or contaminated soils 4. Required Attachments Unless waived by the Zoning Administrator, the following information is required: A. A survey sealed by a professional surveyor or proposed division of parent parcel. The survey must include: 1) Date, north arrow and scale 2) Existing and proposed to lines and dimensions 3) Existing and proposed to lines and dimensions 3) Existing and proposed road/easement rights-of-way 4) Existing utilities 5) Easements for public utilities from each parcel to existing public utility facility 6) Any existing improvements (building, wells, septic system, driveways etc.) 7) A copy of all existing and/or proposed restrictions or covenants, which apply to the land 8) Any features checked in Question 3 9) Zoning Classification of each new parcel and all abutting parcels B. A soil evaluation or septic system permit for each proposed parcel prepared by the Health Department, or evidence that each proposed parcel is capable of being readily serviced by a public sewer system		
☐ A new p	w division has frontage on existing probabilic road – proposed road name:	ublic road
☐ A new s	shared residential driveway	oad name:
	direway	
☐ Is in a D x Is ripariar	DEQ critical dune area on (river or lakefront parcel)	
□ Includes	ed by a Lake Wichigan High Risk Ero	ision setback
× Is know	on or suspected to have an abandoned	well, underground storage tank or contaminated soils
4. Requir	red Attachments	
A. A s mu 1) 2)	survey sealed by a professional survey ist include: Date, north arrow and scale Existing and proposed lot lines and d	for or proposed division of parent parcel. The survey
4)	Existing utilities	r rights-or-way
5) 6) 7) 8)	Easements for public utilities from ea Any existing improvements (building A copy of all existing and/or propose Any features checked in Question 3	g, wells, septic system, driveways etc.) ed restrictions or covenants, which apply to the land
B. A s Dep pub	soil evaluation or septic system permit partment, or evidence that each propo- blic sewer system	for each proposed parcel prepared by the Health sed parcel is capable of being readily serviced by a
C. Ale	egal description of the proposed parce	ls



5. Recording

All approved land divisions must be recorded with 90 days of approval or the land approval will be null and void.

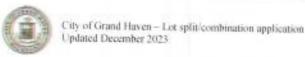
6. Fees and Escrow Deposit

Application Fee: \$150

If your request involves the creation of more than one (1) additional lot, your request will be reviewed by the Planning Commission, and an escrow deposit will be required.

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.

Signature of Property Own	L MA	Date: 5-10-24
Print Name: ADAM SOBCZ	AK	
Parcel Number owned by a	bove person:	d-016
Signature of Property Owne	er:	Date:
Print Name:		
	bove person:	
	Office Use Only	
	Fee:	
Date of Approval:	conditions, if any:	
Date of Denial;	reasons:	
Signature:		



PC Case 24-16



Legend

Parcels

Notes

Grand Landing PD - minor amendment

275.4 0 137.68 275.4 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

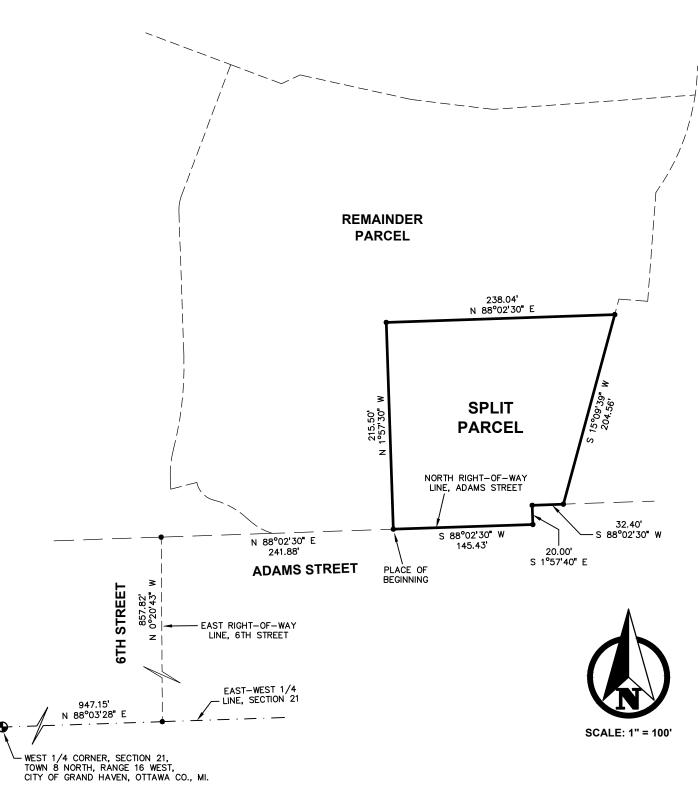
THIS MAP IS NOT TO BE USED FOR NAVIGATION

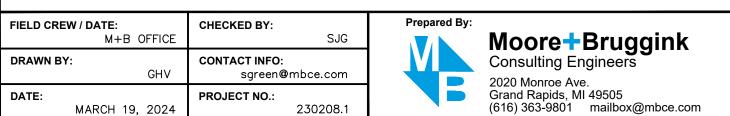
WGS_1984_Web_Mercator_Auxiliary_Sphere © Latitude Geographics Group Ltd.

That part of the Northwest one-quarter of Section 21, Town 8 North, Range 16 West, City of Grand Haven, Ottawa County, Michigan, described as: COMMENCING at the West one-quarter corner of said Section 21; thence North 88°03'28" East 947.15 feet along the East-West one-quarter line of said section; thence North 00°20'43" West 857.82 feet along the East right-of-way line of 6th Street (a 66.00 foot wide public right-of-way) and its extension thereof; thence North 88°02'30" East 241.88 feet along the as-platted North right-of-way line Adams Street to the PLACE OF BEGINNING; thence North 01°57'30" West 215.50 feet; thence North 88°02'30" East 238.04 feet; thence South 15°09'39" West 204.56 feet; thence South 88°02'30" West 32.40 feet along the North right-of-way line of Adams Street; thence South 01°57'40" East 20.00 feet along said right-of-way line; thence South 88°02'30" West 145.43 feet along said right-of-way line to the place of beginning.

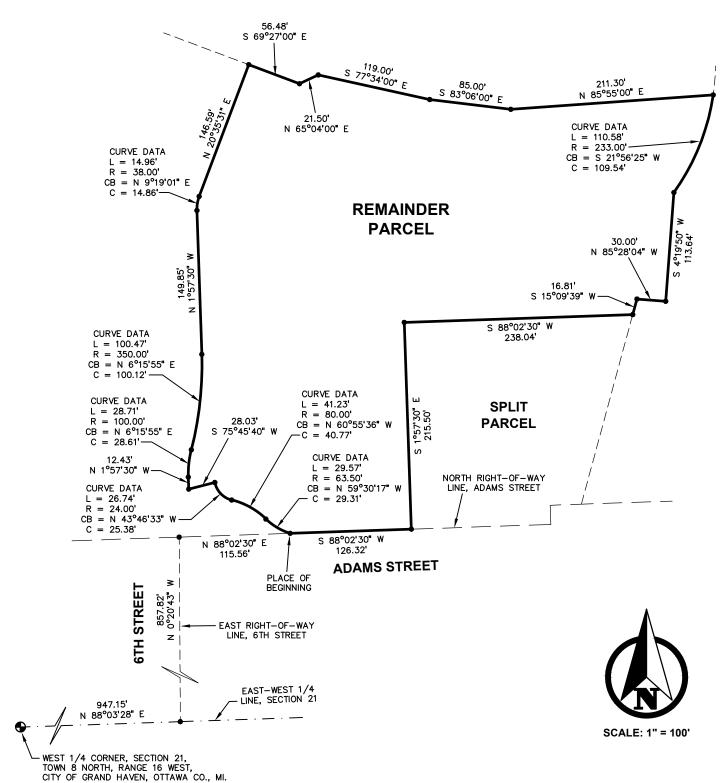
Contains 1.00 Acre

Grand Landing East/CAD/DWG\230208.1 Parcel SPLIT.dwg - Survey Map - 3/19/2024 2:52:04 PM Greg Van Der Heide





