CITY OF GRAND HAVEN  
GRAND HAVEN, MICHIGAN  
PLANNING COMMISSION MINUTES  

October 13, 2020

A special electronic meeting of the Grand Haven Planning Commission was called to order by Chair Bill Ellingboe at 7:32 p.m. via Zoom. On roll call, the following members were:

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

Absent: Kevin McLaughlin

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**

Isaac Verberkmoes of 12376 120th Avenue, Grand Haven is the maintenance person for the tattoo studio. He believes the shop should operate and says that the applicant is a good person.

Kase Knochenhauer of 16230 152nd Avenue, Spring Lake, is the current owner of 616 South Beechtree Street. He supports the request for the tattoo parlor to operate on his property.

**Approval of Minutes**

Motion by Runschke, seconded by Westbrook, to approve the September 15, 2020 and September 22, 2020 minutes was approved unanimously by roll call vote.

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**Case 20-23: An application for a Special Land Use Permit for a Tattoo Parlor located at 616 South Beechtree Street (parcel #70-03-27-151-012).**

Howland introduced the case.

Ron Mudgett, applicant, secured an agreement to purchase the entire property. He comes from a family of business owners. Their intention is to open a high-end piercing and tattoo studio, a place where you would feel comfortable taking your daughter to get her ears pierced. They intend to create an atmosphere that feels safe. He realizes there are some concerns from neighbors. Communication received includes stereotyping of the business and he finds it unsettling. He appreciates support from neighboring businesses and other callers. The building has a small footprint. Two artists can be working at any given time. They call it a studio, not a parlor; there will be no loitering. It’s mostly by appointment only. Based on correspondence received, they have adjusted their retail hours to 11am to 7pm. The rest is done by appointment only. Traffic should not be an issue. They have already improved the appearance of the building, and some trees have been trimmed back from the sidewalk and driveway/street. He and his wife Deb are highly educated veterans of the armed services. Their dream is to start a family business. They believe in their kids’ talents. They want to become part of the Grand
Haven business community and be philanthropic. Deb Mudgett stated that a security system is being put in on the property to improve overall safety of the neighborhood.

Chair Ellingboe opened the public hearing.

Howland read three emails that came in after the meeting packets were sent out. One was from Mike Quigg (1526 Beechtree Commons) who opposes the request due to use of the private street, parking, hours of operation, and concerns about property values decreasing. Don Wozney (1543 Beechtree Commons) opposes the request due to parking limitations, shared driveway concerns and hours of operation. Lynn Gronevelt and Paul Younggren (1541 Beechtree Commons) oppose the request because it won’t be attractive at the front of their street and may increase traffic.

Laura Knochenhauer of 16230 152nd Avenue, Spring Lake, called to voice her support of the proposed request. It will be an upscale tattoo business that is welcoming, she is thinking about getting a tattoo and would like to see the business open in Grand Haven.

Vice Chair Grimes stepped in for a few minutes while Chair Ellingboe had connection issues. Motion by Skelly, seconded by Runschke, to close the public hearing carried unanimously on roll call vote.

Chair Ellingboe returned to the meeting.

Galligan sees no negative or detrimental effects on the neighborhood. Parking has been worked out, and proposed business hours are not an issue.

Grimes asked how the hours of operation will be enforced. Howland stated that the hours can be finalized by including them as a condition of the approval.

Owens stated that the applicant has met all the benchmarks of the special land use regulations. She asked for clarification on the hours of operation for appointment-only days. Ron Mudgett stated that on those days, there would be only one or two people at a time, and only if a session went longer than anticipated.

Runschke asked for clarification on hours of operation. Mr. Mudgett said that correspondence led them to reduce their hours, which will reduce the chances of potential customers being under the influence. Runschke believes the applicant has addressed the concerns of the neighbors.

Skelly asked if they intend to use the storage facility behind establishment. Mr. Mudgett stated that a painting contractor has rented the facility for 25 years for storage for his business and he intends to continue. Skelly asked if the agreement with Hiway Inn is for employees only and if it was verbal or written. Mr. Mudgett stated that they have a verbal agreement for employees and overflow customer parking. Customers may go to the Hiway Inn after their session, but not before.

Westbrook is sympathetic to homeowners’ opinions, but he sees no reason not to move forward. He asked for clarification on the hours of operation. Mr. Mudgett stated that retail hours will be 11am to 7pm. Only if the session would run over would they run into the 9pm timeframe. Mr.
Mudgett is comfortable with the hours of 11am to 9pm, with retail operations closing at 7pm. This will also allow for time to clean.

Ellingboe suggested that the hours be stated as daily 11am to 9pm; applicant is comfortable with that. This reduces confusion of hours of operation. Ellingboe appreciates feedback from the public. The request meets requirements of the special land use regulations and he feels that there are misconceptions about tattoo parlors.

Grimes stated that he is in complete support of the request. Concerns are a little outdated; it’s in the right location for such a business.

Motion by Grimes, seconded by Owens, to approve the special land use permit, subject to the conditions listed below, carried unanimously by roll call vote.

