

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES

APPROVED
8-11-2020

July 14, 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: Ryan Galligan, Andrea Hendrick, Kevin McLaughlin, Kirsten Runschke, David Skelly, Mike Westbrook, Chair Bill Ellingboe.

Absent: Robert Grimes

Also present were Jennifer Howland, Community Development Manager and Pat McGinnis, City Manager.

Motion by Skelly, seconded by McLaughlin, to approve the June 9, 2020 minutes was approved unanimously by roll call vote.

Call to Audience – First Opportunity

No comments.

Case 20-05: An application for a Special Use Permit for an Automobile Wash located at 832 Robbins Road (parcel #70-03-33-100-055). This project is also subject to a Site Plan Review.

Howland introduced the case. Steve Witte, Nederveld, 217 Grandville Ave SW #302, Grand Rapids, MI is the engineer for the project and reviewed the details. He went through the staff recommended conditions:

- Cross-access will definitely be provided.
- Transparency has been approved. He believes the cladding materials comply.
- They have no problem increasing the drive aisle to 22 feet wide and changing the radius in the locations noted by the fire marshal.
- A total of 19 vacuums are proposed. Customers really enjoy free vacuums and it's an eye-catcher.
- Concerning landscaping, the east property line is comprised of 1 foot of ground, 5 feet of sidewalk, and then the vacuums. MDOT will not allow landscaping in the clear vision corner. The applicant's view is that the vacuums provide a visual appeal. They are improving the amount of landscaping from present conditions. They are willing to work with the commissioners on landscaping but feel it's in line with what is in the area.

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

Motion by McLaughlin, seconded by Skelly, to close the public hearing carried unanimously by roll call vote.

Galligan supports following staff recommendations on fire lanes.

Hendrick noted Howland's concerns about landscaping and the number of vacuums. She said that some vacuums could be replaced with additional landscaping.

McLaughlin stated that many items were covered in the ZBA meetings. He doesn't see the proposed landscaping as a huge issue. He supports the proposal as presented with staff conditions except landscaping modifications.

Runschke concurs with McLaughlin. Nineteen vacuums seem excessive. If we can review the landscaping, that would be helpful. The proposed phenolic panels are comparable to a composite material and would add a sharp detail to the building. It is a good substitution for metal.

Skelly trusts McLaughlin's comments about the ZBA process. He has been to the Holland location. The vacuums are a marketing draw and are popular. The number seems a little excessive but he understands the business perspective. He finds it to be a great project and a great fit for Grand Haven.

Westbrook said the site plan looks great. He said that if we can find a way to make the landscaping right, we should. He likes the changes to the curb cuts off of Robbins Road.

Chair Ellingboe said that the parking spaces are being used as part of their service offering in this case. The number seems acceptable. The ordinance requires dumpster enclosures to be masonry not composite decking; he asked if this was a concern of the applicant. Mr. Witte and Ms. Weidman stated they would use masonry. Ellingboe said that if the proposed landscaping is an issue for some commissioners, we can work through some options. No one spoke up. Ellingboe said it looks good as proposed.

Motion by McLaughlin, seconded by Runschke, to approve the request for a Special Use Permit and Site Plan Review for an automobile wash located at 832 Robbins Road (parcel #70-03-33-100-005), with the conditions listed below, carried unanimously by roll call vote.

Conditions:

1. Building transparency on the north and east elevations must meet or exceed the percentages approved by the Zoning Board of Appeals.
2. Use of concrete and metal as exterior cladding materials is limited to 20 percent of each elevation. The remainder (80 percent or more) shall be solid wood, fiber cement board, and architectural phenolic panel.
3. The curbs around the building must be adjusted to provide appropriate fire truck turning per the Fire Marshal.
4. Signage must conform to the Zoning Ordinance.
5. The dumpster enclosure cannot exceed 6 feet in height and must be masonry.
6. The lot split application must be approved by the City of Grand Haven and Ottawa County.
7. A cross-access and joint maintenance agreement will be required between the new parcels following the lot split.

Case 20-16: An application for a Site Plan Review for a building expansion at 1600 South Beacon Boulevard (parcel #70-03-28-376-002).

Howland introduced the case and reviewed the fire marshal's plan review comments and the

cladding materials standards.

Dan Hula, Hula Engineering, 17 West Oak St, Sand Lake, MI 49343, engineer for the project, was available to answer questions.

Galligan stated it was a great re-use of a drive-through. All other commissioners concurred.

Denny Cherette, former owner and builder of the building, made a comment that he thinks EIFS is a poor choice and would change the character and nature of the building. Jim Brody, architect for the project pointed out that EIFS exists on the fascia of the drive-through; the proposed design will match that.