Contains 3.69 Acres

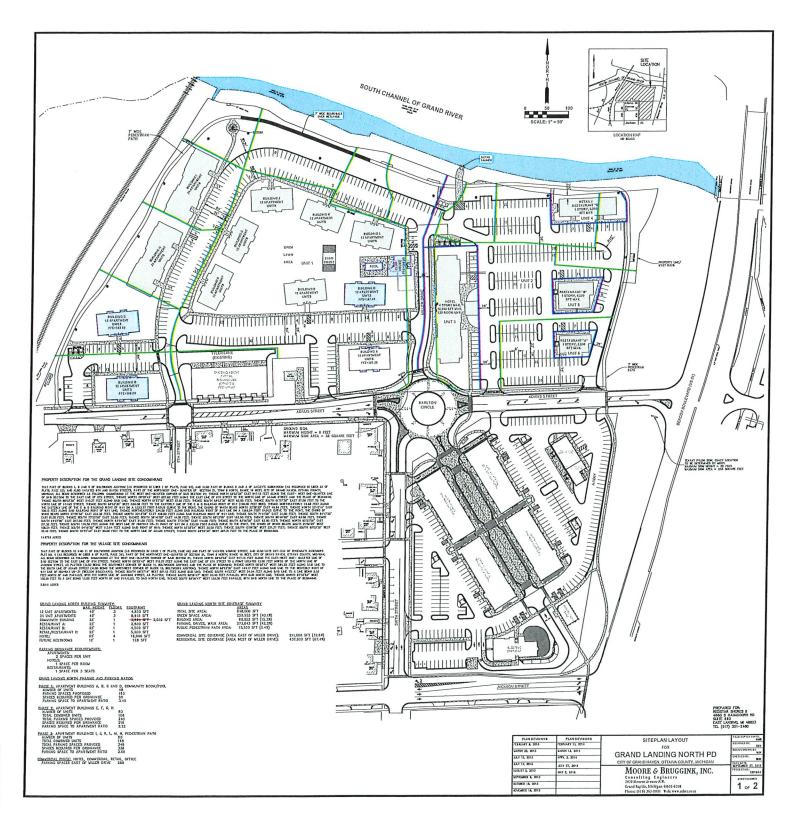


andii	FIELD CREW / DATE:	CHECKED BY:	Prepared By:
	M+B OFFICE	SJG	
s.ul Gra	DRAWN BY:	CONTACT INFO: sgreen@mbce.com	W.
\Z30ZU	DATE : MARCH 19, 2024	PROJECT NO.: 230208.1	



Moore + Bruggink Consulting Engineers

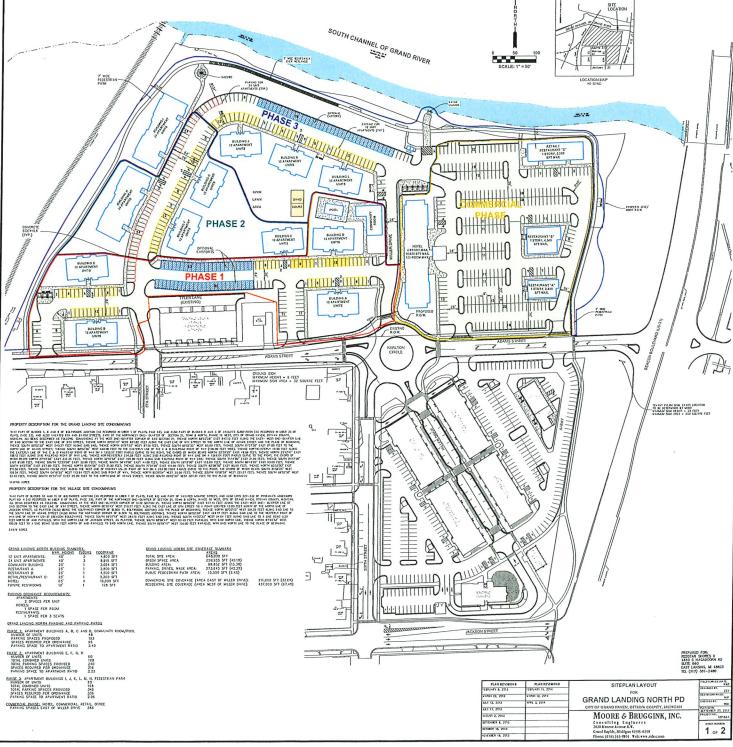
2020 Monroe Ave. Grand Rapids, MI 49505 (616) 363-9801 mailbox@mbce.com



P. Charles With State Column Street Street







DATE: July 5, 2024

TO: Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: Case 24-15: Site Plan and Sensitive Area Overlay Review—811 S. Beechtree St.

Current Zoning: OS, Office Service and Sensitive Area Overlay

Existing Use: Vacant lot

Proposed Use: Medical Office

Future Land Use: Service / Residential

1.0 Request

Chuck Hoyt, project manager for Nederveld, on behalf of property owners James Siebert & Steve Stavropoulos, has submitted a site plan and sensitive area overlay review application for a 11,500 sq. ft. medical office building at 811 S. Beechtree St. (parcel#70-03-28-279-013). A medical office use is permitted by right in the Office Service district per Sec. 40-415.02.B.

811 S. Beechtree is a 3.45-acre parcel that includes sensitive areas of wetland along the northern and very southern portions of the parcel. Single-family residential was the prior use, however the home was demolished in early 2023, leaving the site vacant for over a year. After holding a pre-application meeting in March, the Planning Commission agreed the medical office building would be appropriate at this location.

2.0 Site Plan Review

The site layout takes advantage of the buildable area of the parcel. The 11,500 sq. ft. building will be constructed towards the west of near the west lot line. The applicant states due to the road location of Taylor Ave. and Beechtree St., the building and parking lot placement is due to property line constraints as well as wetland setback constraints.

Site Preparation and Grading

Site preparation of the 3.47-acre site includes the removal of all existing trees and brush in the buildable area. As shown on sheet L-100, the existing wetlands and woodlands will remain as is. The site will be graded to allow a larger detention basin located in the front yard of the property.

Stormwater control

With the increase in impervious surface and building coverage, a proposed stormwater detention pond is shown in the eastern section of the site. Sheet C-300 denotes that stormwater from the parking lot will be directed into 5 catch basins. The stormwater would be directed into the detention pond. The Public Works Dept. is reviewing the stormwater calculations and will provide the necessary permits to the applicant. A condition of site plan approval is recommended.

Wetlands

The zoning map depicts the northern portion of the parcel as sensitive area overlay. The applicant notes a wetland determination was prepared in July 2023. The wetland determination revealed there are 3 wetland areas: A, B, and C. According to the report, are likely regulated. The site plan does not show any disturbance to wetlands areas A and B. However, the report states wetland area C is most likely on the neighboring property to the south. Recall Case 22-38, site plan review for 1409 Taylor Ave., approved in December 2022, information was submitted to the Planning Commission regarding the area referred as wetland C, is not regulated and not subject to any permitting.

Building form

The building will be constructed in a traditional office design with a single flat roof. The building is 25 ft. in height with exterior building materials comprised of high-quality masonry, glass, metal paneling and similar materials. The renderings depict a gray color walls with brick. All building height, building form standards, setbacks, and lot coverage in the Office Service District are met.

Parking and loading areas

Per Sec. 40-604.03, a medical office building requires 1 space per employee on the largest shift and 1 space per 200 sq. ft. of gross floor area. The applicant notes the number of employees is unknown at this time. The ordinance requires 58 spaces (11,500 total sq. ft./ 200 sq. ft.) = 57.5 or 58 spaces. The applicant is proposing 66 total spaces with 3 ADA accessible spaces. Most spaces are in the parking lot south of building. 10 spaces are shown between the detention pond and access drive. 66 total space appears to be an appropriate amount of parking for proposed medical office use.

The access drive will utilize the existing curb cut off Beechtree. The drive will circle around the proposed detention pond onto Taylor Ave. It is not anticipated the access drive will be used by motorists as a short cut around the Beechtree St. and Taylor Ave. intersection. However, if any traffic control, such as a stop light is installed at the intersection, consideration of traffic level should be taken into account.

Per Sec. 40-605.05, a building between 5,000 sq. ft. and 20,000 sq. ft. requires 1 loading space. The applicant is proposing no loading space as the proposed medical office use will not necessitate loading of goods and materials. Staff believes this is a reasonable request.

Sidewalks

The applicant is showing sidewalks along Taylor Ave. The sidewalk will connect with the existing sidewalk off Beechtree St. The sidewalk will connect with the proposed sidewalk at 1409 Taylor St., which was approved in December 2022. Installation of sidewalks indicate a commitment to non-motorized connectivity throughout the city, a goal identified within the master plan.

Signage and lighting

The site plan does not depict any signage. The OS district allows ground signs and wall signs. Pole signs are not permitted.

The application notes 4 LED lighting fixtures will be placed on the front building wall. On Sheet SE-1 of the photometric plan shows 6 parking lot pole lights will be installed. All light fixtures are 20 ft. in height, and have full cut off at the horizontal plane, as required per Sec. 40-317.

Landscaping

The neighboring properties have become familiar with the residential use and largely natural state of the site. The woodland area acted as a buffer between the residential properties and the non-residential uses near Beechtree. A medical office will need to take into account the landscape and screening requirements along the shared lot line with the homes off Hopkins. The landscape plan depicts a buffer along the west lot line comprised of 4 deciduous trees, 8 ornamental trees and 12 evergreen trees, with a width greater than 5 ft., satisfying the standards in Sec. 40-802.01.

The parking lot along the south will meet the required landscaping standards per Sec. 40-803 with 5 canopy trees in the parking lot, and a combination of 12 canopy and ornamental trees, and 36 shrubs along the south lot line for parking lot screening. The landscape plan also depicts screening between the parking spaces along the access drive and the detention pond. The site plan calls for 4 canopy trees to be planted along Beechtree frontage, and 7 canopy trees along the Taylor frontage.

As noted on sheet L-100, the existing woodland and wetland located in the northern section of the site will be preserved to the greatest extent possible.