   Conditions: 1) Hours of operation are limited to 11am to 9pm daily. 2) Accessible parking must be provided on the property and the parking lot must be re-stripped.

**Case 20-24: A discussion to determine whether the application for a Special Land Use Permit for a Short Term Rental located at 910 South Harbor Drive (parcel #70-03-29-103-004) is complete and ready to schedule a public hearing.**

Howland provided an overview of the proposed special land use request.

Ruschke asked if parking would be in the driveway; Howland confirmed yes. All commissioners agreed that the application is ready for a public hearing.

Motion by Ruschke, seconded by Westbrook to schedule the public hearing for November 10, 2020 carried unanimously by roll call vote.

**Case 20-25: A discussion to determine whether the application for a Special Land Use Permit for a Medical Marihuana Provisioning Center located at 1125 South Beacon Boulevard (parcel #70-03-28-302-022) is complete and ready to schedule a public hearing.**

Howland provided an overview of the proposed special land use request.

Aaron Smith of Agrimed introduced himself and said that Greg Maki and Cindy Davenport were on the call, as well. They opened up the first provisioning center in Muskegon County, Ottawa County, and Montcalm County. They have been really excited about operating in Grand Haven. They have had no issues so far reaching out to surrounding property owners, which are primarily commercial users.

Galligan said that it is a good location, and the dumpster enclosure seems like a good idea.

Grimes stated that he is looking forward to it. Although there has been some skepticism and nervousness, the organization is reputable.

Owens really likes the location. Everything is in order for the public hearing.

Ruschke said that it is nice to see Aaron and Greg in Grand Haven. She toured their location in Muskegon and is comfortable with it. The subject property is an ideal location. It is ready for
a hearing.

Skelly, Westbrook and Ellingboe agree that it is ready for a public hearing. With this being a new land use, Ellingboe said that it is challenging to anticipate what public comments might be brought forward. The applicant probably knows what to expect better than we do. He appreciates staff’s explanation of the special land use regulations in the staff report.

Motion by Westbrook, seconded by Runschke, to schedule the public hearing for November 10, 2020 carried unanimously by roll call vote.

Case 20-26: A discussion to determine whether the application for a Rezoning Agreement for 319 South First Street from S, Southside District to WF-2, Waterfront 2 District to allow Multi-Family Dwellings and Short Term Rentals on the property is complete and ready to schedule a public hearing.

Howland provided an overview of the proposed rezoning request.

Steve Davis, applicant, called attention to the concept site plan. The subject property is one of the very few double lots in the Southside District. He is proposing six (6) cottage style residential units. The look and feel will be an extension of what is at the Grand Haven Cottages development from 2006. He feels this is a plan that will be a good fit with the neighbors – not over-using the site. The master plan says to provide a variety of housing options. He feels that this will fit in well. He intends to live in one of the units. He knows that the short term rental request is a warm button so they can discuss that during the public hearing. He would like feedback from the Planning Commission in advance of the public hearing.

Galligan noted that it is currently adjacent to WF-2 so that isn’t an issue. The concept development would make sense with the neighboring developments. He has no concerns.

Grimes asked for clarification on what type of housing Mr. Davis is proposing. Mr. Davis is proposing a quasi-detached feel. Each unit will have roughly eight (8) feet between units. They will have the look and feel of detached units from the street.

Owens stated that it is ready to move forward to a public hearing, and she will have questions at that time.

Runschke appreciates the applicant’s work on the layout, but the commission should focus on the rezoning request. She has concerns about the change in zoning, getting into the low to moderate density future land use area. She is not sure this is the right location for this rezoning, but it is ready for a public hearing. Mr. Davis appreciates and understands Runschke’s concerns. The low to moderate density residential land use is not well defined. He noted that storm drains were installed partially on the property when Grand Haven Cottages was developed, which indicates potential future development of the subject property was contemplated at that time.

Skelly and Westbrook had similar concerns as Runschke. The root of the request is a zoning change. The commission should focus on that aspect of the application. They both said it was ready for a public hearing.
Ellingboe also said it was ready for a public hearing. He anticipates that some hot button issues would be short term rentals and potential intrusion into the single-family neighborhood. Ellingboe asked about the use of the property to the north. Howland confirmed that it is a single family short-term rental.

Mr. Davis asked Howland if he can self-restrict short-term renting on the property to no less than one (1) week per reservation and other more restrictive definitions of short-term renting. Howland will look into this.

Motion by Owens, seconded by Grimes to schedule the public hearing for November 10, 2020 carried unanimously by roll call vote.

**ZBA Liaison’s Report**
McLaughlin was absent, so there was no report.

**Community Development Manager’s Report**
Howland informed the commissioners that the City Council will be holding a public hearing on November 2nd to review the proposed zoning ordinance update.

**Call to Audience – Second Opportunity**

Bhupinder Dhillon called to state that he is a strong supporter of the proposed tattoo parlor request.

**Adjournment:**
Motion by Runschke, seconded by Skelly, to adjourn was unanimously approved by roll call vote. The meeting adjourned at 8:49 p.m.

[Signature]

Jennifer Howland
Community Development Manager