

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES

March 11, 2020



A regular meeting of the Grand Haven Planning Commission was called to order by Chair Bill Ellingboe at 7:30 p.m. in the Grand Haven City Hall Council Chambers. On roll call, the following members were:

Present: Ryan Galligan, Bob Grimes, Andrea Hendrick, Kevin McLaughlin, Kirsten Runschke, David Skelly, Mike Westbrook, Chair Bill Ellingboe.

Absent: Tim Deiters.

Also present were Jennifer Howland, Community Development Manager and MaryAnn Poel, Administrative Assistant.

Motion by Grimes, seconded by Runschke, to approve the February 11, 2020 regular minutes was approved by voice vote.

Call to Audience

Case 20-04: An application for a Special Use Permit for a retaining wall located at 1112 South Harbor Drive (parcel #70-03-29-154-035) and 1116 South Harbor Drive (parcel #70-03-29-154-036).

Howland explained the worksession for this case had been held last month. The wall was on both the 1112 and 1116 S Harbor properties as well as a portion of city property. City Council had recently granted an encroachment permit for the portion on city property. The wall was already built so this was a retro approval.

Richard Buitenhuis of Buitenhuis Builders, 504 Clinton, stated during construction of a project next door, the owners of 1116 S Harbor hired his excavator to help with a failing wall that was resulting in a lot of wash out. The wall ended up being moved to help support their existing stairway. At the time he didn't realize a Special Use permit was needed so they were requesting it at this time.

Chair Ellingboe opened the public hearing for the case.

Public Comment:

None

Correspondence:

None

Motion by McLaughlin, seconded by Runschke, to close the public portion of the case carried by voice vote.

No comments or concerns were voiced.

Motion by McLaughlin, seconded by Runschke, to approve the Special Use Permit for a retaining wall located at 1112 South Harbor Drive (parcel #70-03-29-154-035) and 1116 South Harbor Drive (parcel #70-03-29-154-036) based on the information submitted for review. The motion passed on the following roll call vote: Ayes: Galligan, Hendrick, Grimes, Skelly, Westbrook, McLaughlin, Runschke, Chair Ellingboe. Nays: None.

Case 20-06: A work session to determine whether the application for a Special Use Permit for a Short-Term Rental located at 1112 South Harbor Drive (parcel #70-03-29-154-035) is complete and ready to schedule a public hearing.

Howland explained this was a request from the owners of 1112 S Harbor for a new Short Term rental. This was a single family home with 5 bedrooms with an approximate sleeping occupancy of 10 people, there was a 2 car garage and an outdoor deck on the lake side for a congregating area. She advised the Commission that it had been discovered that the majority of the parking area in front of the applicants' garage was actually city property so the owner would be going before City Council to apply for an encroachment permit. If the encroachment was granted, that area would still be shorter than a regulation sized parking space so would likely need to be designated compact vehicle space. Per the ordinance, only 20 percent of the required parking could be dedicated to compact vehicles therefore the sleeping occupancy for this property would likely be reduced to no more than 9 people.

Owner Marna Jeffery, 1219 Ottawa, Grand Rapids, stated she was there for any questions.

Galligan asked Howland if there was a definition of compact. Howland stated it would be a parking space that was 8' x 16' instead of the normal 9' x 19' parking space.

Skelly asked how many existing ST rentals were in the vicinity. Howland stated none were in the immediate vicinity but she could make a map of the district for the Public Hearing.

Runschke, Hendrick, and Westbrook stated it was ready for the public hearing.

McLaughlin asked who would monitor this if the occupancy or parking got reduced. Howland explained the Certificate issued for the rental would clearly state the sleeping occupancy so if Public Safety received complaints about overcrowding, they would know if there was an occupancy violation.

Grimes stated that was also his concern.

Chair Ellingboe stated he didn't recall reducing occupancy due to a compact vehicle before. Howland stated that was correct but the ordinance would only allow for 20 percent of parking to be compact so that would limit it to only one space outside of the garage.

