CITY OF GRAND HAVEN

ZONING ORDINANCE UPDATE

community input report

December 2019

williams&works

Introduction

In August through November of 2019, the City of Grand Haven held several community outreach events and issued a public opinion survey for the purpose of gathering community opinions regarding certain land use and planning topics in the City. This community input is useful for guiding policy decisions during the effort to update the City's Zoning Ordinance. The outreach events and survey resulted in large amounts of quantifiable and qualitative data from City property owners, developers, and officials that will help inform policy decisions related to zoning and development in the City as the Zoning Ordinance is amended to suit the needs of current and future residents. This report presents the findings of the outreach events and survey conducted in support of the Zoning Ordinance update. It includes a discussion of the methods used to solicit feedback, a summary of its findings in terms of the input and quantified data received, and an analysis of the significance of the conclusions.

Farmer's Market and Bolt Street Market

In August 2019, pop-up events were facilitated at the City of Grand Haven Farmer's Market and Bolt Street Market. These engagement events included several activities for the community to interact with and provide input on the Zoning Ordinance update. Attendees were given the opportunity to engage in any of the activities as they pleased. The purpose of each activity was to prompt the public to consider topics related to land use in the City. A land-use map allowed the public to locate areas where they desired specific land uses. Table topics were created to facilitate discussion among the participants and engage them in relevant land use planning topics. Postcards with a comment box allowed participants to write thoughts about land use in the City, whether they be related to the table topics or other topics considered relevant to the Zoning Ordinance update. A tablet with the community survey was also made available for the public to provide additional input on the Zoning Ordinance update process.

Each event was conducted for the entire duration of the market that day: the Bolt Street Market event was held on August 27 from 4:00 PM – 8:00 PM, and the Farmer's Market event was held on August 28 from 8:00 AM – 1:00 PM. A booth was set up in order to provide space for the public to stop and engage with the different activities. Results from each of the activities are presented on the following pages.

Land Use Map

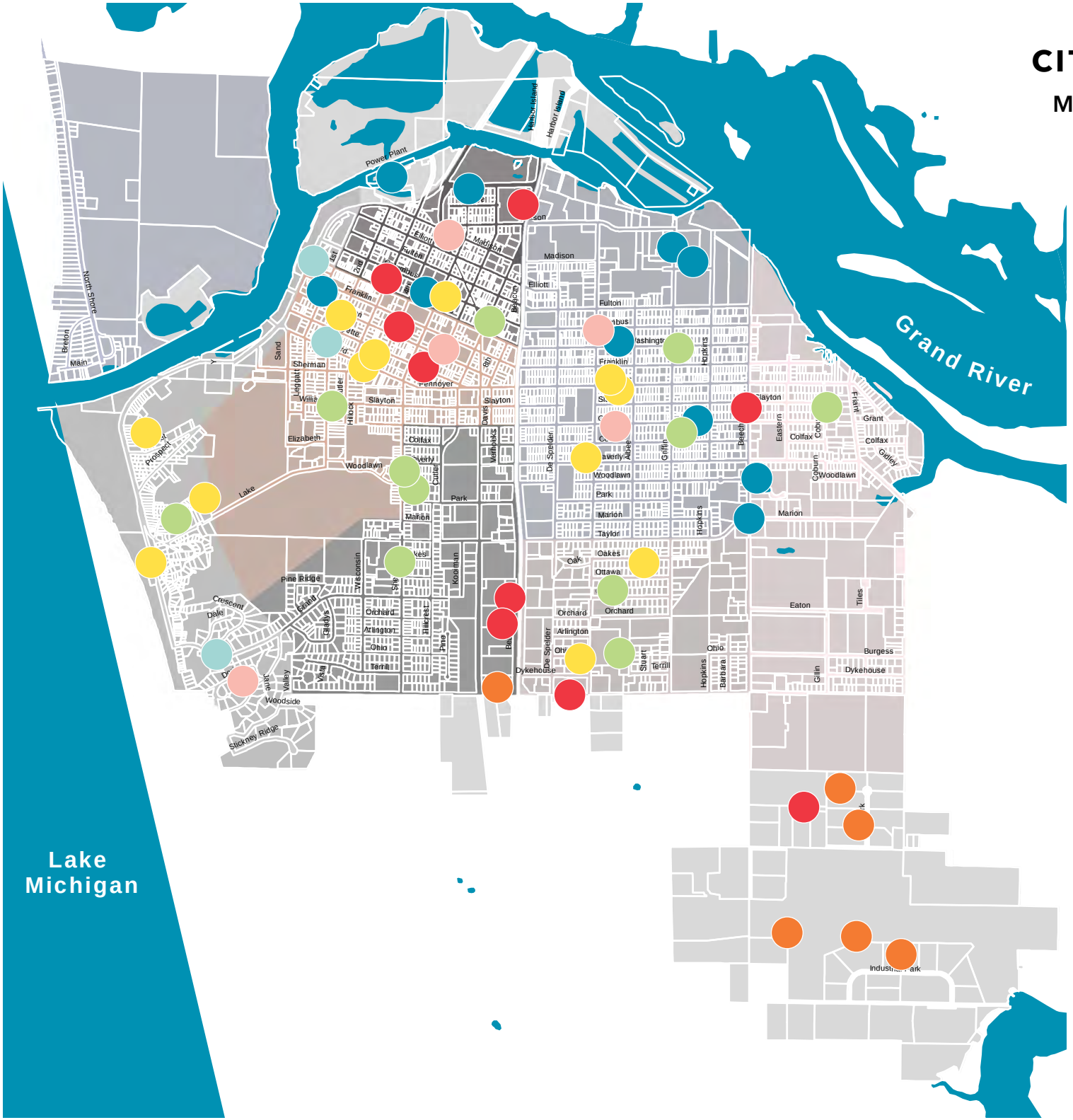
Participants were asked to place a dot on a map indicating the locations where they desire specific land uses to be permitted. Results from this activity are summarized in Map 1. Locations identified for single family homes, retail/commercial, and office/industrial use were relatively similar to permitted land uses in the City. Although accessory dwellings are presently restricted to two zoning districts, participants indicated their desires to permit this land use in a variety of locations. The majority (6) were located in or near the Southside neighborhood. Other locations included Griffen (2), Washington Square (2), and River (1).

Locations for duplexes or townhomes were relatively scattered throughout different neighborhoods on the map. Desired locations were identified in areas where two-family homes are permitted by right (1), by special land use (2), and not permitted at this time (2).

Apartments did not receive many points on the map; however, desired locations were the Southside and Lakeshore neighborhoods. Mixed use and live/work received more attention and were primarily located in or near Washington Square and Old Town districts.

CITY OF GRAND HAVEN

Map 1. Pop-up Event Results



Legend

Desired Land Uses

- Single Family Homes
- Accessory Dwellings
- Duplexes or Townhomes
- Apartment Homes
- Mixed Use or Live Work
- Retail/Commercial
- Office/Industry

Neighborhoods

- Griffin
- Hospital
- Lakeshore
- Northshore
- Old Town
- River
- Southside
- Washington Square

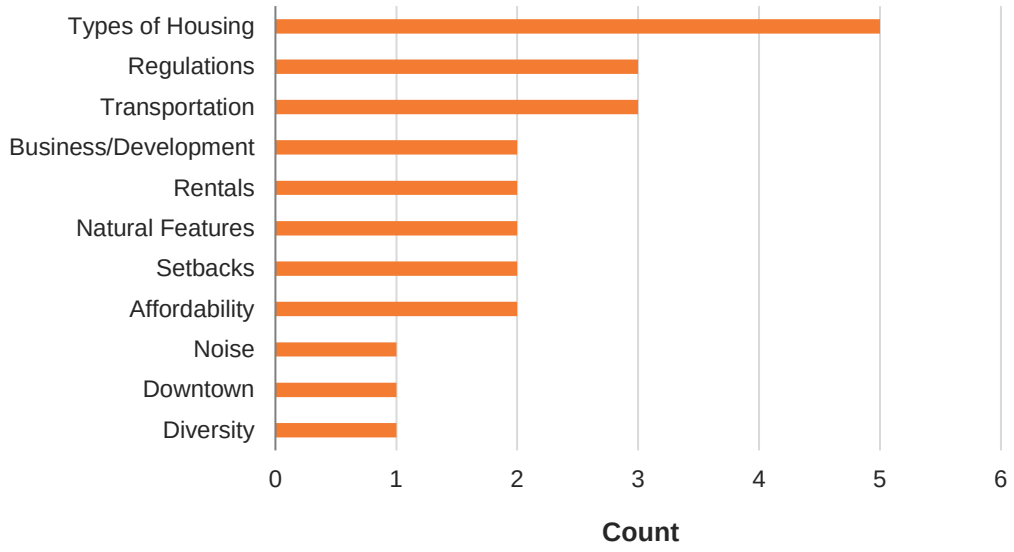
Postcard Comments

In order to identify common themes throughout comments, each comment was coded with a word or short phrase that described its overarching idea. Although this method allows for some subjectivity when compiling themes, it provides a simple way to identify common themes between different comments and analyze major thought patterns of the public. Appendix 1 contains a complete list of the public comments.