Mechanical Screening

The application states rooftop mechanical equipment will be installed. Sec. 40-322 states that rooftop mechanical equipment shall be screened from view. The applicant should submit an amended plan to include screening of rooftop mechanical equipment.

Fire Protection

The Fire Marshal has requested additional information for location of hydrants and truck turning radius within the parking lot. The applicant should provide an updated sheet depicting the fire truck turning schematic, which can be included as condition of approval.

Dumpster Enclosure and snow storage

On Sheet C-205, the applicant notes the dumpster will be located within a 15' x 24' area in the southeast corner of the parking lot, and enclosed by a 6 ft. tall masonry wall that matches the medical office building. The applicant should include greater detail of the material used for the dumpster gates.

With a site development containing 66 parking spaces, it is recommended the site plan include the location of snow storage.

3.0 Sample Motion

Motion to APPROVE Case 24-15, a request for a site plan and sensitive area overlay review for a medical office building at 811 S. Beechtree St. (parcel #70-03-28-279-013) based on the information submitted, and subject to the following conditions:

- 1. All conditions of the DPW shall be met.
- 2. All conditions of the Fire Marshal shall be met.
- 3. Applicant shall provide an amended site plan providing location of snow storage, and details for the dumpster enclosure gate.
- 4. Rooftop mechanical equipment must be screened per Sec. 40-322.
- 5. (Insert any other conditions as necessary).

Attachments:

- A. Site Plan Review application
- B. Sensitive Area Overlay application
- C. Site Plan Narrative
- D. Site Plan submittal
- E. Fire Marshal review letter

811 Beechtree

CITY OF GRAND HAVEN SITE PLAN SUBMITTAL



PROJECT NARRATIVE

PROJECT DESCRIPTION

This submittal is pursuant to Sec. 40-115.03 of the City of Grand Haven Zoning Ordinance. The applicant desires to construct a medical office building at the subject site and presented the concept plan to the Planning Commission on March 19, 2024. The project was generally well received and the applicant was encouraged to submit a Site Plan application. The enclosed submittal is provided per the Site Plan Review Permit Application and all applicable sections of the Zoning Ordinance and is requested to be placed on the July 9, 2024 Planning Commission meeting agenda.

The subject site is located at 811 Beechtree St in the City of Grand Haven with a PP# 70-03-28-279-013. This property is approximately 3.45 acres in size and is located near the intersection of Beechtree Street and Taylor Avenue. The current zoning of the property is Office Service (OS), which has an allowable use (among others) of medical office. The subject site meets the minimum lot size and with for the OS district, which is noted on the attached sketch plan. Surrounding uses include residential to the west and north, medical office to the south, and a manufacturing facility with large parking lot to the east. The former use of this site was single family residences, which have since been torn down. The proposed use of medical office is more in conformance with the Zoning Ordinance for the OS district, as well as the Service/Residential Future Land Use Designation. The Service/Residential designation is intended to provide for professional services, which is consistent with the proposed use. Setbacks are shown on the attached site plan set as compliant with Table 40-402.02 of the Zoning Ordinance.

As shown on the attached site plan, a single 11,500sf building located at the southwest portion of the site is proposed. Elevations of the proposed building architecture have been provided within the site plan set. These



paneling, or similar materials.

elevations show a single flat roof structure in a contemporary design. Note that the building elevations show multiple points of entry, however this is just conceptual and the proposed design is for a single point of entry as shown on the site plan. The elevations furthermore depict wall lighting, which again is an artist's interpretation, as the exterior building lighting is proposed to be handled via soffit lighting. The building materials are to be a mixture of high-quality masonry, glass, metal

The circulation throughout the site is depicted within the site plan set as having entry and exit points on both Beechtree Street and Taylor Avenue. Note that the Beechtree entrance is existing while the Taylor Avenue curb cut is proposed as new. This proposed circulation through the site will not only provide for convenient use of customers but also access for emergency vehicles. The calculated and proposed parking count for this site is 66 parking spaces, with 3 handicapped spaces. Note that due to the use of this building to be likely for clients with mobility issues, the applicant intents to connect with ride-share services throughout Grand Haven to accommodate pickup and drop off services. Note that there is no proposed loading zone for this site. The anticipated parking lot usage at this site is minimal, and deliveries are not expected to be common to the building, so the

proposed method of loading will be to simply stop in front of the door for the short period of time to complete a delivery. As requested during the March 19, 2024 Planning Commission meeting, sidewalks have now been extended along the entirely of the front of the parcel along Taylor Avenue.

A landscaping plan has been included within the plan set which depicts a landscaping plan compliant with the General Requirements noted in Sec 40-801. D and 40-802/3 of the Zoning Ordinance. Furthermore, additional landscaping has been included at the western portion of site so as to obscure the neighboring residential use from the parking lot and dumpster enclosure. This enclosure is located at the southwestern portion of the site and is comprised of masonry material compliant with the requirements of the Zoning Ordinance.

A wetland determination, completed by a certified wetland expert, dated July 6, 2023 is provided within this submittal packet. There are identified wetlands on the site and they are generally located to the northern portion of the site. There are likely wetlands to the south,



as indicated on the wetland report, however these wetlands lie on another parcel. Careful site design was undertaken to avoid the wetlands and precautions will be taken during construction so as not to disturb any wetland areas. Note that due to the road location on both Taylor Avenue and Beechtree Street, the building and parking lot placement is designed with the parking up front due to property line constraints as well as wetland setback constraints.

The proposed location and sizing of the detention basin for stormwater is shown within the attached site plan set. The proposed stormwater runoff from the building, parking lot, and driveway will sheet flow into the proposed detention basin and into the proposed parking lot catch basins where it will flow into the detention basin. A proposed primary spillway will discharge to the north into an existing low area. The detention basin was sized utilizing the Ottawa County LGROW spreadsheet and all designs are compliant with these criteria. Municipal utilities are available for this site and shown on the plan set to be accessed within Taylor Avenue. Private utilities will be handled directly by the developer for phone, cable, and other necessary utilities. All required agency approvals or permits will be obtained by the applicant subsequent to Planning approvals.

All applicable information required within the Site Plan Application and Sec. 40-115.04 is included within this submittal. The proposed project is in substantial conformance with the Zoning Ordinance requirements and Master Plan of the City of Grand Haven. This project fulfills a need within the community of medical offices and services within a clean, safe environment. The applicant request approval without condition.

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.	Droi	ant	Inforn	nation
1.	TIU	ect	THIVIH	แลนเบแ

Address/legation of managers 811 S Beechtree Street	
Address/location of property:	
Parcel #: 70-03-28-279-013	Zoning District: OS - Office Service
Current Use: Single-family Residence	Proposed Use: Medical Office Building
Area in Acres: 3.45	Zoning of adjacent properties: OS & MDR
2. Applicant Name: James Siebert & Steve Stavropoulos	3. Property Owner Name: James Siebert & Steve Stavropoulos
Company: 811 Beechtree LLC	Address: 905 Safford Avenue
Address #: 905 Safford Avenue	Lake Bluff, IL 60044
Lake Bluff, IL 60044	Phone #:
Phone #: 847-274-0734	Email:

Required Attachments

Email: info@josservices.com

- 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

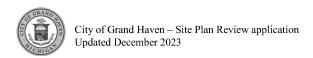
5. Fees and Escrow Deposit

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: \$ 1,250,000

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)

see attached Narrati	ve		



7. Buildings and Structures		
Number of buildings on site: 1	Use of buildings: Medical Office	
Height of buildings & # of stories: 25'	Height of rooftop mechanical equipment: 3'	
8. Floor Use and Area (in square feet)		
Commercial Structures	Residential Structures N/A	
Total floor area: 11,500		
Open space (area & %): 0		
Office space (area): 11,500	# of 1 bedroom units:	
Retail space (area): 0	# of 2 bedroom units:	
Industrial space (area): 0	# of 3 bedroom units:	
Assembly space (area): 0	——————————————————————————————————————	
Seating capacity: 0	Rental or condominium?:	
Maximum occupancy load: unknown	Maximum occupancy load:	
Maximum occupancy load. unknown		
9. Setbacks (see Article Four: District Regulations,	Table 40-402.02, for setback requirements)	
Required front yard: 15'	Proposed front yard: 15'	
Required rear yard: 15'	Proposed rear yard: 15'	
Required total side yard: 16'	Proposed total side yard: 16'	
Location of parking on site: South of building Shared parking agreement?: No Number of employees: unknown at this time Explanation of screening (including location and side of the parking lot. Additional screening provided at the side of the si	Location and # of off-street spaces: all parking off-street materials)200LF of parking lot screening is provided at the southern ne western side of the parking lot to screen cars and dumpster enclosure erequirements) Proposed # of spaces: 0 Size of space(s): n/a ace is proposed as the proposed use does not necessitate loading of goo	
Explanation of screening (including location and	materials):	
12. Site Lighting (see Section 40-317 for lighting re Building Lighting # of fixtures proposed: 4 Type of lighting proposed: LED can lights Height of fixtures: 10' Location of fixtures: Soffit	Parking Area Lighting # of fixtures proposed: 6 Type of lighting proposed: Parking Lot Pole Lights Height of fixtures: 20'	
13. Landscaping (see Article Eight: Landscaping, for	or zoning requirements)	
<u> </u>	Proposed landscape material: see landscape plan	