Motion by McLaughlin, seconded by Runschke, to set the Public Hearing for the April 14th meeting carried by voice vote.

Case 20-07: A work session to determine whether the application for a Zoning Change of 101 South Beacon Boulevard (parcel #70-03-21-363-014) from OS, Office-Service District to C, Commercial District is complete and ready to schedule a public hearing.

Howland stated this property was currently vacant and for sale. Sara Rathbun was requesting the zoning be changed from OS (Office Service) to C (Commercial) which would be contiguous with the property to the north. Howland explained the Future Land Use map supported the service/residential. There were residential uses directly to the west and south of this property. She explained that NMU (Neighborhood Mixed Use) had been discussed but gas stations were not allowed in NMU. She felt it made sense for there to be a decent buffer to the residential but to allow more commercial on the properties fronting on Beacon Blvd.

Sara Rathbun, 209 Summit in Spring Lake and owner of the Bakers Wife, stated she was exploring the option of rezoning this property as a possible relocation for her business. She stated she had not actually put in an offer on the property yet, but she was just exploring at this time whether or not it could be rezoned.

Grimes commented that there seemed to be plenty of parking.

Rathbun stated there were currently 14 parking spaces on this property. She stated she had been having discussions with the owner of the single family home to the south and he would be interested in selling. At this point the amount of on-site parking was a bit of a concern for her. So if both properties could be rezoned, then the single family home could become a retail use and they could possibly create some shared parking in the area between the house and the business.

Galligan pointed out the Future Land Use seemed to support the current OS zoning. He pointed out that the C zoning would allow more dense uses and there was residential directly to the west.

Skelly asked if she was planning to relocate the downtown business to this location. Rathbun stated yes. She explained that she loved the downtown location, but being along Beacon Blvd would allow her to serve more people. She would also like to expand their pizza sales and be able to have more take-out business. The plan would be to take over the entire main floor and possibly have additional seating in the upstairs level.

Hendrick asked how many uses were in the C District and Howland read the by-right and the special uses from the ordinance. Howland stated she would also create a list of uses from the OS District that would be lost by rezoning to a C District.

Westbrook stated he shared the same concerns. He would be interested to hear comments from the neighbors. He asked Howland if the Commission had to consider all of the C uses if the property was rezoned.

McLaughlin clarified with Rathbun that she did not currently have a purchase agreement and she stated no she did not. McLaughlin stated it would be easier to consider this if there was a purchase agreement.

Motion by McLaughlin, seconded by Runschke, to set the public hearing for April 14, 2020 and to include 827 Pennoyer Avenue if the owner was agreeable carried by voice vote.

Case 20-08: A work session to determine whether the application for a Zoning Change of 1704 South Beechtree Street (parcel #70-03-27-360-026) from OS, Office-Service District to MFR, Multiple Family Residential District is complete and ready to schedule a public hearing.

Howland provided an introduction of the case. Beth Hanis, director of Habitat for Humanity, introduced herself and was available for questions. The Planning Commission asked if Hanis had developed a layout for the property yet. She stated that there were a few different options but that they were working on some grant funding opportunities to enhance the project. Hanis also stated that Habitat for Humanity has done multi-family projects in the past, but this would be the first one for the Tri Cities office. The Planning Commission agreed that the request was ready for a public hearing.

Motion by Westbrook, seconded by Hendrick, to set the public hearing for the April 14th meeting carried by voice vote.

ZBA Liaison Report

McLaughlin stated the recent Ottawa County Planning and Zoning training seminars led by Ron Bultje were very good and informative. McLaughlin provided an overview of the two cases that were considered by the ZBA at the February meeting and expressed interest in amending the Zoning Ordinance to fix the setbacks along Beacon Boulevard to be consistent among different districts.

Adjournment:

Motion by Runschke, seconded by Skelly, to adjourn was unanimously approved by voice vote. The meeting adjourned at 9:20 p.m.



MaryAnn Poel
Administrative Assistant
Community Development Department