Comments addressed a variety of topics; however, those related to types of housing in the City were most common. These comments considered the need for more senior housing and a desire for accessory dwellings for non-family members on Ohio Avenue. Participants did not want any more condos downtown or apartments being built in parking lots.

Regulations and transportation were also common themes among public comments. Regulations were directed at a variety of concerns, such as allowing greater flexibility for housing redevelopment and the desire for reduced regulation. Comments related to transportation desired for the airport to remain in its current location, planning for technological developments in vehicles (i.e. autonomous vehicles, charging stations), and reduced traffic downtown.

Figure 1. Themes in Community Postcard Comments



Housing Workshops

In order to focus specifically on housing preferences in the City, three housing workshops were conducted at the Grand Haven Community Center in November 2019. These events were publicized though social media and email and held at different times of the day to accommodate a greater variety of attendees. These workshops involved an interactive survey, which allowed the public to view real-time results at the workshop. Attendees also participated in several table topics, during which they discussed appropriate locations, if any, for two-family dwellings, accessory dwelling units, and various home sizes. These activities gathered qualitative and

quantitative data related to housing issues and concerns in the City. Approximately 60 people attended these workshops over the three events.

Interactive Survey

The interactive survey asked for participant opinions related to several housing characteristics in the City. The results of these questions are described below.

1. The first question asked the public to rate how serious they thought housing affordability was in the City. In all three groups, “extremely serious” was the most common response. The combined responses from all three sessions show that respondents selected “Extremely serious” twice as often as all other options combined.

Table 1. Seriousness of Housing Affordability in Grand Haven.

	Session 1	Session 2	Session 3	Total
Not serious at all	1	0	1	**2**
Somewhat serious	2	1	5	**8**
Quite serious	4	2	3	**9**
Extremely serious	5	5	8	**18**
No opinion	0	0	1	**1**
Total	12	8	18	**38**

2. The second question asked participants how serious they thought housing availability was in the City. Groups appeared to be somewhat divided over this issue, as the most common response was “somewhat serious,” shortly followed by “extremely serious.” Only one person thought it was “not serious at all” indicating an overall concern for this topic.

Table 2. Seriousness of Housing Availability in Grand Haven.

	Session 1	Session 2	Session 3	Total
Not serious at all	0	0	1	**1**
Somewhat serious	7	2	7	**16**
Quite serious	4	2	3	**9**
Extremely serious	2	4	6	**12**
No opinion	0	0	0	**0**
Total	13	8	17	**38**

3. Attendees were asked which two-family home best fits in the City. Four pictures were provided that depicted different two-family housing options. Attendees could select as many options as they desired. In general, homes with a recessed second entry or a dual front entry that otherwise looked like a single-family home were the most desirable forms of two-family housing. Traditional types of two-family homes that did not maintain this single-family appearance were less desirable than other options.

Figure 2. Session 1 Two-Family Housing Preferences

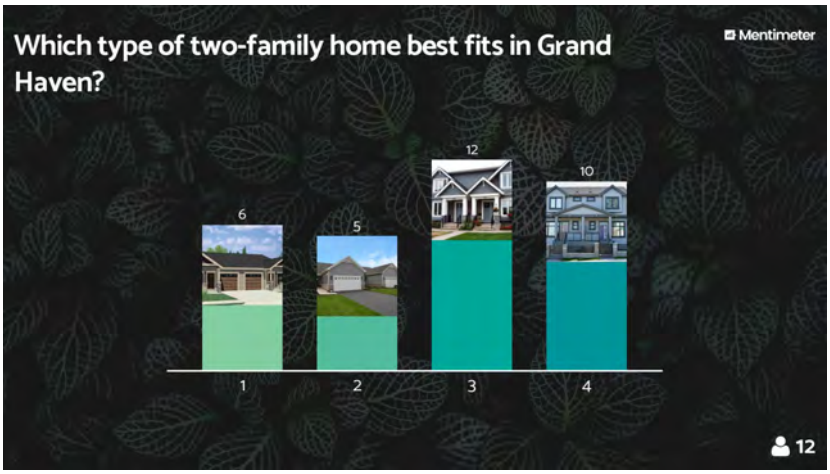


Figure 3. Session 2 Two-Family Housing Preferences

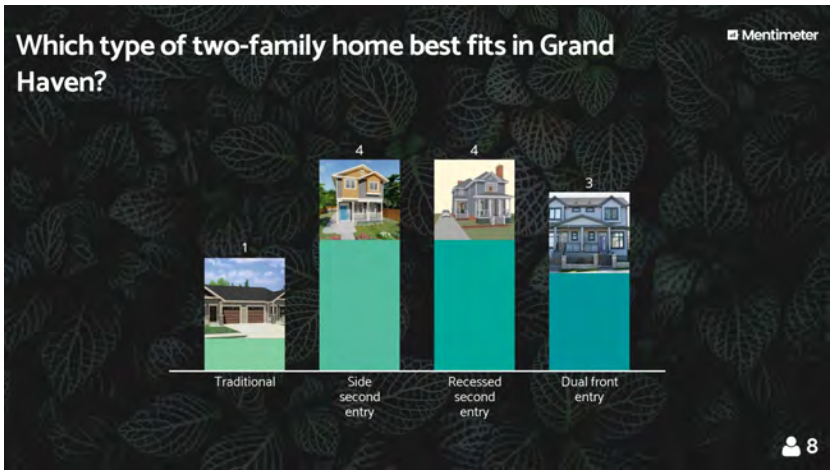
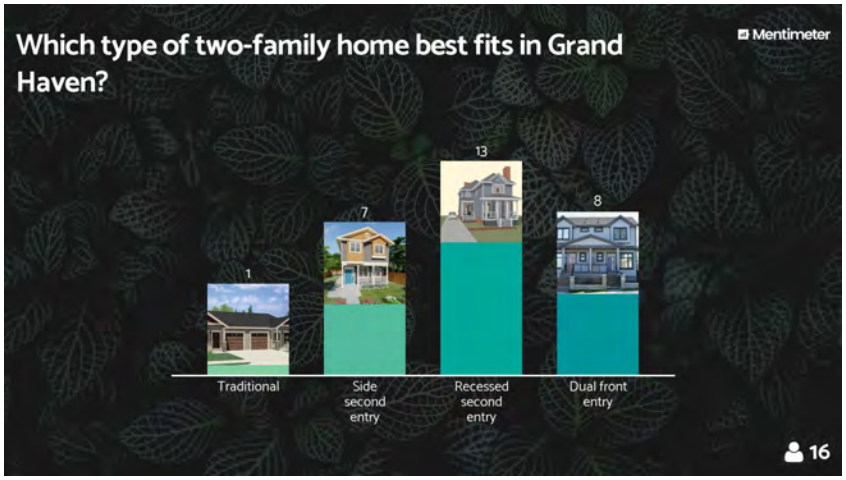
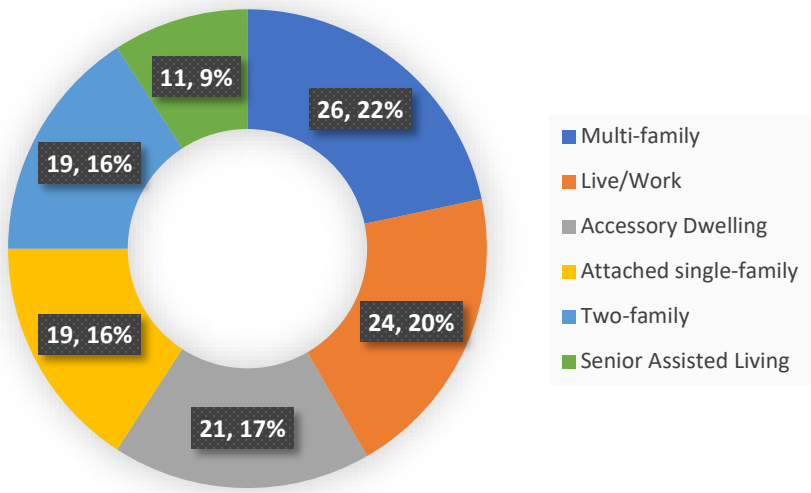