14. Exterior Trash Receptacles (see Section 40-30)	1.03 for Dumpster Enclosure requirements)
Location of receptacle: SE Corner of Parking Lot	
Enclosure material: Masonry	Height of Enclosure: 6'
15. Mechanical Equipment (see Sections 40-306.0 Ground Mounted Mechanical Equipment N/A	Rooftop Mechanical Equipment
# of units:	# of units: 4
Size of units (LxWxH):	Type of rooftop units: Air Handlers
Location of units:	
	Location of units: Center
Screening:	Screening: none
17. Emergency Access Features (contact City of Emergency Access Roads: N/A Location of hydrants and fire department connections. 18. Historic District information (contact City of Is this location within a Historic Conservation District, if applicable: By signing below, permission is granted for cit the subject property for purpose of gathering applicant agrees to perform the described work.	Grand Haven Fire Marshal with questions) ion (FDC): No FDC required on this building Grand Haven Historic Conservation District Commission) strict? Yes No Unsure ty staff, including Planning Commissioners, to enter information to review this request. In addition, the rk in accordance with all applicable Sections of the ner will insure that all inspection requests are made
•	
Signature of Applicant:	Date:
Print Name:	
Signature of Owner:	Date: <u>6/3/24</u>
Print Name: James Subert	
Offic	e Use Only
Case #: Date Receiv	ved: Fee:
Date of Approval: Date of Den	nial: Approved by:

SENSITIVE AREAS OVERLAY PERMIT APPLICATION

Planning Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
hone: (616) 935-3276 Website: www.grandbayen.org

Phone: (616) 935-3276 Website: www.grandhaven.org

1. Troject information		
Address/location of property: 811 Beechtree St	reet	
Name of Development:	Parcel #:_ 70-03-28-279-013	
Current Use: Vacant	Proposed Use: Medical Office Building	
Area in Acres: 3.45	Zoning District: OS	
Zoning of adjacent properties: OS & MDR		
2. Applicant	3. Property Owner	
Name: SAME AS OWNER	Name: James Siebert & Steve Stavropolous	
Company:	Address: 905 Safford Avenue	
Address #:	Lake Bluff, IL 60044	
	Phone #: 847-274-0734	
Phone #:	Email: info@jossservices.com	
Email:		

4. Single-Family Dwelling Projects: Administrative Review

• 1 copies of site plan

Project Information

- 1 copy of the application (pg. 1 & 2 only)
- 1 copy of narrative (see page 3)
- Building elevations
- Landscape plan

- Existing topographic map
- Proposed topographic map
- Project phasing plan (if applicable)
- Required fee (\$50)

5. All Other Projects: Planning Commission Review (see additional info on page 4)

- 5 copies of site plan
- 5 copies of the application (pg. 1 & 2 only)
- 5 copies of narrative (see page 3)
- Existing topographic map
- Proposed topographic map

- Building Elevations
- Landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Required fees (\$50 + escrow deposit, if required)

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	a Proposed (please identify materials and a	colors to be used)
See narrative		
the subject property for purpose applicant agrees to perform the	granted for city staff, including Plane of gathering information to review described work in accordance with dinances. Signer will insure that all the requested time.	w this request. In addition, the hall applicable Sections of the
Signature of Applicant:		
Print Name:		-
Signature of Owner:	<i>-</i>	Date: 6/3/24
Print Name: James Suber	<i>H</i>	-
	Office Use Only	
Administrative Review:	Planning Commission Review:	
Permit #:	Date Received:	Fee:

SENSITIVE AREAS OVERLAY DISTRICT NARRATIVE

See Section 40-422 of the Zoning Ordinance for a complete set of regulations.

- M. The proposed use, expansion or improvement will not unacceptably impact the Sensitive Area or surrounding property or uses. In determining such issues, staff (if subject to staff review) or the Planning Commission (if subject to planning commission review) shall, at a minimum and not by limitation, consider at least the following factors:
 - 1. Traffic generation and traffic flows, including any hazardous conditions:

The anticipated traffic generation from this site is to be minimal.

2. Noise generation:

No noise nuisances will be created by the operation of this building.

3. The effects of vehicles and paved driveways on the premises including, without limitation, the effects of exhaust, run-off, snow removal, noise, etc. resulting from the presence and use of vehicles and paved driveways as they relate to the Sensitive Area and the vegetation or animal life thereon:

There will not be any negative impact from this site on any vegetation or animal life.

- 4. Lot coverage: 30%
- 5. Impacts upon wildlife and native plant species habitat:

The impact on wildlife will be minimized in this project. The wetland area will be preserved and not disturbed.

6. Landscaping:

Landscaping will be installed per City Ordinance, and no substantial landscaping will be disturbed due to construction.

7. Compatibility with other uses and zoning in the vicinity:

The proposed medical office use is similar to several neighboring uses.

8. Compatibility with neighboring properties:

The proposed medical office use is similar to several neighboring uses.

9. The use of any herbicides, insecticides, other pesticides or hazardous substances on the site, including, without limitation, the effects of any run-off:

No chemicals are anticipated to be used on this site.

10. Native vegetation removal:

Minimal native vegetation removal will occur.

11. Any mitigation of any effects upon the sensitive area:

Stormwater detention will prevent excess runoff to the wetland area.

12. Long-term shoreline erosion estimates:

There is no shoreline at this location.

13. Other factors deemed by the Planning Commission to be important in the protection of the Sensitive Area.























Jim Barry Coldwell Banker Woodland-Schmidt 466 East 16th Street Holland, MI 49423

RE: Preliminary Wetland Determination at 811 S Beechtree Street.

Dear Mr. Barry,

Thank you for the opportunity to provide professional wetland consulting services for the property located at 811 S Beechtree Street in Grand Haven, Michigan (Subject Property). On July 6, 2023, Native Edge performed a preliminary reconnaissance to determine the approximate location and extents of wetlands on the Subject Property. This document summarizes our findings.

There is one primary wetland on the subject property (Area 'A' – blue area on map), a potential wetland fringe area connected to area 'A' (Area 'B' – purple area on map), and a wetland pocket along the southern property boundary which may be located on the adjacent property to the south (Area 'C' – orange area on map). These areas are displayed on the accompanying map (Figure 1) with descriptions provided below.

Wetland Area 'A'

This wetland occupies a low-lying area along the northern portion of the property (Photos x xx). The wetland area on the Subject Property is approximately 0.75 acres in size and is defined by topography and dominance of wetland-rated vegetation. There is a subtle rise in elevation (~6-12") along the southern wetland boundary where the wetland appears to transition to upland. Dominant wetland vegetation in this area includes (in descending order of dominance) blue joint grass (*Calamagrostis canadensis*), reed canary grass (*Phalaris arundinacea*), narrowleaf cattail (*Typha angustifolia*), common reed (*Phragmites australis*), stinging nettle (*Urtica dioica*), soft-stemmed rush (*Juncus effusus*), and jewelweed (*Impatiens capensis*).

Likely Wetland Area 'B'

This likely wetland area occupies the shelf that sits ~6-12" above the adjacent wetland area 'A' to the north (Photos xxx). This area appears that some, or all could be wetland as it is close in elevation to wetland 'A' and it features some of the same plants species. Along the southern boundary of 'likely wetland area B' there is a distinct rise in elevation of 12-18" where this area clearly transitions to upland. Further investigation will be needed to determine the exact footprint of the A/B wetland complex, which likely sits somewhere within 'likely wetland area b'. Dominant vegetation within this area includes blue joint grass, reed canary grass, and silver maple (*Acer saccharinum*).

Likely Wetland Area 'C'

This wetland area is located along the southern property boundary, in a low-lying area along the property line (Photo 5). It is hard to say whether the wetland is on the subject property, or on the property to the south, but the location was approximated on Figure 1. This wetland area is noted as 'likely' since the dominant vegetation is common reed. Common reed is a common wetland plant; however, it can also successfully occupy upland areas if sufficient moisture is available due to its invasive and aggressive habit. Future investigation will be required to determine the extent of this wetland if it is determined to be on the Subject Property, but it is our opinion that it is likely a wetland.

All the wetlands are strongly defined by topography and quickly transition to upland with a rise in elevation. This can be seen both in the distinct change from dominant wetland vegetation to dominant upland vegetation with increased elevation. Wetland area 'A' is within 500 feet of a pond that has direct surface connection to the Grand River, and therefore is considered regulated. Any grading, filling, cutting, or other impact to these wetlands will require a permit from the Department of Environment, Great Lakes, and Energy (EGLE). Any wetland impacts greater than 1/10th of an acre will require mitigation of up to 2-3x the impacted area.

Please note that this is a preliminary wetland assessment and not a formal wetland delineation. The drawing provided approximates the likely wetland extents and cannot be used for permitting purposes.

Thank you for the opportunity to assist you with this wetland investigation. If you have any questions about the information in this document or would like us to perform a full wetland delineation, please don't hesitate to let us know.

