A special electronic meeting of the Grand Haven Planning Commission was called to order by Chair Bill Ellingboe at 7:00 p.m. via Zoom. On roll call, the following members were:

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

Absent: Robert Grimes, Mike Westbrook

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

Call to Audience – First Opportunity
Al Luke of Affordable Fence, 3005 South Getty Street, Muskegon, addressed the commissioners on the decorative fencing regulations in front yards. Smaller dogs don’t get contained in picket fences. Chain link has become more decorative and is now classified as a decorative fence option if it is vinyl coated (black, brown, and green). He would like to see it allowed in front yards.

Case 20-09: The Planning Commission will collect public input on the proposed Zoning Ordinance Update, which covers Articles I, II, III, IV, V, VI, and VIII and consider making a recommendation for adoption to the City Council.

Howland provided an overview of the proposed changes to each Article of the Zoning Ordinance, cited how the amendments implement goals and objectives of the master plan, reviewed the new zoning map, and summarized public engagement efforts to date.

Chair Ellingboe opened the public hearing.

McGinnis read comments from the Facebook feed:
- Magda Smolenska, 1609 Pine Ridge Drive advocates for Two-Unit Dwellings as an allowable use in the Southside District; they were allowed in the past. This summer’s outdoor seating options were incredible and she hopes they continue in the future.
- Bob Monetza, 945 Washington Avenue, felt that the proposed changes to add 2 family and ADUs creates higher density without changing the character of neighborhoods. He is not supportive of allowing multi-family as a special land use in traditionally single family neighborhoods (S, OT, and E); it is not appropriate at this time, even as a special land use. Concerning nonconforming uses and structures and the ability to make improvements, he’s supportive as long as the changes don’t increase the degree of noncomformity or the intensity of the use.
- Gernot Runschke, 1624 Gladys Circle, would like two-family housing to continue in the Southside District.

Howland summarized the letter received from the Historic Conservation District Commission,
which was included in the commission meeting packet.

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

Ellingboe solicited individual comments from commissioners.

Galligan appreciated public comments collected to date. He doesn’t see an issue with what is proposed in terms of residential density in the Southside District, but he is open to further discussion.

Hendrick was thankful for the collaborative effort and she is happy with the proposed amendments. The City is lucky to have Howland as our planner and Andy Moore from Williams + Works.

McLaughlin would like to require a special land use permit for Two-Unit Dwellings in the Southside District. He also would like to see changes to setbacks along Beacon Blvd, because 25 feet is excessive. He would like to look at the entire commercial district on Beacon Blvd.

Owens is comfortable with sending it on to City Council, understanding that there is some concern about adding accessory dwellings to Southside.

Runschke thanked Howland and Moore for their work. Runschke used to live in a two-unit dwelling in the Southside District, and she would like to see that come back because it was taken away in the last zoning ordinance re-write. She is excited about other items, including the parking percentage increase, which will help development, especially on the east side where there are limited options for parking. Runschke felt it was ready to go to City Council.

Skelly thanked everyone for their input and work. He agrees with Kevin regarding Southside residential density. As a resident of Southside, he struggles with the proposed changes in his neighborhood. The commission received the most feedback on that district. He’s struggling with the proposed smaller footprint of homes, considering the price of land in the City; it is not realistic for affordable housing. He understands the trend of smaller homes for younger and older generations. He would like to consider something between the current and proposed floor area. Skelly thanked the community for providing input throughout the process.

Ellingboe said that there seemed to be a bit of debate still on the Southside District residential density. He leans towards allowing Two-Unit Dwellings by right, but it may be an easier step to require a special land use. Ellingboe asked for justification on why Old Town is not being considered for multi-family dwellings throughout the district, but Southside and Eastown were. Howland agreed that it didn’t seem to line up. Moore said that it was not proposed to be changed from the 2007 ordinance, where historic patterns of development were reflected in the establishment of Key Street Segments.

Howland informed the commissioners that they can make changes to the proposed ordinance tonight and send them along to the Council as amended.

Ellingboe asked the commissioners for feedback on potentially allowing Multi-Family Dwellings
as a special land use throughout the Old Town District, rather than continuing to restrict it to just Key Street Segments. No opposition to that change was noted.

Ellingboe asked about the concern raised about nonconforming properties. Howland clarified that intensity of use would not be increased, and that the proposed change is a codification of practices over the past few years and attorney’s opinions. Howland said that a common consideration for intensity of use is whether a proposed internal change would increase sleeping occupancy; such changes would not be permitted. However, creating an open floor plan or increasing the size of a bathroom would be allowable.

Ellingboe asked McLaughlin to elaborate on his ideas for the Commercial District and Beacon Boulevard. McLaughlin asked for Howland’s input. Howland explained that setbacks along Beacon Boulevard, in particular south of Woodlawn Avenue, are deeper likely in consideration of MDOT and their future roadway needs. City staff works diligently to follow MDOT’s planning efforts to ensure we are represented in all discussions concerning Beacon Boulevard. Howland suggested that we consider corridor planning or subarea planning in the near future, especially since there are several zoning districts along Beacon Blvd. Hendrick concurred and encouraged the commissioners to pursue corridor planning for Beacon Blvd and Beechtree St.

McLaughlin said that based on Howland’s comments, he is ok with the proposed setbacks, provided we consider the entire stretch of roadway in an upcoming planning effort.

Andy Moore called attention to the new graphics throughout the ordinance. They make complex concepts easier to understand. He applauds the City’s efforts to identify issues and make changes, while implementing the master plan; we should be proud of that.

Ryan Kilpatrick, Executive Director of Housing Next, commended Jennifer and Andy on this work and the Planning Commission’s support and efforts. He’s really excited about the proposed changes because the City is creating incremental opportunities for diverse housing supply. Grand Haven is leading Ottawa County by allowing gentle, incremental opportunities for housing. He gave big kudos to Andy and Jennifer. Ellingboe thanked Kilpatrick for his assistance in the effort, as well.

Motion by McLaughlin, seconded by Hendrick, to recommend approval of the proposed zoning ordinance update, with the following changes: require special land use permit for Two-Family Dwellings in the Southside District and allow Multi-family Dwellings as a special land use everywhere in the Old Town District (not just on key street segments), passed 6-1 (Ayes: Owens, Galligan, Hendrick, McLaughlin, Skelly, Ellingboe. Nays: Runschke).

**ZBA Liaison’s Report**
McLaughlin informed the commissioners that the case last week was withdrawn, so there is nothing to report.

**Community Development Manager’s Report**
Howland thanked the commission for their work on the zoning ordinance update. Ellingboe and McLaughlin enjoyed the waterfront planning charrette last week.

**Call to Audience – Second Opportunity** (no comments)
Mike Dora, 501 Friant Street, thanked the staff and commissioners for their time spent on this
effort and congratulations. He also thanked Andrea Hendrick for her time on the Planning Commission; this is her last meeting. Hendrick said she’d continue to participate via public comment.

Angela Johnson on Pennoyer Avenue would like to see short term rentals allowed on the east side of town.

Mike Fritz, 225 Clinton Avenue, appreciates the commission’s work, especially in consideration of his neighborhood of Southside.

Adjournment:
Motion by Skelly, seconded by Hendrick, to adjourn was unanimously approved by roll call vote. The meeting adjourned at 8:09 p.m.

[Signature]

Jennifer Howland
Community Development Manager