Figure 4. Session 3 Two-Family Housing Preferences



4. Attendees were asked to identify housing types that are most needed in Grand Haven and encouraged to select all that applied. The most popular choice was multi-family housing, with 72.2% of attendees choosing this option. This was followed by live/work housing (66.7%) and accessory dwellings (58.3%).

Figure 5. Housing Types Most Needed in Grand Haven



5. The last question asked attendees to identify the smallest ground floor area they felt was appropriate for homes in Grand Haven. This question used a weighted average of the results to identify the minimum floor size for each workshop session. Each numerical digit represents a multiple of 100, so answers ranged from 300 to 1,200 square feet.

   Respondents agreed that accessory dwelling units should have the smallest permitted ground floor area. The average for all three groups was 545 square feet. Multi-family, two-family, and single-family dwellings were given similar ground floor areas in general, with an average of 759 square feet for multi-family dwellings, 804 square feet for two-family dwellings, and 771 square feet for single-family dwellings. Surprisingly, the average single-family ground floor area is less than the two-family average. This is influenced by a low minimum ground floor area (638 sq. ft.) identified in workshop 2.

   It is notable that ground floor areas deemed acceptable by these workshops are generally less than the minimums permitted in the Zoning Ordinance. For example, most single-family homes in Grand Haven are required to be at least 1,200 square feet, but participants indicated that this could be reduced.

Figure 6. Minimum Ground Floor Area for Dwelling Types

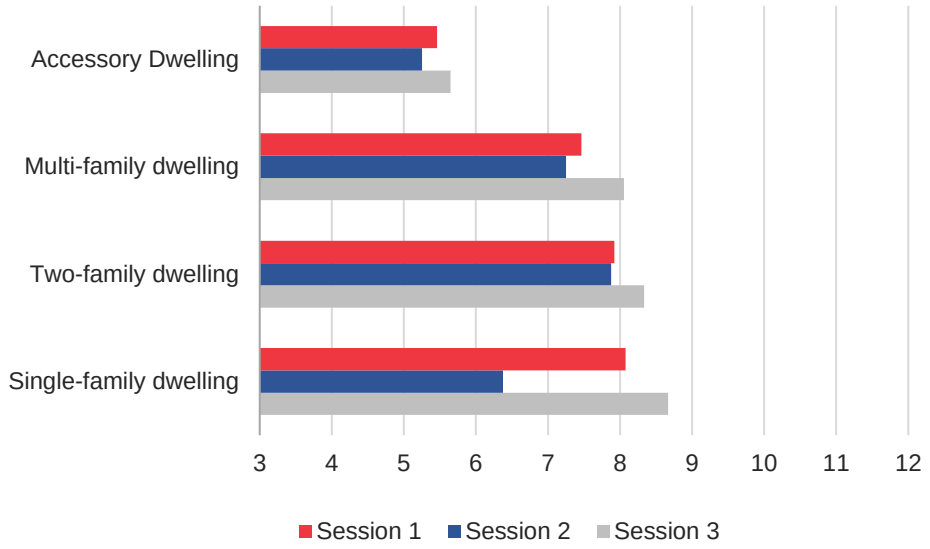


Table Topic: Accessory Dwelling Units

Attendees were given a map showing areas where accessory dwelling units (ADUs) are permitted by right, special use, and not permitted, and asked to identify any additional locations, if any, where they thought ADUs should be permitted. Based on participant input, a transparent overlay of all locations was created to highlight areas where ADUs are most desired. When participants identified the entire City as being suitable, this data was not mapped as it does not help distinguish patterns in the data. However, two attendees believed ADUs should be permitted throughout the entire City.

Overall, locations that were generally desirable included the Southside district, Old Town district, and Moderate Density Residential district on the east side of the City (Map 2). Presently, only the Southside and Dune Residential districts permit ADUs as a special land use. The Dune Residential district received little attention as a location for ADUs according to the map overlay results.

Attendees were also asked to provide comments related to ADU locations along with the map activity. These are presented in their entirety in Appendix 2. However, in general, attendees desire for there to be owner-occupancy on properties with an ADU, and there exists some concern that ADUs may become short-term rentals. It was also considered important for ADUs to fit aesthetically with the neighborhood.

Table Topic: Two-Family Dwellings

Attendees were given a map showing areas where two-family dwellings are permitted by right, special use, and not permitted, and asked to identify any additional locations, if any, where two-family dwellings should be permitted. Based on participant input, a transparent overlay of all locations was created to highlight areas where two-family dwellings are most desired. When participants identified the entire City as being suitable, this data was not mapped as it does not

help distinguish patterns in the data. However, three attendees believed two-family dwellings should be permitted throughout the entire City.

Several districts were identified as being suitable for two-family dwellings (Map 3). Most prominent were the Eastown, Moderate Density Residential, Southside, and Old Town districts. Additionally, the Office/Service district near Robbins Rd. and the railroad was identified as a good location for two-family dwellings. Presently, two-family dwellings are not permitted in many of these areas.

Comments related to two-family dwellings considered the importance of quality materials, landscaping, and walkability. These were often connected to design standards. Infrastructure capabilities were also a concern as build-out is reached. One group did not support any more two-family units in the City.

