A special electronic meeting of the Grand Haven Planning Commission was called to order by Chair Bill Ellingboe at 7:45 p.m. via Zoom. On roll call, the following members were:

Present: Ryan Galligan, Kevin McLaughlin, Tamera Owens, Kirsten Runschke, David Skelly, Mike Westbrook, Chair Bill Ellingboe.

Absent: Robert Grimes, Andrea Hendrick

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

Chair Ellingboe welcomed Tamera Owens back to the Planning Commission.

Call to Audience – First Opportunity (no comments)

Approval of Minutes
Motion by Skelly, seconded by Westbrook, to approve the August 11, 2020 minutes was approved unanimously by roll call vote.

Approval of the 2021 Meeting Calendar
Motion by McLaughlin, seconded by Runschke, to approve the meeting calendar was approved unanimously by roll call vote.

Case 20-21: A proposed text amendment to Section 40-509 of the Zoning Ordinance to amend the special land use regulations governing vacuum equipment at an Automobile Wash.
Howland introduced the case. Roy Kamps was available to answer questions on behalf of Touch of Class Auto Wash.

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

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

Galligan, McLaughlin and Westbrook had no concerns.

Runschke asked about the decibel level standard. Howland explained that Section 40-320 Performance Standards of the Zoning Ordinance provides maximum decibel levels depending on the source and adjacent land use. Howland will review the Zoning Ordinance for other special land use standards that may conflict so they can be incorporated into the zoning ordinance update.

Skelly supports the proposed noise language as discussed. He asked Mr. Kamps to describe
the relationship between the number of vacuums and the producer unit size. Mr. Kamps stated that the size of the vacuum units doesn’t change; they are all the same size. The building size and noise levels aren’t affected by the number of vacuum stations.

Ellingboe reminded the commissioners that they had some concerns about activity near the property line during the work session, but he didn’t think it’s a major concern.

Howland suggested adding: "...or the maximum decibel level as referenced in Section 40-320, whichever is stricter." to item 4 in the special land use regulations.

Motion by Runschke, seconded by Westbrook, to recommend approval of the proposed text amendment with the additional language for subsection 4 as stated, carried unanimously by roll call vote.

Case 20-23: A work session to determine whether the application for a Special Land Use Permit for a Tattoo Parlor located at 616 South Beechtree Street (parcel #70-03-27-151-012) is complete and ready to schedule a public hearing.
Howland provided an overview of the proposed special land use request.

Applicants Ron and Deb Mudgett were available to answer questions.

Galligan asked about the last known uses of the buildings. Mr. Mudgett said that the front building was a real estate agency, and the back building was storage for a plumber and a small office/storage area for another occupant.

Owens, McLaughlin, Runschke, Westbrook, and Skelly had no questions.

Ellingboe had no questions but informed the applicants to anticipate some questions from the neighbors at the public hearing.

McLaughlin asked if the applicant has reached out to the neighbors. Mr. Mudgett said they haven’t except for Hiway Inn to arrange a shared parking agreement. They have not gone through the residential neighborhood yet. Their goal is to offer an extremely upscale environment with talented artists. They will have regular hours and won’t impede with the residential area. They want everything to be high end, secure, and neighborhood friendly, and they want to become part of the community.

Motion by McLaughlin, seconded by Runschke to schedule the public hearing for October 13, 2020 carried unanimously by roll call vote.

**ZBA Liaison’s Report**
McLaughlin informed the commissioners that the ZBA approved two additional sandbag variances on North Shore Drive. There is a meeting on September 16th, as well.

**Community Development Manager’s Report**
Howland encouraged everyone to attend the Beyond the Pier waterfront master plan design charrette on Thursday at the Farmers Market (4-8pm) and the zoning ordinance update public hearing on September 22nd (virtual meeting) at 7:00pm.
Call to Audience – Second Opportunity (no comments)

Adjournment:
Motion by McLaughlin, seconded by Owens, to adjourn was unanimously approved by roll call vote. The meeting adjourned at 8:25 p.m.

[Signature]

Jennifer Howland
Community Development Manager