

CITY OF GRAND HAVEN  
GRAND HAVEN, MICHIGAN  
PLANNING COMMISSION MINUTES

April 21, 2020



A special electronic meeting of the Grand Haven Planning Commission was called to order by Chair Bill Ellingboe at 7:30 p.m. via Zoom. On roll call, the following members were:

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

Absent: Mike Westbrook.

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

Motion by Grimes, seconded by McLaughlin, to approve the March 11, 2020 regular minutes was approved unanimously by roll call vote.

**Call to Audience** (no comments)

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**Case 20-08: An 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.**

Howland introduced the case. Beth Hanis, Executive Director for Tri Cities Habitat for Humanity was available to answer questions and appreciated the opportunity to develop the property.

Chair Ellingboe opened the public hearing for the case.

**Public Comment:**

None

**Correspondence:**

None

Motion by Deiters, seconded by Runschke, to close the public portion of the case carried unanimously by roll call vote.

No comments or concerns were voiced. All members were in support of the rezoning and the future use of the property for affordable housing.

Motion by Runschke, seconded by Grimes, to recommend approval of 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. The motion passed on the following roll call vote: Ayes: Galligan, Hendrick, Grimes, Skelly, Deiters, McLaughlin, Runschke, Chair Ellingboe. Nays: None.

**Case 20-10: An application for a Site Plan Review for a new Hungry Howie's Pizza located at 300 North Beacon Boulevard (parcel #70-03-21-327-010).**

Peter Oleszczuk of Midwest Construction LLC provided an overview of his proposal to redevelop the property into a Hungry Howie's Pizza. He stated that he received great feedback from staff on the plan review. His architect Riley was also on the call if needed.

Howland explained the content of the slides with the site plan and building elevations and reviewed highlights in the staff report.

Deiters asked if they had considered adding a drive-thru and whether they had space to the east of the proposed building. Howland explained that a drive-through would require a special land use permit, and that it would require coordination with the adjacent property owner. Oleszczuk said that wasn't in the plans and they only had 10 feet to the east property line.

Hendrick said she was happy to see that one of the curb cuts off of Elliott Avenue was being eliminated. Runschke agreed.

Skelley asked Oleszczuk for a comment on the BLP request regarding landscaping. Oleszczuk said he will comply with the Board of Light & Power's request to avoid planting tall trees under the power lines along the north property line and coordinate with city staff.

All members were happy to see that the vacant site would be redeveloped and thanked Oleszczuk for his efforts. McLaughlin appreciated that he had continued forward with the project after not receiving both variances from the Zoning Board of Appeals.

Ellingboe asked if underground storage tanks had been removed. Oleszczuk said he is working with Roman Wilson from Fishbeck on a Phase 2 and environmental cleanup, and he is coordinating with the State on funding options.

Motion by McLaughlin, seconded by Runschke, to approve the application for a Site Plan Review for a new Hungry Howie's Pizza located at 300 North Beacon Boulevard (parcel #70-03-21-327-010) based on the information received and subject to the condition that landscaping along the north property line will consist of lower-growing plants to avoid the power lines was approved unanimously on roll call vote.

**Case 20-09: Zoning Ordinance Update**

Howland announced that all draft chapters are posted on the City website for the public to review and comment on. There is also an interactive zoning map that people can use to obtain a summary of proposed changes affecting a particular property. Howland reviewed comments collected to date that were included in her memo. Andy Moore of Williams & Works was also present to assist with the discussion.

Chair Ellingboe asked for comments related to Chapters 3 and 4. The following is a summary of comments collected.

- 40-603B – define further by zoning district?
- Consider allowing taller accessory buildings
- Consider standardizing Beacon Blvd. zoning and setbacks

- Review LDR and MDR zoning district near Ohio Avenue; should the boundary be the street?
- Height increase – explore allowing maximum height increases in more districts.
- Add graphic for accessory buildings.
- Consider flexibility for dumpster enclosure section
- Consider plan view for figure 3-1...hard to read
- 40-310 (B) review graphic in correlation with text 3-3 and 3-4...maybe remove the door?
- 40-302-02 Sidewalk cafes: seek feedback from business owners
- 40-312 lighting standard 3C – allow more than one foot-candle at the property line?
- Specify residential and nonresidential headings on long table of land uses.
- Make ground floor office (or other non-active uses) a SLU in certain zoning districts?
- Add Accessory Dwelling Unit as a special land use in MFR?

Howland asked the commission to email her additional comments and challenged the commission members to share the draft with 10 people they know to help spread the word.

### **ZBA Liaison Report**

None

### **Community Development Manager's Report**

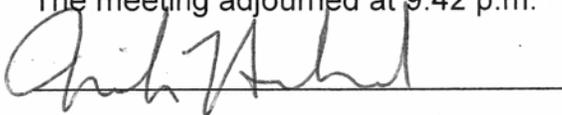
Jennifer announced that the national American Planning Association conference was available online. She also informed the commission of the cases received for the next meeting: a rezoning request for Did's Deli and neighboring properties, and a special land use permit application for a new credit union where Grand Haven Garden House used to be on Beacon Blvd. The date of the next meeting will be determined soon.

### **Call to the Audience – second opportunity**

Mike Dora, 501 Friant Street, stated that if we're going to reduce home size it will also affect accessory building size. This should be reviewed and considered, because currently you cannot have accessory buildings that exceed the footprint of your house. This could limit the ability for a homeowner to have a reasonable size garage and a shed.

### **Adjournment:**

Motion by Runschke, seconded by Hendrick, to adjourn was unanimously approved by roll call vote. The meeting adjourned at 9:42 p.m.



Jennifer Howland  
Community Development Manager