Motion by McLaughlin, seconded by Westbrook, to approve the application for a Site Plan Review for a building expansion at 1600 South Beacon Boulevard (parcel #70-03-28-376-002) with the conditions listed below, carried unanimously by roll call vote.

Conditions:

1. The parallel parking spaces north of the building must be removed and the drive lane must be signed "no parking, fire lane" per the fire marshal.
2. Trees north of the building must be trimmed to provide a 13'6" clearance for a fire truck.
3. The building addition must have a sprinkling system per the fire marshal.

Case 20-17: A work session to determine whether the application for a Special Land Use Permit for a Two-Unit Dwelling located at 1236 Fulton Avenue (parcel #70-03-21-452-008) is complete and ready to schedule a public hearing.

Howland introduced the case.

Nicole and Jamal Steward, 14769 Lakeshore Drive, Grand Haven, MI, reviewed the existing floor plan. They added a gravel area next to the driveway for additional parking. The existing stairwell exit to the west of the home allows for a separate entrance to the upper unit.

Howland explained that gravel is not permitted; it will need to be paved and requires a permit. The applicant will revise the site plan to show the additional parking and will have it paved.

McLaughlin asked if they were planning any renovations. The Stewards stated that none are needed, but future plans would only involve the interior.

Chair Ellingboe reiterated the request for a site plan. He stated that if renovations increase occupancy, they should make sure it aligns with available parking. Howland explained that because it is a long-term rental, 4 parking spaces is the requirement, regardless of sleeping occupancy. The Stewards asked about how much detail should be put onto the site plan. Howland said to submit what they have and she would let them know if additional details would be necessary; they could then revise it in time for the public hearing.

Motion by Runschke, seconded by McLaughlin, to set a public hearing for August 11, 2020 carried unanimously by roll call vote.

Case 20-18: A work session to determine whether the application for a Planned Development for a Multi-family Residential Dwelling with parking on the first floor located

at 101 North 3rd Street (parcel #70-03-20-429-020) is complete and ready to schedule a public hearing.

Howland introduced the case.

Denny Churette, Churette Group, 333 Washington Ave, Grand Haven, MI was born and raised in Grand Haven. He usually develops larger projects (200+ dwelling units). He and his team work to research appropriate demographics for their projects to ensure success. He believes there is a need for this project and it would lift the area. He believes the project is impractical for typical developers, so he's not sure others will develop it if he does not. His team is self-financing the project.

The proposed product is a 50/50 mix of 1 and 2 bedroom units. On the top floor, one unit will be kept for a common area for residents. He believes that a 1:1 parking to dwelling ratio is appropriate for the downtown setting. His proposed unit sizes are what the demographic desires, according to his research. The project is designed for millennials and boomers; it is not designed for children. These will be expensive units at about \$100 higher per month. The City approached him about providing some affordable units. He's willing to look at financing (such as TIF) to make that work, but it may not be the right project for that. His revised plan added public and private bike racks. Setbacks are appropriate for the downtown setting. He believes no one can make a project work in the downtown if they follow the zoning ordinance guidance standards. He looked at adding a 6th floor to provide 49 units, which would lead to an 80 foot tall building. He didn't think that would work. The project will be built in one phase.

Ellingboe reminded everyone that this is a work session in preparation for a public hearing and the commissioners should anticipate concerns from the public to help the developer prepare.

Galligan said it is ready for a public hearing. He is excited to see downtown housing and a PD makes sense. He had no issues with the 1:1 parking nor the proposed height.

Hendrick likes the project because it provides density in the downtown. If the developer adds commercial use to the ground floor, the parking ratio is 1.2 spaces per unit. She is not a fan of a non-active use on the first floor in the downtown. The ordinance already allows for a decrease in parking if commercial is provided on the ground floor. She asked for the city's definition for low income housing.

Mr. Churette said that rents will be more than average; this is not a low-income project. Regarding first floor commercial concept, he does not believe the first floor is idle. It is very expensive to build a garage structure. He will not put commercial on the ground floor. The residential project will support the existing commercial uses in the downtown rather than compete with them.

Pat McGinnis, City Manager, said that the City is interested in attainable workforce housing; we need housing at all price points. We don't have a definition of affordability or a target Area Median Income. The first he heard of TIF being a possibility on this project was last week. If TIF is pursued by the developer, several other boards will need to weigh in (EDC, BRA, MSDDA). There would be a significant level of public involvement if TIF is involved. The developer will need thick skin. Right now, it is just a public hearing planned for August.

Mr. Churette stated that to commit to providing affordable units in a Class A product, TIF

financing would be involved, and he would entertain allowing affordable units for just the duration of the TIF. If they can't get approval for the height and parking ratio, the project won't work. Commercial on first floor won't work.