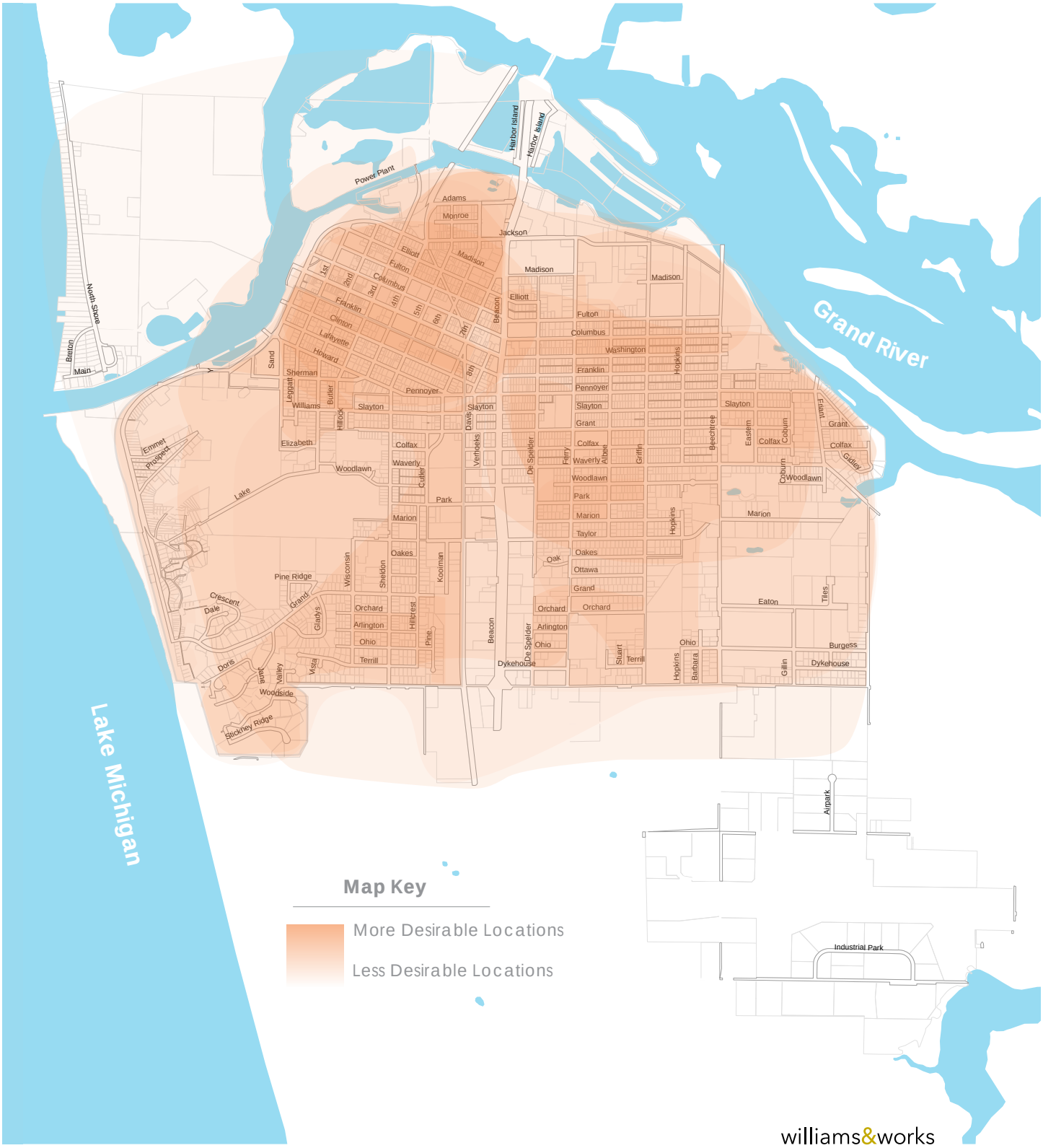
Table Topic: Multi-Family Dwellings

The table topic related to multi-family dwellings was only completed at the third workshop. Attendees were given a map showing areas where multi-family dwellings are permitted by right, special use, and not permitted, and asked to identify any additional locations, if any, where they thought multi-family dwellings should be permitted.

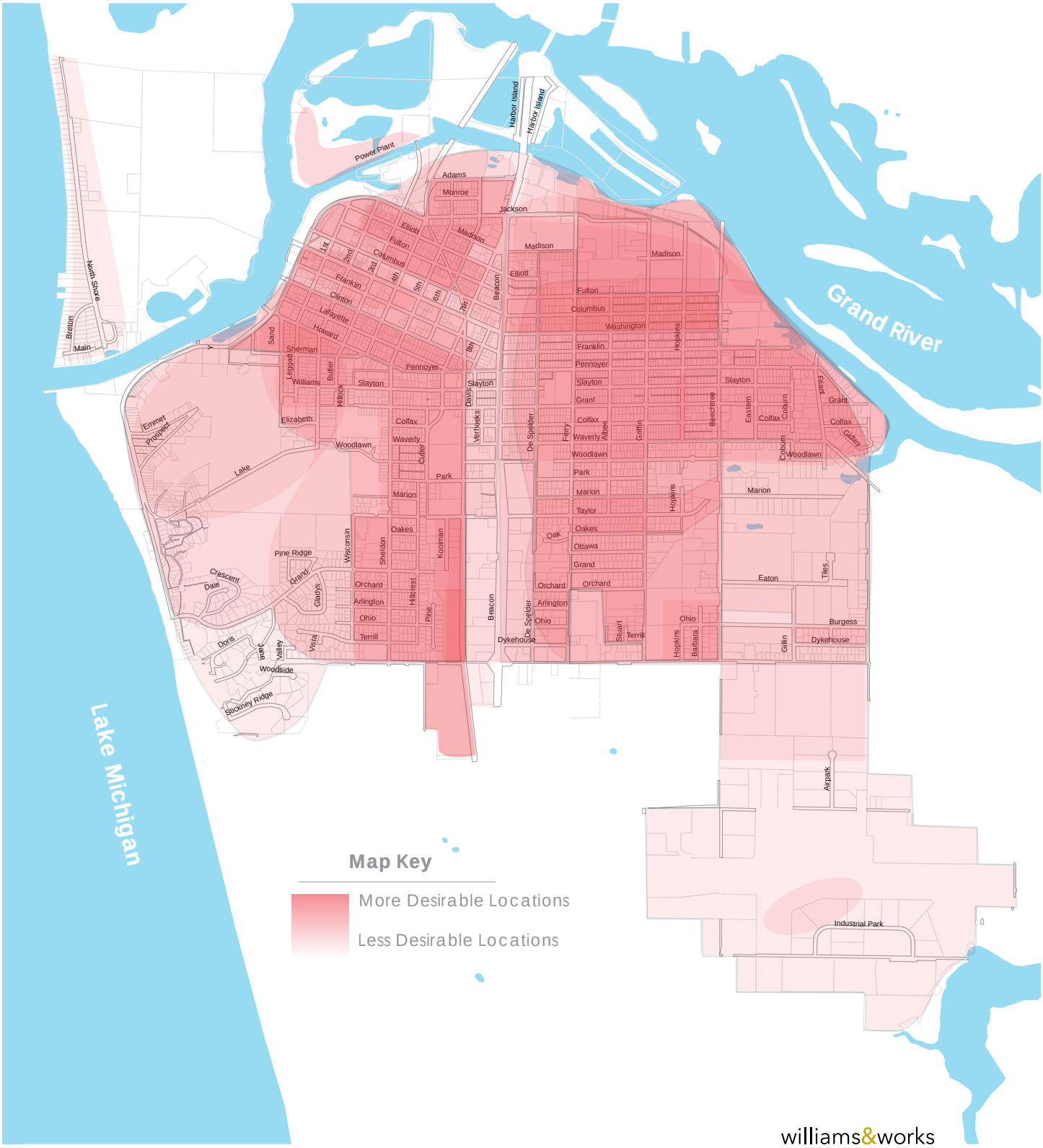
Three table groups provided map locations for multi-family dwellings, which are depicted in Map 4. Group 1 depicted specific locations for multi-family dwellings that were within the Transitional Industrial district, Office/Service district, and areas near the Old Town district. Group 2 identified areas primarily within the Eastown and Beechtree districts, while Group 3 thought they should be permitted throughout the City.

Attendees also provided comments related to multi-family homes in the City. Design standards were desired in order to ensure multi-family homes would fit with the neighborhood. Infrastructure was a major concern, as attendees questioned whether it could accommodate significant increases in density. Comments also considered the rising water levels, preserving the waterfront view, and allowing increased height in areas where it is appropriate. One group did not support any more multi-family homes in the City.

