

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

December 12, 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, Joe Pierce, Vice-Chair Ryan Galligan, Jennifer Smelker, Amy Kozanecki, Chair Mike Dora, Tamera Owens, David Skelly

Absent: None

Also Present: City Planner Brian Urquhart and members of the public.

Approval of Minutes

Motion by **Galligan**, seconded by **Smelker** to approve the minutes of November 14 2023 meeting with corrections. All ayes. **Motion passes.**

Approval of Agenda

Motion by **Smolenska**, seconded by **Pierce** to approve the agenda as written. All ayes. **Motion passes.**

Call to the Audience; First Opportunity

None

Case 23-41: Site Plan Review for an addition to the gas station at 10 N. Beacon Blvd. (parcel #70-03-21-387-033).

Urquhart introduced the case. He said the 480 sq. ft. is small in nature but did require approval of a rear yard setback variance from the ZBA during their November meeting. The project would not include any additional signage, lighting, or parking. Urquhart also noted the dumpster enclosure has been added to the site, incorporating same material and color as the principal building. Urquhart said the Board of Light and Power had a concern over the location of the existing pole, which the applicant has addressed with the BLP.

Rick Turner of Diamond Z Engineering, said the dumpster enclosure will be comprised of masonry material with hardy board. Tuner added the condensers located behind the building would be effectively screened.

Pierce asked about the ZBA decision. Galligan noted the addition was in line with the building wall, but due to the parcel shape and orientation of the building, the rear yard setback was reduced.

Skelly inquired if there was any communication from neighboring properties.

Galligan said he is happy with the dumpster enclosure and screening of mechanical equipment.

Dora asked about the dumpster pick-up location and where the hauler would have to navigate through parking. Turner said 3 parking spaces face the alley, and next to them were two dumpsters, one of which would be removed. He said the plan would turn the dumpster to orientate it parallel with the building.

Motion by **Smolenska**, seconded by **Galligan**, to **approve** Case 23-41, a site plan review for the addition to the gas station at 10 N. Beacon Blvd. (parcel #70-03-21-378-033) with the following condition:

1. *All conditions of the Board of Light & Power shall be met.*

All ayes. **Motion passed.**

Case 23-42: Consideration of a site plan review for an ADA Accessibility improvements to Mulligan's Hollow (parcel #70-03-29-160-004).

Urquhart introduced the case. He said the pathway from the parking lot to the pickleball courts is part of the ongoing improvements at Mulligan's Hollow. Per Sec. 40-115.02.D of the zoning ordinance the Planning Commission has the option to defer approval to the City Planner. He said the location is not in a sensitive area overlay and the City Engineer has fully designed the plan.

Members agreed the project would be appropriate for administrative review. Skelly asked about the retaining wall material. Urquhart said it would be boulders.

Smolenska asked about the gravel drive nearby. Abonmarche said they would relocate the drive 5 to 7 ft. up the hill to accommodate for the pathway.

Voice vote to move PC Case 23-42 to the City Planner. All ayes. **Motion passed.**

FY 22/23 Annual Report

Urquhart reviewed the Planning Department Annual Report for Fiscal Year 22/23. He said permits were slightly down, but inspections were. There were less zoning changes, and fewer PC Cases. Other highlights included the Master Plan update.

Case 23-40 continued: Rezoning request of 0.84 acres of 1.73 acres at 815 Verhoeks from TI to OS.

Scott Klaassen, 1022 Despeldar, spoke in favor of the rezoning. He cited the adjacency of the OS district to 815 Verhoeks as a reason to support the rezoning.

Urquhart reiterated the staff comments from the November 14 meeting, and that the fact the applicant can't obtain a loan due to the fact there is industrial in the name of the zoning district is not criteria for rezoning. He said there was no new evidence that was provided by the applicant for the Planning Commission to consider. He said because only five members were present at the November meeting, a

motion was made to postpone the case to December.

Denny Dryer, 220 ½ Washington Ave. disputed the reasons for not rezoning the parcel. He provided excerpts of the Master Plan as justification for approval. He said it is important to keep financing for available for housing.

Chair Dora asked commissions if their thoughts on the case had changed. All members were not in favor of recommending approval. Pierce mentioned it may be appropriate for the Planning Commission to review the TI District again based on the concerns raised.

Motion by **Galligan**, seconded by **Smelker**, to recommend **denial** of the rezoning request of 0.84 acres of 1.73 acres at 815 Verhoeks (parcel #70-03-28-019-010) from Transitional Industrial to Office Service to City Council based on the following reasons:

1. *The rezoning is inconsistent with the future land use plan.*
2. *The rezoning would create a split zoned parcel.*
3. *The rezoning is not consistent with recent development trends in the area.*

All ayes. **Motion passed.**

Zoning Board of Appeals Liaison Report:

Galligan noted the ZBA approved a variance request for a wireless telecommunication tower to fall onto property that it may not be located on, which was part of the sale of the Annex Building. Galligan also said the ZBA approved a setback variance at 10 N. Beacon.

City Planner Report:

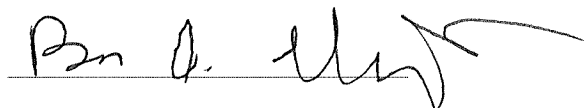
Urquhart said reviewing the TI district could be a goal for the Planning Commission in 2024. He also commended Smelker on her completion of the Master Citizen Planner program.

Call to Audience; Second Opportunity:

Denny Dryer, 220 ½ Washington, complained the project at 745 Park Ave. is a contractor's yard but is also being used as a self-storage facility.

Adjournment:

Chair Dora adjourned the meeting at 7:50 pm.



Brian Urquhart, City Planner