McLaughlin said it is a great project. The land acquisition cost is probably high, so it would be tough to achieve affordability, as much as the community may want to see it.

Mr. Churette said he'd be willing to take less of a return if it's good for the community.

Runschke has no real issues with the project. She is fine with the height; it is appropriate for the downtown area. She noticed that the proposal was for smaller than standard parking spaces, which should work fine. She would support offsetting parking if electric charging stations are provided. She felt it was ready for a public hearing.

Skelly agreed with what others had said. It is an exciting opportunity for the City to consider, it's a great area for this project, and he appreciates Mr. Churette's understanding of market trends. Skelly felt it is ready for a public hearing.

Mr. Churette stated that he questions the results of the Phase 1 ESA; remediation may need to be done.

Westbrook likes the density, he is ok with the proposed height, and it is ready for a public hearing.

Chair Ellingboe was concerned about the original proposal for parking, but now that it is 1:1 ratio, it should work. He asked the applicant to provide a narrative to explain the target demographic and how a person won't need more than one parking spot. He asked for clarification on what the community benefit is to justify the PD. He feels there is tremendous community benefit as it is, but some people may want to see the direct benefit to the public at the public hearing.

Mr. Churette welcomes assistance from the City on how to tailor the narrative to explain the community benefits. One of them is an increase in tax revenue. He is willing to meet with anyone in the community to discuss the project.

Motion by McLaughlin, seconded by Hendrick, to set the public hearing for August 11, 2020 carried unanimously by roll call vote.

**Case 20-19: A work session to consider a proposed text amendment to Section 40-301.03.F of the Zoning Ordinance to eliminate the requirement for a fence around a pool.
Call to the Audience – second opportunity**

Howland explained the proposed text amendment.

Galligan said that if the pool code and the building official say its ok, then he supports it.

Hendrick was happy with the proposed change; it is the same as in the City of Walker where she used to work.

McLaughlin was concerned about the safety perspective; he is a pool owner. He asked

Howland for input. Howland said that some would say the zoning ordinance isn't the vehicle to provide safety measures, and to leave it to the building codes. It seems like a fence is a more obvious barrier and deterrent to children, whereas a pool cover requires the owner to push a button to close it. McLaughlin won't support this.

Runschke is interested in this proposed change; she is a pool owner. She questioned the concept of not having other safety measures in place. If the pool code allows it, she may tend to lean towards that, but she will investigate the options further.

Skelly had safety concerns. An automatic cover is different from a winter cover. Manufacturers' websites state that kids can't get stuck under auto covers, but Skelly wants to know why the pool code authorities allow it. He is not supportive of the proposed change at this juncture.

Westbrook shared the same concerns; having a gate protects small children from a pool. He struggles with the idea of an auto pool cover being the sole means of protection. He said it is ready for a public hearing and is anxious to hear from the public. In the meantime, he will do more research.

Chair Ellingboe said that he's not a pool safety expert but the proposal raises a red flag. If it is a community standard in other places, then we should consider it. Chair Ellingboe asked Howland to gather input from other City staff and municipalities in preparation for the public hearing.

Motion by McLaughlin, seconded by Runschke, to set the public hearing for August 11, 2020 passed unanimously on roll call vote.

Community Development Manager's Report

Howland informed the commission that stakeholder meetings have been scheduled for July 27th to review the proposed zoning ordinance update. She shared a nice letter of support from the West Michigan Lakeshore Association of Realtors. Also, Howland announced the launch of the waterfront master plan website: www.BeyondThePierGH.com and invited the public to check it out and fill out the online survey. She also asked the Planning Commission to review the annual report and send her comments or questions.

ZBA Liaison Report

McLaughlin reviewed the past five (5) cases that the ZBA has heard:

- 58 Poplar Ridge – denied
- 832 Robbins Road – part approved, part denied
- 425 Lafayette Avenue – approved
- North Shore Drive Sandbags – approved
- 1202 South Ferry Street – approved

Call to Audience – Second Opportunity

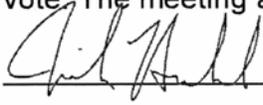
McGinnis read a comment from Facebook from Jean Constantine. She states that a fence around a pool should not be a zoning ordinance; the building code should dictate.

McGinnis also invited the Planning Commission to stop by City Hall to pick up a copy of "The Emotional Infrastructure of Places" book. The Michigan Municipal League encouraged the City to read the book in preparation for the waterfront master planning effort. McGinnis would also

be happy to drop off a copy at the commissioners' homes.

Adjournment:

Motion by Hendrick, seconded by McLaughlin, to adjourn was unanimously approved by roll call vote. The meeting adjourned at 9:37 p.m.



Jennifer Howland
Community Development Manager