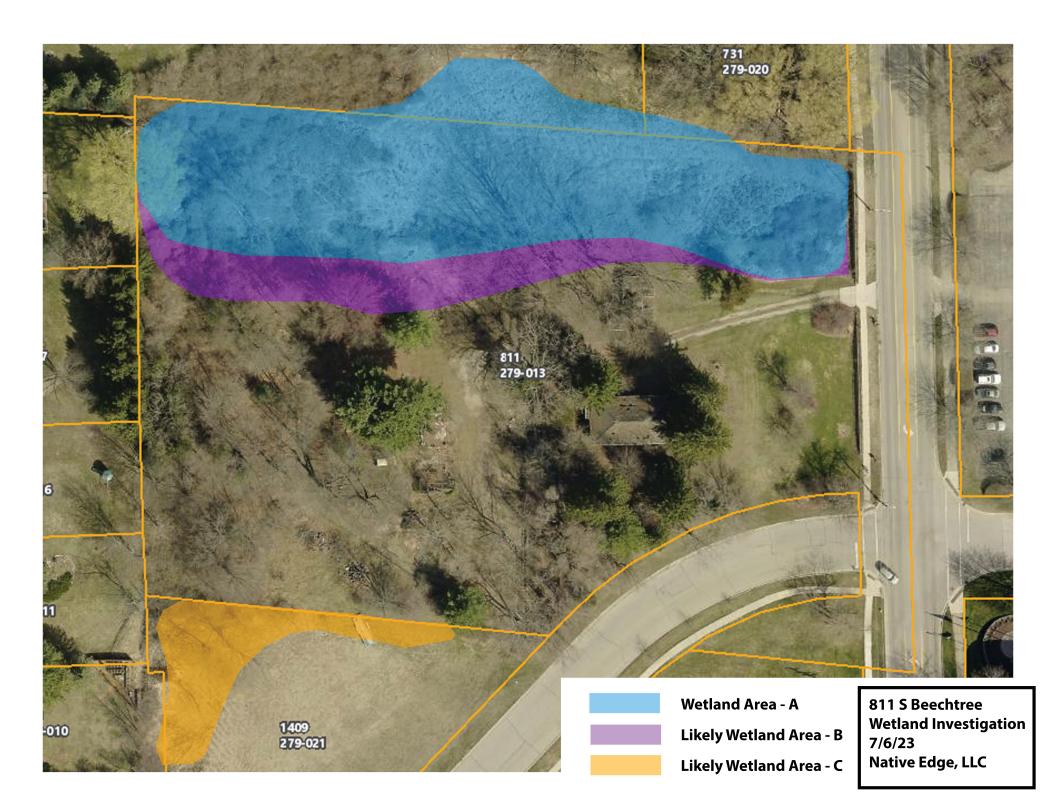
With gratitude,

NATIVE EDGE, LLC

Wesley K. Landon, ASLA

Landscape Architect / Principal

WETLAND ASSESMENT FIGURE



PHOTOS



Photo 1: Wetland 'A' looking west. Bluejoint grass in the foreground, cattails and common reed in the background.



Photo 2: Wetland 'A' looking east. Dominated by blue joint grass.



Photo 3: Potential Wetland 'B' – Transition from likely wetland (left) to upland (right). Photo looking east.



Photo 4: Likely Wetland 'B'. Low-lying shelf, adjacent to Wetland 'A'. Featuring a mix of upland/wetland herbaceous vegetation and silver maples.



Photo 5: Likely Wetland 'C'. Pocket of common reed in low area close to property line.



D-Series Size 1 LED Area Luminaire











d"series

Specifications

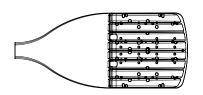
EPA: $0.69 \text{ ft}^2 \atop (0.06 \text{ m}^2)$

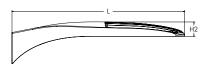
Length: 32.71" (83.1 cm)
14.26"

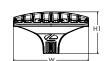
Width: 14.26" (36.2 cm) Height H1: 7.88"

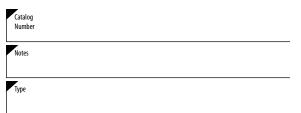
Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)









Hit the Tab key or mouse over the page to see all interactive element:

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

(20.0 cm)

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX1LED	Porward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 Rotated optics P101 P121 P111 P131	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare 3 T4M Type IV medium T4LG Type IV low glare 3 TFTM Forward throw medium T4CO Right corner cutoff 3 RCCO Right corner cutoff 3	MVOLT (120V-277V) ⁴ HVOLT (347V-480V) ^{5,6} XVOLT (277V - 480V) ^{7,8} 120 ^{16, 26} 208 ^{16, 26} 240 ^{16, 26} 277 ^{16, 26} 347 ^{16, 26} 480 ^{16, 26}	Shipped included SPA Square pole mounting

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. 11, 12, 20, 21 PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. 13, 20, 21 PER NEMA twist-lock receptacle only (controls ordered separate) 14 PERS Five-pin receptacle only (controls ordered separate) 14, 21	PER7 Seven-pin receptacle only (controls ordered separate) ^{14,21} FAO Field adjustable output ^{15,21} BL30 Bi-level switched dimming, 30% ^{16,21} BL50 Bi-level switched dimming, 50% ^{16,21} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ DS Dual switching ^{18,19,21}	Shipped installed SPD20KV 20KV surge protection HS Houseside shield (black finish standard) ²² L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²³ HA 50°C ambient operation ²⁴ BAA Buy America(n) Act Compliant SF Single fuse (120, 277, 347V) ²⁶ DF Double fuse (208, 240, 480V) ²⁶ Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately

DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) 25 Photocell - SSL twist-lock (347V) 25 DLL347F 1.5 CUL JU DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) 25

DSHORT SBK Shorting cap 25

House-side shield (enter package number 1-13 in DSX1HS P#

DSXRPA (FINISH) Round pole adapter (#8 drilling, specify finish) DSXSPA5 (FINISH) Square pole adapter #5 drilling (specify finish) DSXRPA5 (FINISH) Round pole adapter #5 drilling (specify finish) DSX1EGSR (FINISH) External glare shield (specify finish) DSX1BSDB (FINISH) Bird spike deterrent bracket (specify finish)

NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.

 30K, 40K, and 50K available in 70CR1 and 80CR1. 27K and 35K only available with 80CR1. Contact Technical Support for other possible combinations.

 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.

 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).

 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).

 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.

 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).

 XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).

 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).

 WBA cannot be combined with Type 5 distributions plus photocell (PER).

- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
 3 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using XVOLT.
 4 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.

- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.

 Reference Motion Sensor Default Settings table on page 4 to see functionality.

- Reference Controls Options table on page 4.
 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.

 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.

 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



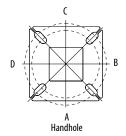
External Glare Shield (EGSR)

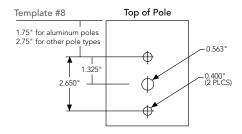


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

	• •						
Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

		-		₹	_T_	**		
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90	
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D	
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS	
		Minimum Acceptable Outside Pole Dimension						
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"	
RPA	#8	3"	3"	3"	3"	3"	3"	
SPA5	#5	3"	3"	3"	3"		3"	
RPA5	#5	3"	3"	3"	3"	3"	3"	
SPA8N	#8	3"	3"	3"	3"		3"	

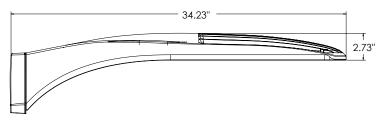
DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

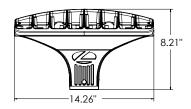
Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type	-		₹	_I_	Y	= -
DSX1 with SPA	0.69	1.38	1.23	1.54		1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66		1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

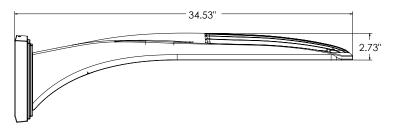


Dimensions

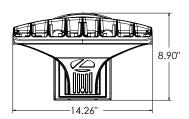


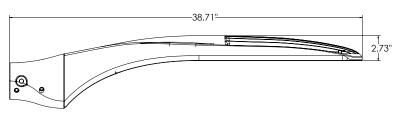
DSX1 with RPA, RPA5, SPA5, SPA8N mount Weight: 36 lbs



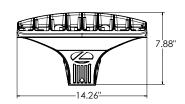


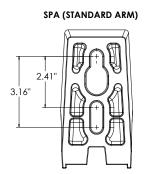
DSX1 with WBA mount Weight: 38 lbs

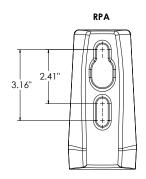


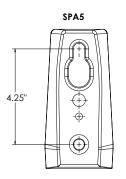


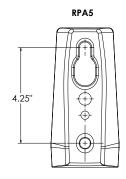
DSX1 with MA mount Weight: 39 lbs

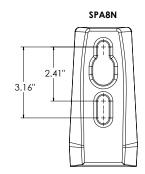










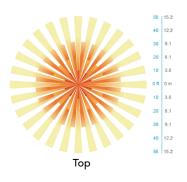


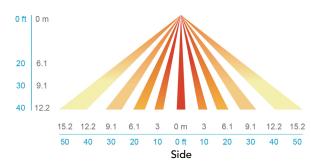
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN







FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

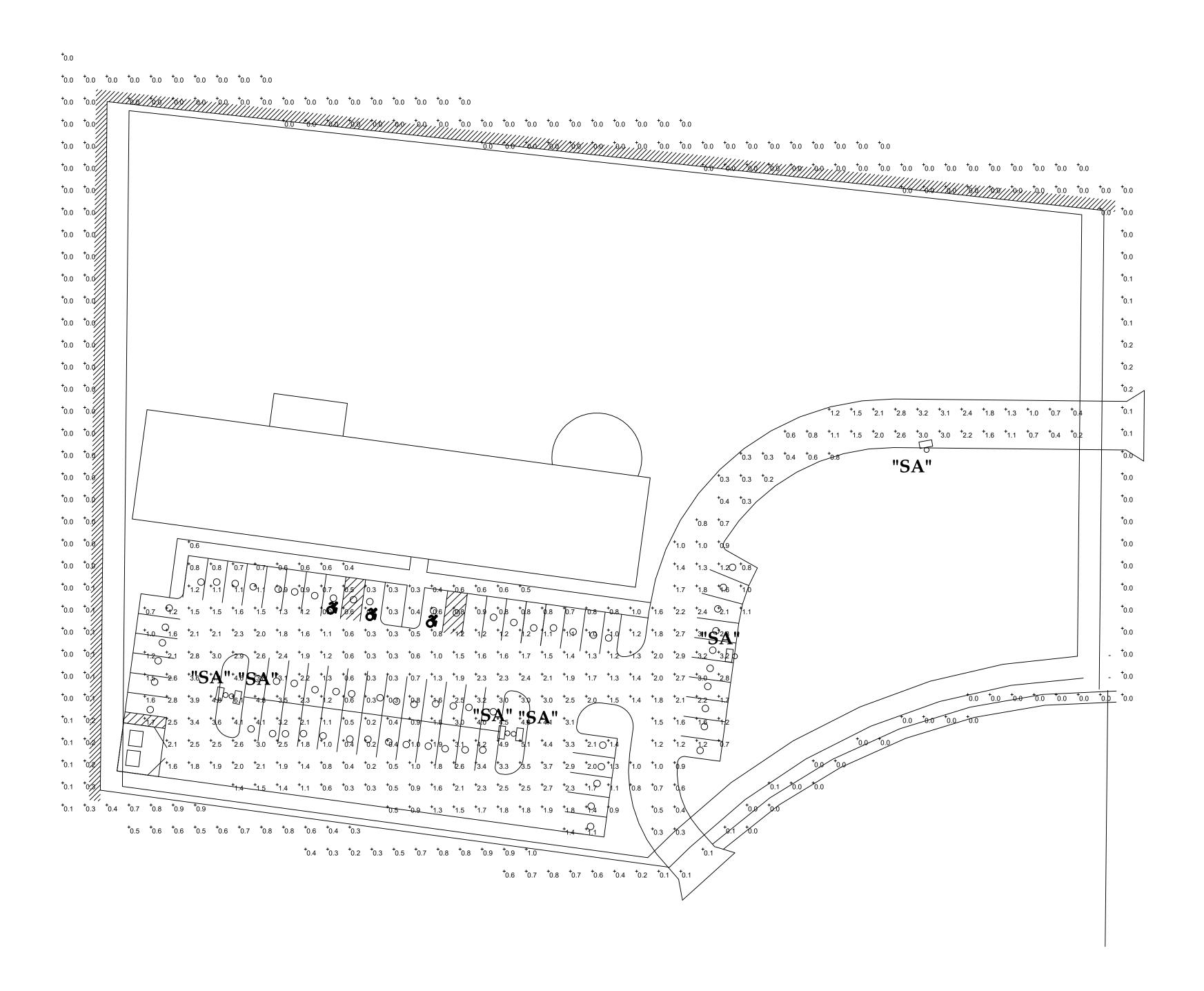
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





ELECTRICAL SITE PHOTOMETRIC PLAN

LUMIN	AIRE S	CHE	DULE					
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	Watts
	SA	6	DSX1 LED P5 40K 80CRI T3M	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 3 Medium	LED	DSX1 LED P5 40K 80CRI T3M.ies	Absolute	138.16

STATISTICS					
Description	Symbol	Avg	Max	Min	Avg/Min
PARKING/DRIVE	+	1.6 fc	6.1 fc	0.2 fc	8.0:1
PROPERTY LINE	+	0.1 fc	1.0 fc	0.0 fc	N/A

NOTES:

LIGHTING IS BASED ON THE CITY OF GRAND HAVEN LIGHTING ORDINANCE SEC. 40—317. THIS INCLUDES FULL CUT OFF FIXTURE ILLUMINATION MOUNTED NO HIGHER THEN 20' AFG. LIGHTING TO NOT BE GREATER THAN 1FC AT THE PROPERTY LINE.



Teet

DIRE

ELECTR

CLECTR

INTO CHICAGO DRIVE · ZEE
PHONE: (616) 748-9220 · FA

Site Layout Plan

No. Description Date
REVIEW 05/31/24

ELECTRICAL SITE PHOTOMETRICS

SE-1

SHEET NO:

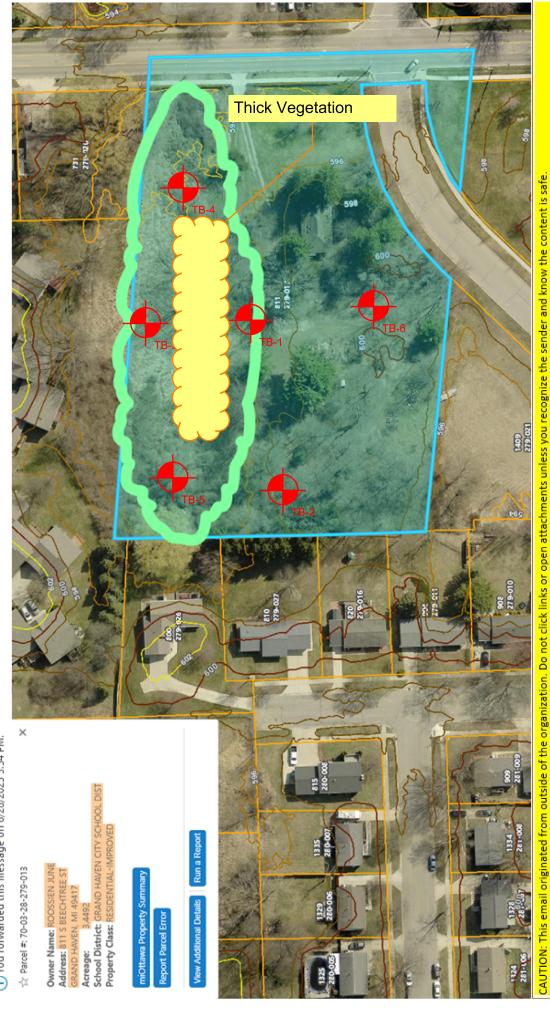
C-601

- Land Planning -- Landscape Architecture -- Civil Engineering -- Land Surveying -- High Definition Scanning -- Forensic Engineering -- Fire Investigation -

C-600

SHEET NO:







LEGEND

- 1 PROPERTY BOUNDARY
- 2 EXISTING RIGHT OF WAY
- 3 BUILDING SETBACK LINE
- 4 LANDSCAPE BUFFER
- 5 EXISTING TREES TO STAY
- 6 PROPOSED MEDICAL OFFICE BUILDING
- 7 PROPOSED LANDSCAPING
- 8 PROPOSED TRASH & RECYCLING
- 9 PROPOSED STORM BASIN

NOTES

811 S. Beechtree St. Grand Haven, MI 49417 Site Location: = 3.47 ac. = 7.6% Lot Coverage

Area of Proposed Building

Setbacks: Front Side Rear Parking











LEGEND Catch Basin - Square Sanitary Manhole Underground Fiber Marker Underground Gas Marker



SCALE: 1" = 30'

STAMP:

PROJECT NO: 23200937

SHEET NO:

www.nederveld.com 800.222.1868

HOLLAND 347 Hoover Blvd. Holland, MI 49423

Phone: 616.393.0449 **ANN ARBOR**

CHICAGO

COLUMBUS

GRAND RAPIDS

INDIANAPOLIS

Coldwell Banker Woodland Schmidt Attention: Jim Barry

> 466 E. 16th Street Holland, MI 49423

Phone: 616.396.5221

Drawn: MV / MF Checked: CH Date: 06-06-24

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PREPARED FOR:

REVISIONS:

Title: Site Plan Submittal

BENCHMARKS

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE

EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "(PLAN)" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE

CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

BENCHMARK #2007 ELEV. = 598.72 (NAVD88)

Set railroad spike in North side of power pole, located 4'± West of asphalt approach to subject property and 120'± South of concrete approach to subject property.

BENCHMARK #71 ELEV. = 602.09 (NAVD88)

Previous top flange bolt under "W" on hydrant (1.7'± A.G.L.) Hydrant located 21'± Southeast of Taylor Avenue centerline and 97'± Southeast of the most Southwest corner of subject parcel.