Map 2. Accessory Dwelling Unit Locations



Map 3. Two-Family Locations



Map 4. Multi-Family Locations

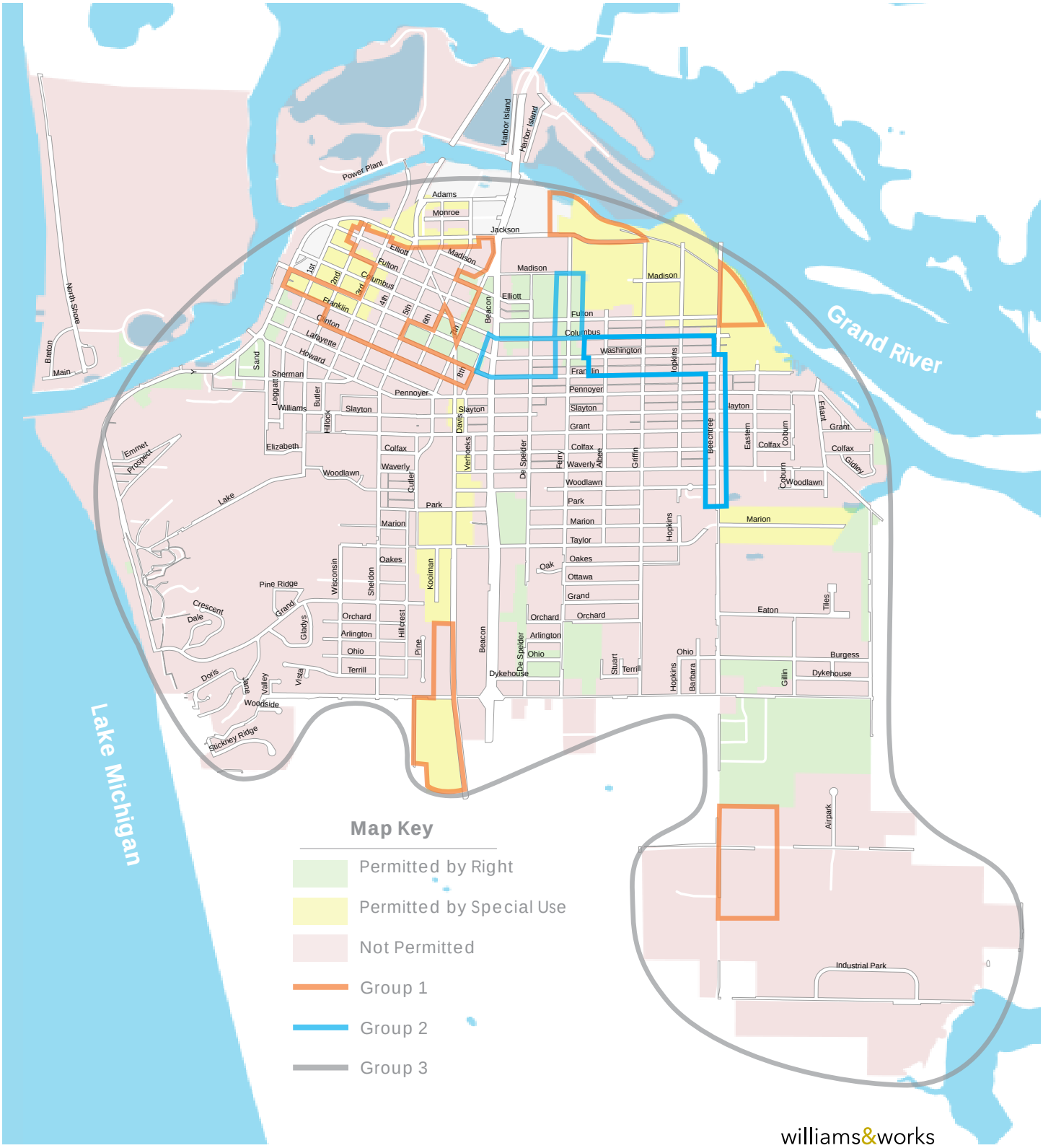
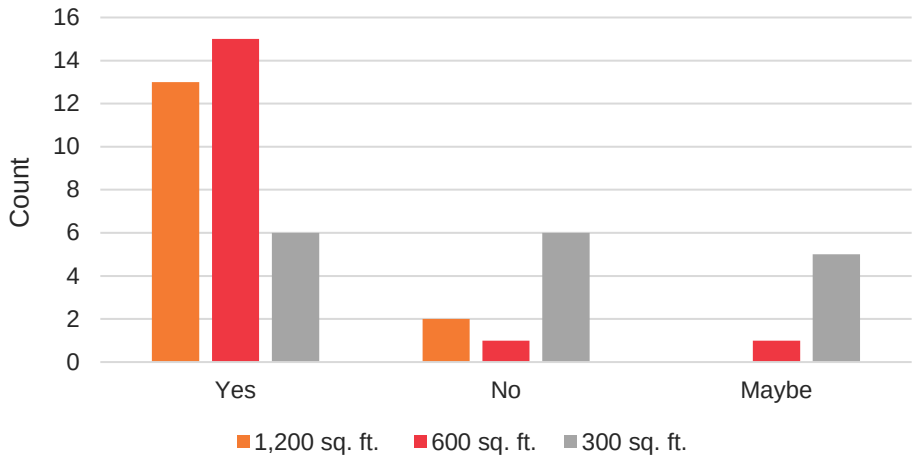


Table Topic: Home Size & Footprints

The last table topic provided three architectural renderings and floor plans for 1,200 sq. ft, 600 sq. ft., and 300 sq. ft. homes. The purpose of this activity was to gather attendee preferences for minimum homes sizes and which features they thought were important to preserve in smaller homes. Through this activity, attendees visualized homes of different sizes and considered whether they were appropriate for the City. Some spaces on the activity were left blank; however, all activities had at least some data that was quantifiable.

First, attendees were asked whether they thought each home was appropriately sized (Figure 7). The majority of attendees thought the 1,200 sq. ft. and the 600 sq. ft. homes were appropriately sized (87% and 88%, respectively). Attendees were much more divided on whether the 300 sq. ft. home was appropriately sized. Many comments only considered it appropriate if its was an ADU.

Figure 7. Do you think this home is appropriately sized?



Next, attendees were asked whether each size would fit in their neighborhood. As size decreased, so did attendee perception of whether it would fit in their neighborhood.

Important characteristics for a 1,200 sq. ft. home were parking spaces, quality materials, a garage, and a yard size of appropriate scale. Important characteristics for a 600 sq. ft. home included a visual aesthetic that matches the surrounding neighborhood, landscaping, and an appropriate scale for the lot size. For a 300 sq. ft. home, attendees desired appropriate parking spots, high quality materials and aesthetic, appropriate lot size, and for it to be a permanent structure. Some attendees believed that the reduced size would not sufficiently compensate for essential building costs such as utility tap fees.

Comments were also coded to identify common themes (Figure 9). The exterior/aesthetic value of any home was clearly considered the most important feature for all housing sizes. Type of housing was also important for a 300 sq. ft. home, as more people were accepting of a 300 square foot home if it was an ADU.

Figure 8. Would this home fit in your neighborhood?

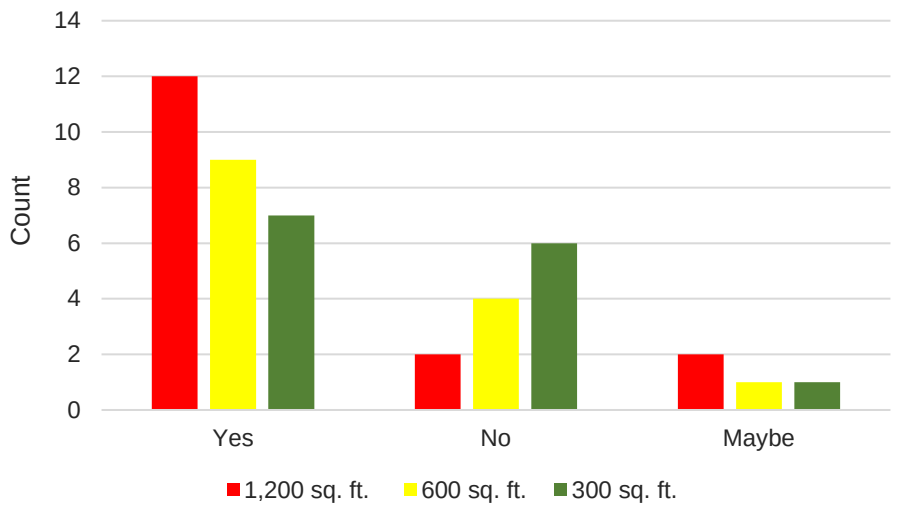
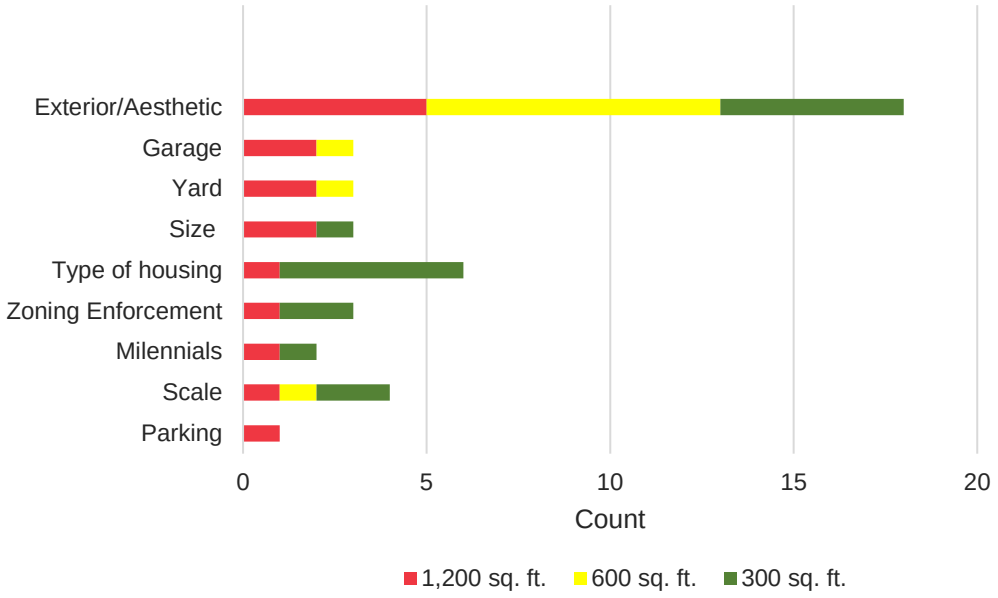


