

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES**

April 11, 2023

A regular meeting of the Grand Haven Planning Commission was called to order by Chair Dora at 7:00pm. Upon roll call, the following members were present:

Present: Magda Smolenska, Tamara Owens, David Skelly, Vice-Chair Ryan Galligan, and Chair Mike Dora

Absent: Debi Hulverson, Amy Kozanecki, Robert Grimes, and Jennifer Smelker.

Also Present: City Manager Ashley Latsch, members of the public

Approval of Minutes

*Motion by **Skelly**, seconded by **Smolenska** to approve the minutes of March 14, 2023.*

All ayes. **Motion passes.**

Call to the Audience; First Opportunity

Laura Girard (16 Washington) and Lynn Negen (106 Washington) spoke in support of Case 23-08.

Major Holman, 310 N. Despelder, sought direction from the planning commission regarding how to overcome the wetland designation on the Salvation Army's property in order to develop it as a park.

Case 23-08: Site Plan Review for a building addition at 38 Washington Ave. (parcel #70-03-20- 407-024).

Latsch reviewed the site plan approval request. Latsch further described the planned facade improvements and remarked that because use was not changing, that parking requirements were satisfied.

Property Owner, Jim Avery introduced himself and the project at 38 Washington.

Smolenska noted that due to the seated area being less than 300 sq. ft. that restrooms were not a requirement.

Skelly inquired if there was to be any seating incorporated.

Avery explained that although the business was primarily walk-up, there would be a small outdoor seating area to the right of the building under the planned pergola.

Chair Dora sought clarification on staging of potential lines for the walk-up business.

Avery explained that the sidewalk is exceptionally wide, and the line could be wrapped around the building, without leaving the property and encroaching on the sidewalk.

Motion by **Galligan**, seconded by **Skelly**, to approve a request for a Site Plan review for an addition to the building at 38 Washington Ave. for the use of a restaurant with outdoor dining (parcel #70-03-20-407-024) based on the information submitted for review.

All yeas. **Motion passed.**

Case 23-09: Site Plan Review for a 3-unit multiple-family dwelling at 300 N. 7th Street (parcel #70-03-21-308-003).

Latsch introduced plans for a 3-unit residential redevelopment at the former Rock N Road building. Latsch noted that the use was by-right and that all requirements were met; further noting that the developer, Peter Wilson was in attendance in the case of additional questions.

Skelly inquired why Wilson opted out of a mixed-use development.

Wilson explained that parking was the biggest barrier in proceeding down a mixed-use path.

Skelly proceeded to ask the developer whether the units would be apartments or condos.

Wilson responded that he has yet to make that determination, and it would be decided further down the road.

Skelly confirmed that the units, regardless, couldn't be utilized as short term rentals.

Chair Dora commended the developer for planning to incorporate recommendations of the city's Sustainability Commission.

Motion by **Galligan**, seconded by **Owens**, to approve Case 23-09, a request for a Site Plan Review for a 3 unit multiple-family dwelling located at 300 N. 7th St. (parcel #70-03-21-308-003) based on the information submitted for review, subject to the following conditions:

1. *All requirements of the DPW Director, Board of Light and Power, Building Official, and Fire Marshal shall be met.*
2. *Applicant shall include on the site plan the location of snow storage.*

All yeas. **Motion passed.**

Zoning Board of Appeals Liaison Report:

Galligan provided an update from the March 15 meeting, and the approved variance for a deck located at 116 Prospect.

City Planner Report:

No Report.

Call to Audience; Second Opportunity:

Major Holman, 310 N. Despelder, inquired about what next steps he needed to take in order to carry his request forward.

Bob Monetza, 945 Washington, reported to the Planning Commission where in the ordinance Sensitive Area Overlays were addressed; and the local versus state process.

Adjournment:

Skelly made motion to adjourn the meeting. Support by Galligan.

Voice vote. All ayes.

Chair Dora adjourned the meeting at 7:29 pm.



Ashley Latsch, City Manager