SCHEDULE B - SECTION II NOTES

Easement in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1109, page 170. **Documents**

SURVEYOR'S NOTES

- 1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260269, Panel Number 0087E, with an Effective Date of 12/16/2011, shows this parcel to be located in Zone X (Area of Minimal Flood Hazard) (subject to map scale uncertainty).
- 2) Source information from plans and markings has been combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 3) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY
- LOCATIONS ON THE GROUND. 4) SURVEYORS NOTE: Apparent gaps and overlaps exists in the provided legal descriptions. Further deed research is recommended.

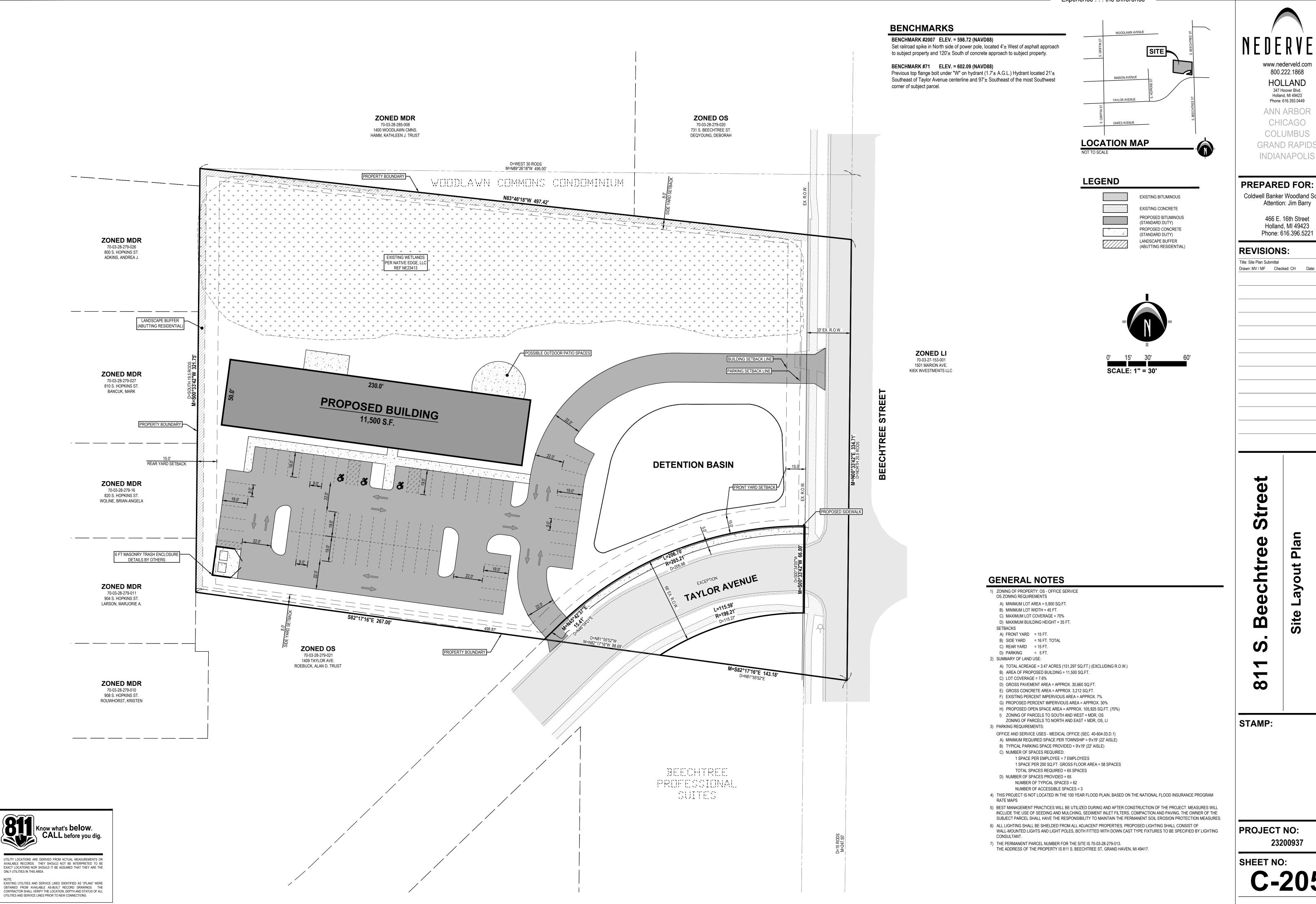
LEGAL DESCRIPTION

The land referred to in this Commitment, situated in the County of Ottawa, City of Grand Haven, State of Michigan, is described as follows:

That part of the Northeast ¼ of Section 28, Town 8 North, Range 16 West, City of Grand Haven, Ottawa County, Michigan, described as: Commencing at a point 38 ½ rods North of the East and West ¼ line of said Section 28 and 30 rods West of the centerline of Beechtree Street; thence South 19 ½ rods; thence Easterly to a point on the centerline of said Beechtree Street that is 15 rods North of said East and West 1/4 line of said Section 28; thence North along said centerline of Beechtree Street 20 ½ rods; thence Westerly to the place of beginning.

EXCEPT

That part of the above parcel described as: Commencing at a point on the East section line 247.5 feet North of the East corner of said Section 28; thence North 81°55'52" West 143.18 feet to the point of beginning of the land to be described; thence North 81°55'52" West 88.69 feet; thence North 46°04'01" East 15.41 feet to a point of curve; thence Northeast along a curve to the right having a radius of 265.21 feet, a distance of 205.98 feet to a point on the West right of way line of Beechtree Street; thence South 00°34' West 66.0 feet; thence Southwesterly along a curve to the left having a radius of 199.21 feet a distance of 115.27 feet to the point of beginning.



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800.222.1868 HOLLAND 347 Hoover Blvd. Holland, MI 49423

ANN ARBOR CHICAGO COLUMBUS **GRAND RAPIDS**

Coldwell Banker Woodland Schmidt Attention: Jim Barry

> 466 E. 16th Street Holland, MI 49423

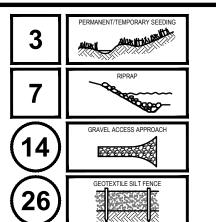
Drawn: MV / MF Checked: CH Date: 06-06-24

3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING. 4) REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL

CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.

MANUAL" (MARCH 2021) FOR ADDITIONAL INFORMATION 5) THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE

6) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNIT FINAL COMPLETION AND ACCEPTANCE OF THE



= TEMPORARY MEASURE

REFER TO MDOT STANDARD PLAN R-96-D

= PERMANENT MEASURE

PROJECT NO: 23200937

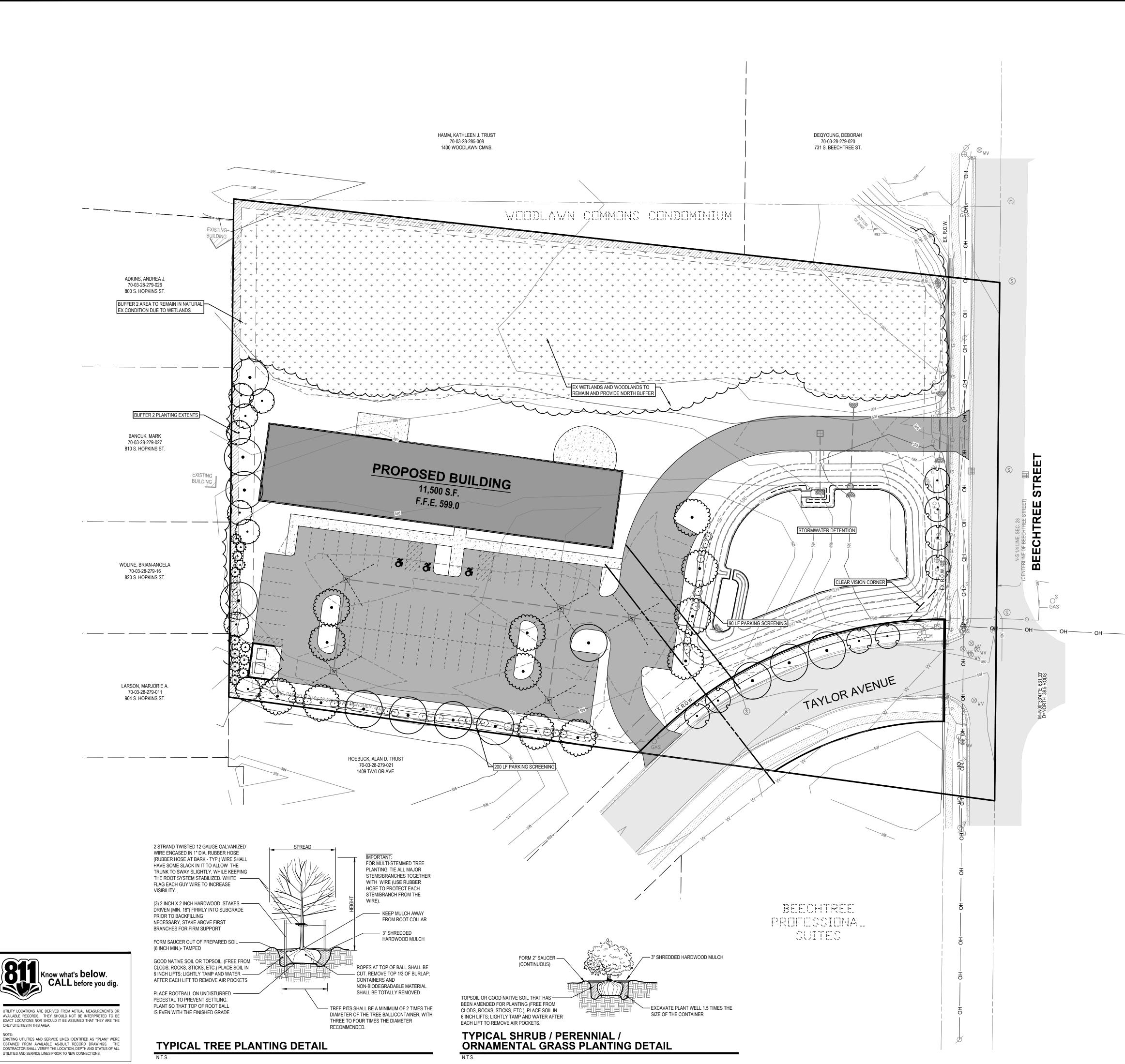
SHEET NO:

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR

AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "(PLAN)" WERE
OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE
CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL
UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

ONLY UTILITIES IN THIS AREA.



LANDSCAPE NOTES

PLANTING NOTES:

- 1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
- 2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- 3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO
- 5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APRROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
- 6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
- 7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE
- 8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING. 9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

- 1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED. APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
- 2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
- 3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
- 4) SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
- 5) TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M.. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
- 6) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

1) ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

LANDSCAPE CALCULATIONS

GENERAL REQUIREMENTS: SEC. 40-801.D

• 1 TREE PER 25 LF FRONTAGE WHEN SITE PLAN IS REQUIRE	D.
BEECHTREE ST FRONTAGE: 82 LF	
REQUIRED: 4 TREES	PROPOSED: 4 TREES
TAYLOR AVE FRONTAGE: 173 LF TOTAL	
REQUIRED: 7 TREES	PROPOSED: 7 TREES

BUFFER AREAS: SEC. 40-802 (NON 'B' DISTRICT)

• PROVIDED WHERE NON-RESIDENTIAL MIXED-LISED, MULTI-FAMILY ARLITS ONE OR TWO FAMILY DWELLINGS, WHERE NON-RESIDENTIAL ABUTS MULTI-FAMILY • MIN. WIDTH 5 FT, 1 DECIDUOUS TREE, 2 ORNAMENTAL TREES, & 3 EVERGREEN TREES PER 50 LF.

BUFFER 1: NORTH 464 LF PROPOSED: EXISTING WOODLANDS AND WETLANDS TO REQUIRED: 9 CANOPY TREES, 27 EV TREES REMAIN AS BUFFER CREDIT. BUFFER 2: WEST 186 LF REQUIRED: 4 CANOPY TREES. 12 EV TREES PROPOSED: 4 CANOPY TREES, 12 EV TREES

PARKING AREAS: SEC. 40-803

8 ORNAMENTAL TREES

TREE PER 15 SPACES OR FRACTION THERE OF. 75% DECIDUOUS MIN. TREE AND 3 SHRUBS PER 25 LF PERIMETER SCREENING.

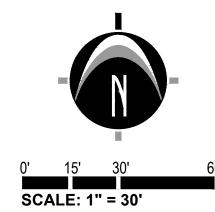
PARKING TOTAL: 66 SPACES & 290 LF PERIMETER REQUIRED: 5 PARKING COUNT TREES

ED: 5 PARKING COUNT TREES PROPOSED: 5 PARKING COUNT TREES
12 TREES & 36 SHRUBS PERIMETER SCREENING
12 TREES & 36 SHRUBS PERIMETER SCREENING

8 ORNAMENTAL TREES

LANDSCAPE SCHEDULE

SYMBOL TREES	CODE	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	QTY
	Aa2	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	2.5" cal. min.	8
$\left(\cdot \right)$	Сс	Cercis canadensis	Eastern Redbud	2" cal. min.	8
	Jb	Juniperus virginiana 'Burkii'	Burk Eastern Redcedar	6` hgt. min.	12
£ . 3	Ov	Ostrya virginiana	American Hophornbeam	2.5" cal. min.	12
lacksquare	Ts	Tilia tomentosa	Silver Linden	2.5" cal. min.	12
SHRUBS O	Cb Po Td	Cornus sericea 'Baileyi' Physocarpus opulifolius 'Dart's Gold' Taxus x media	Bayley's Red Twig Dogwood Dart's Gold Ninebark Anglo-Japanese Yew	30" min. hgt. 30" min. hgt. 30" min. hgt.	14 13 18





800.222.1868 HOLLAND 347 Hoover Blvd. Holland, MI 49423 Phone: 616.393.0449

ANN ARBOR CHICAGO COLUMBUS **GRAND RAPIDS** INDIANAPOLIS

PREPARED FOR:

Coldwell Banker Woodland Schmidt Attention: Jim Barry

> 466 E. 16th Street Holland, MI 49423 Phone: 616.396.5221

REVISIONS:

Title: Site Plan Submittal Drawn: MV / MF Checked: CH Date: 06-06-24

STAMP:

chtre

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PROJECT NO: 23200937

SHEET NO:

ONLY UTILITIES IN THIS AREA.



Plan Review Report

General

Plan Review 811 S Beechtree **Property Address:**

Require applicant to provide overlay of truck access using the turning radius of 941. While vehicles are parked in the parking spaces.

Confirm what type of medical practice/procedures will be performed on site. Will patients be under sedation etc.? This may require suppression or alarm per building or fire code.

Plans Reviewed on:

Questions or Comments? Please contact Fire Marshal Terry Turkelson at 616-842-3460 or tturkelson@grandhaven.org

DATE: July 5, 2024

TO: Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: Zoning Amendment Discussion – Short Term Rental in NMU

Current Zoning: NMU, Neighborhood Mixed-Use

Existing Use: Two-family dwelling

Proposed Use: Short term rental

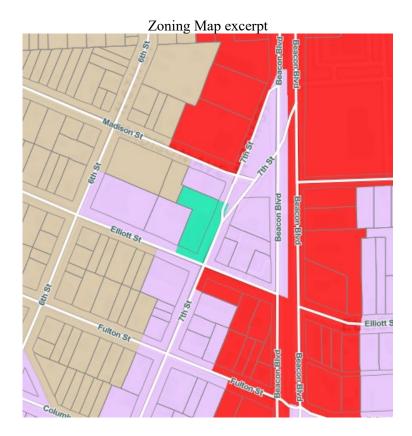
1.0 Request

Peter Wilson, owner of 300 N. 7th St., expressed interest in applying for a short term rental for his two-family dwelling. Staff informed him the property is located within the Neighborhood Mixed-Use, NMU district, in which short term rentals are not permitted.

Mr. Wilson claims 300 N. 7th St. is in a location advantageous for short term rentals. He noted across 7th St. at the Elliott Condos, which is zoned Planned Development, allows short term rentals. The Elliott is a Planned Development, and according to recorded documents, the site plan and PD were approved in the 1990s and mid-2000s. Since that time, the zoning ordinance has been carefully amended to determine where short term rentals may be permitted by right and by special land use. The NMU district has not been under any consideration for allowing short term rental.

Note: At the April 2023 meeting. the Planning Commission approved Case 24-09, a site plan at 300 N. 7th St. converting the former Rock N Road building into a multiple-family dwelling. Later in 2023, Mr. Wilson amended his plans to convert the building into a two-family dwelling, which is permitted by right and not subject to Planning Commission review.





The Elliott PD is light green. NMU is light purple.

2.0 Zoning Text amendment & standards

The planning commission should consider the standards for a zoning change found in Sec. 40-121.B:

If the proposed amendment is a text amendment, the planning commission shall consider the following factors:

- 1. If the proposed text amendment would clarify the intent of the ordinance or correct an error.
- 2. If the proposed text amendment would address changes to state legislation, recent case law, or opinions from the attorney general, or promote compliance with changes in other county, state or federal regulations.
- 3. In the event the amendment will add a use to a district, if the proposed use is fully consistent with the character of the range of uses provided for within the district, and that the amendment will not create incompatible land uses within a zoning district, or between adjacent districts.
- 4. If the proposed amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements, and similar technical items.
- 5. If the proposed amendment is consistent with the city's ability to provide adequate public facilities and services, and is consistent with the city's desire to protect the public health, safety, and welfare of the community.

3.0 Next Steps

The Planning Commission is asked to provide feedback to Mr. Wilson regarding his request, particularly taking into account the possibility of opening an entire zoning district to be eligible for short term rentals. If the Planning Commissions believes there is merit to the request, a joint meeting with the DDA would be appropriate next step. If there is no justification to the request, no action shall be taken and the ordinance shall remain as is.