Figure 9. What features do you think are important to maintain in homes of this size?



Public Survey

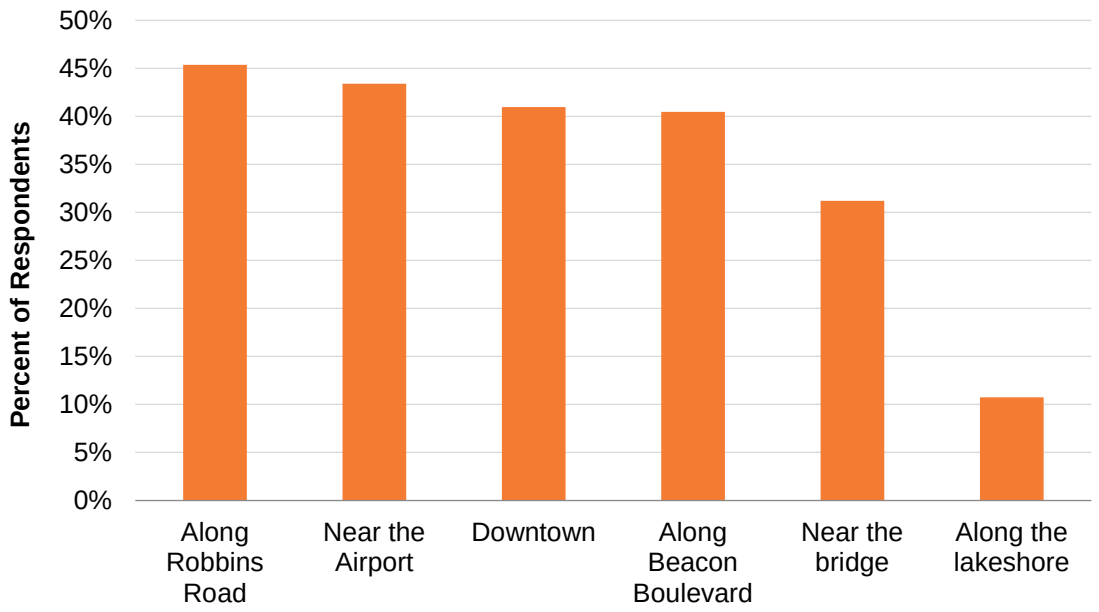
Methodology and General Information

The purpose of the community survey was to gain insight on public perceptions of land use, development, and zoning in the City. This survey was made available online and through the mail. It was also available for completion via a tablet at the pop-up market events, and distributed both electronically and via hard copy at community events and meetings by City staff. All the data was compiled throughout the online survey tool SurveyMonkey. A total of 224 responses were collected, providing a large amount of quantifiable data.

Results

1. Respondents were asked where they want to see growth in the City and encouraged to check all options which applied. The top choices were along Robbins Road (45.4%) and near the airport (43.4%).

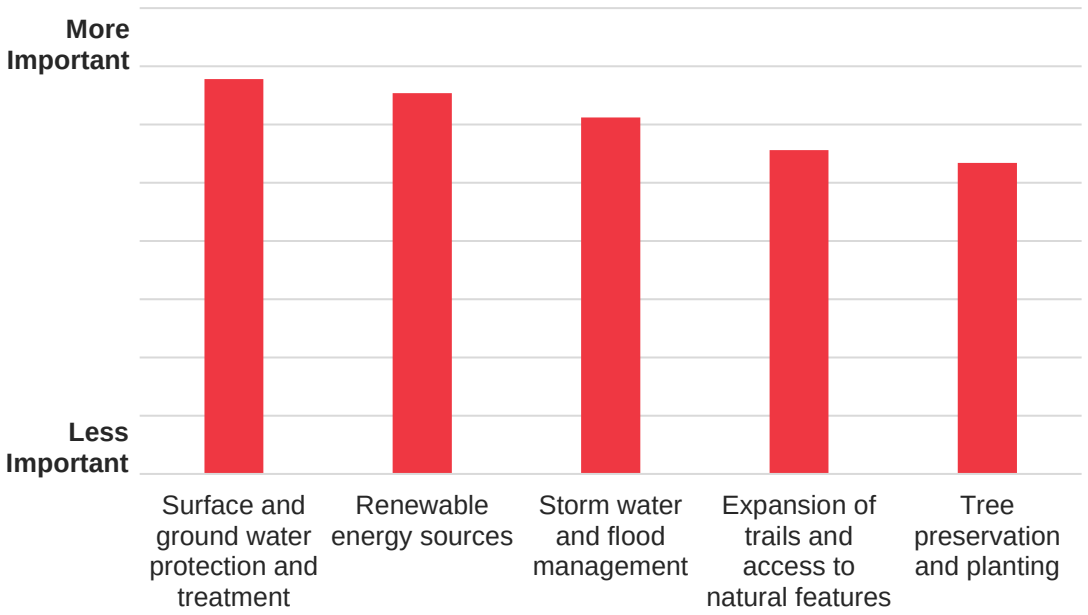
Figure 10. Desired Areas for Growth in the City



2. Question 2 asked respondents to rank environmental characteristics. For purposes of providing a quantifiable value to compare and rank opinions, a weighted average was applied. A score of 5 was assigned as the highest rank and 1 as the lowest rank.

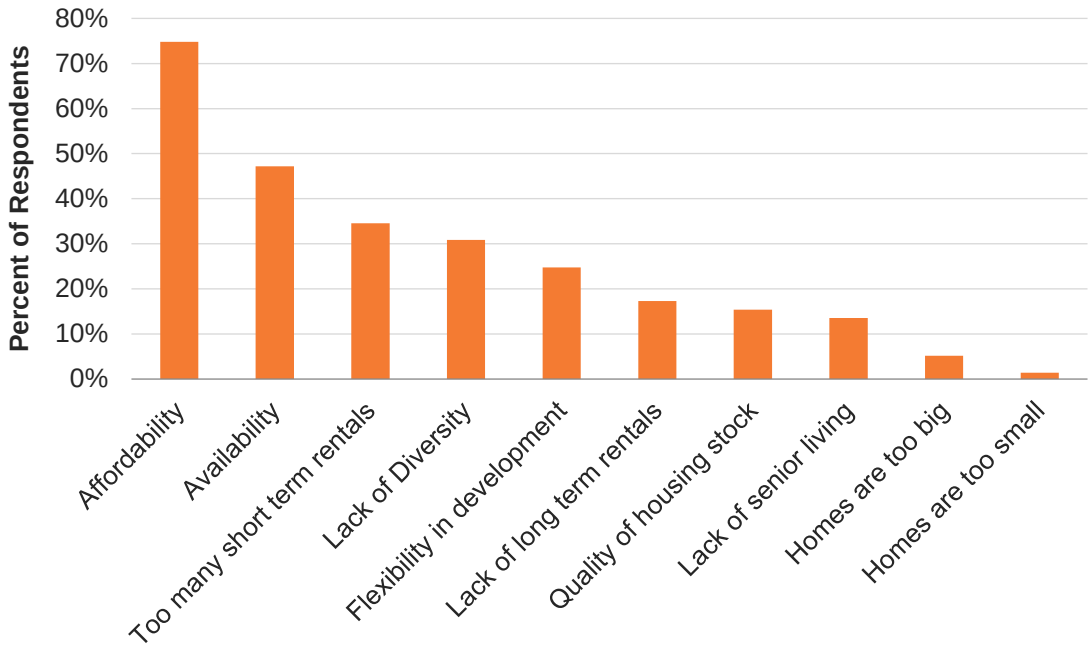
   The most important characteristics identified by respondents were surface and groundwater protection/treatment (3.39) and renewable energy sources (3.27). Tree preservation and planting were considered least important (2.67) relative to others.

Figure 11. Important Environmental Characteristics



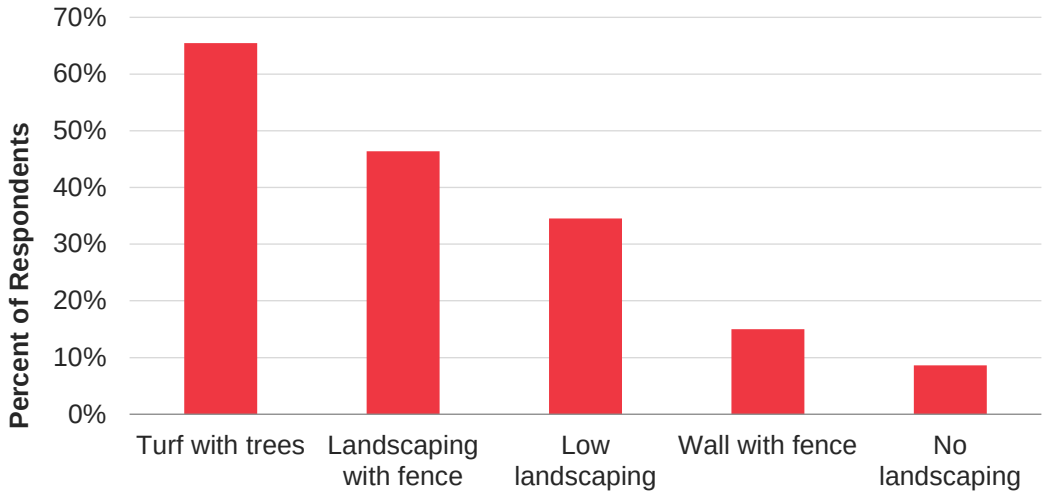
3. Question 3 asked respondents to identify the most critical housing topics in Grand Haven, selecting all options that applied. The most important issue was affordability, which was selected by 74.8% of respondents. This was followed by availability (47.2%) and too many short term rentals (34.6%).

Figure 12. Critical Housing Topics



4. Question 4 asked respondents to select their preference for parking lot edge treatments, permitting them to select multiple options. The majority of respondents (65.5%) preferred turf with trees. This was followed by landscaping with fence (46.4%). Only 8.6% desired no landscaping.

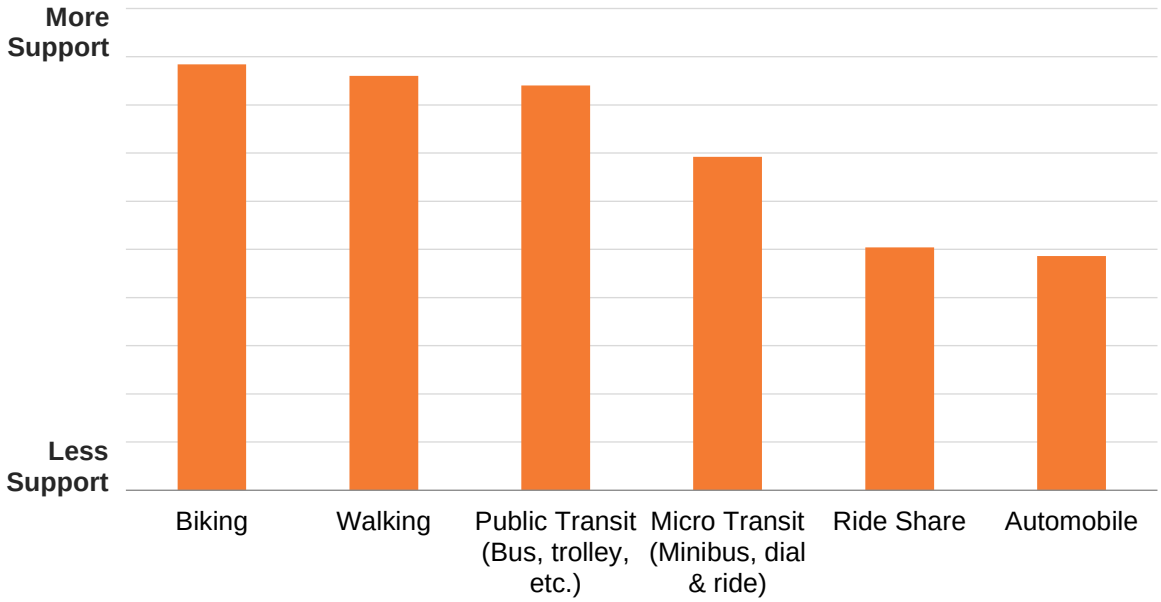
Figure 13. Parking Lot Edge Treatment Preferences



5. Respondents were asked to rank the desired modes of transportation they would like to see in the City. For purposes of providing a quantifiable value to compare and rank opinions, a weighted average was applied. A score of 6 was assigned as the highest rank and 1 as the lowest rank.

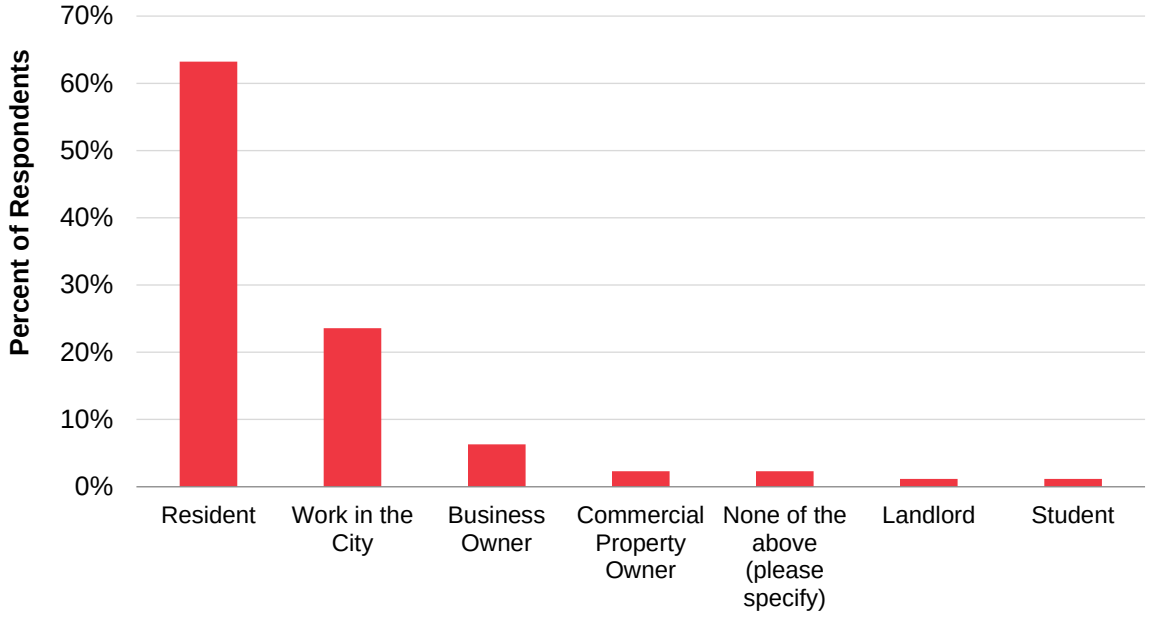
   Biking was identified as the most desirable form of transportation to have supported (4.42). Walking (4.30) and public transit (4.20) were also considered important. Automobile transportation was considered the least important to support (2.43).

Figure 14. Modes of Transportation to be Supported



6. The majority of respondents were residents in the City (63.2%). This is expected since the survey was primarily marketed in areas where residents would be most likely to respond. However, there is also a relatively high percentage (23.6%) of respondents would only work in the City. This indicates that the City has a considerable number of people who come to the City for work and are interested in the City's future, but do not live there.

Figure 15. Primary Connection to Grand Haven



7. The final survey question provided open space for respondents to write additional comments. All responses are located in Appendix 3. In general, respondents considered housing affordability, alternative transportation, and zoning flexibility as important. Public transit that provides connections to other cities such as Grand Rapids, Holland, and Muskegon was mentioned. Short term rentals were generally not desired, which is reflective of the ongoing statewide conversation regarding short term rentals. However, multi-story developments with apartments in the downtown area were suggested to increase density.

Conclusion

Based on the above results, the following should be considered during the Zoning Ordinance update:

- **Increase Availability of Accessory Dwelling Units:** ADUs appear to be a desirable form of housing in certain areas of the City. During the Farmer's Market and Bolt Street Market events, ADUs were desired in a variety of locations, with the majority in the Southside neighborhood. Housing variety was a common theme in postcard comments. Further, housing workshops gathered a larger quantity of data regarding placement of ADUs. In general, attendees desired an expansion of areas that permit ADUs.

- **Live/Work:** Public comments and the housing workshop survey was favorable towards live/work buildings. Desired locations were near Washington Square and Old Town districts.
- **Affordability:** Respondents in the public survey and the housing workshop survey indicated that housing affordability was a serious issue in the City. This indicates a general consensus that alternative options should be explored in order to make quality housing that is attainable to a wider income level. There was considerable percentage of City workers who live in other communities that supported this idea as well. Anecdotally, there were a number of individuals with whom we spoke during all the engagement events who indicated that they would live in Grand Haven if there were options available in their price range.
- **Two-Family Housing:** Two-family housing was desired in more areas than currently permitted. Design was important in gaining acceptance of these types of residences. Traditional designs were usually less desired than alternative designs.
- **Multi-Family Housing:** Multi-Family housing was considered the most necessary type of housing in the City according to housing workshop attendees. Fewer locations were identified for this type of housing, but when aesthetically appealing, respondents appeared generally accepting.
- **Aesthetics:** In all types of housing, quality materials were greatly desired in order to provide suitable development in neighborhoods. Smaller ground floor areas were more accepted if they were placed on appropriate lot sizes and fit with the character of the surrounding neighborhood. Two-family dwellings were generally accepted in a number of additional districts if they were designed to look like single-family homes. Thus, design standards may help promote compatibility between smaller dwelling units and existing dwellings, which tend to be larger.

Next Steps

The pop up events, public workshops, and survey all provided the public with additional means of providing input relative to the future of the City. These input opportunities provided opportunities for a variety of individuals to shape the future of the community. These opportunities also confirmed many of the principles outlined in the Master Plan and the Affordable Housing Task Force Report. This Report outlines a number of zoning barriers, most of which were confirmed again through the public workshops. It also contains a number of specific recommendations which are still under evaluation, such as allowing two-family dwellings on more districts, reducing minimum lot sizes, minimum dwelling sizes, reducing parking dimensions, and working to further streamline the review process. All of these recommendations were generally confirmed through the public engagement process, and will be incorporated into the updated Zoning Ordinance.

Over the next several weeks we will be working closely with staff on a draft Zoning Ordinance that incorporates the results of these workshops, the Task Force Report, the Master Plan, and any relevant changes in case law.

Appendix 1

Postcard Comments

- More affordable housing and better wages *many people work here but can't afford to live here
- Why not one single business district?
- Affordable housing and commercial rentals - too high
- Need to change culture surrounding perception of diversity
- More sensitivity to all setbacks for walkability; sensitivity to sightlines, all natural features
- Helicopters during coast guard, deafening
- Not supportive of anything that brings more cars into downtown; convert 1 ways downtown to 2 way streets
- Keep the airport in its current location
- All of the environmental features in the survey are important
- No more condos downtown
- Might move to the city if I could have chickens
- Not enough senior housing
- I am in favor of accessory dwelling for non-family members; Ohio Ave.
- As a resident of GH for 35 years, retired and single I need to know my neighbors and who lives in my neighborhood. Not a short term rental on Slayton St.
- Natural preservation
- Please consider changing the requirements for egress windows within the side setback. Allowing lenience on redeveloping existing structures provides an avenue for middle and low income home owners to build wealth and value in the community. This may be the way that growing in place.
- Downtown is perfect as is
- Plan for autonomous vehicles and electric cars (charging stations)
- Development on Robbins Road
- Apartments don't belong in parking lots
- Need more long term rentals
- More senior housing
- Too much regulation

Appendix 2

Table Topic: Accessory Dwelling Unit Comments

- Employees need affordable homes near their business/employer
- Wider lots are easier to accommodate an ADU
- Add 2nd story to garage for an ADU - fits in well with older neighborhoods
- Special land use everywhere
- ADU - not for short term rentals
- Parking requirements need to be looked at
- Entire city? Deal with it via lot size
- A dissenter > no accessory dwelling on south side > lots too small and too much traffic
- Major: no parking issues on east side. Wider streets, sidewalks, no lake traffic
- Accessory dwelling should never be short term rental.
- Accessory dwelling should be owner occupied
- Need to pay for compliance enforcement --> city budget
- Especially for short-term rentals/others no
- Get rid of 3x/year role without inspection
- Take a look at new Holland short term housing ordinance (stricter than ours)
- Remove homestead exemption if people rent more than 14 days a year in accordance with state law
- In favor everywhere, but concern of too much short term rental so limit # of short term?
- Depends on defining conditions attached to use
- Meeting specifications and infrastructure capabilities
- Allow for efficiency units as small as 300 sq. ft. Design should be appropriate to the scale and architecture of the neighborhood.
- Only allowed in areas that don't allow short term rentals. On opposite side-use ADU's for short term rental (concentrate in an area). Too many [short-term rentals] site empty during the off season. Limit short term rentals -ADU's as long term rentals. Need to accommodate parking for ADU's. Value added to help you stay in your home through and age.
- Special use
- I like the idea of accessory dwellings and feel we should have more. 400-500 sq. feet in backyard. If the lot size is large enough, I don't have a problem with an accessory bldg, even a "tiny house."

Table Topic: Two-Family Comments

- Well designed - quality materials
- Preserve trees
- Permit small lots 66 + 66 / 3 = 44 x 3
- Width of homes
- Increase height
- Design standards for all
- Remaining map = by special land use
- Walkable corridors
- Depends on defining conditions attached to use. Concerned about density/number of unit in an area as build-out occurs.
- Set to specific standards. Dependent on infrastructure capabilities.
- Require architectural design standards
- Provided condos and ordinances allow for building. If the look and feel of single family is kept. Special use if property owner does not live on site. Permitted by right if owner occupied. Have no [differences?] to accessory dwellings.
- By right
- I do not support more multi-family and two-family in Grand Haven

Table Topic: Two-Family & Multi-Family (Session 3)

- With a rising water table, what will the land support in added density? Should that be a consideration?
- Tax impact of proposal A - tax relief for rental properties
- Consider letting existing dwellings near downtown to be 2/3 family
- Densest housing options closest to center town, downtown, east town, and areas where it doesn't block view. Re-legitimize 2 and multi-family buildings with ht. in use of older homes near downtown
- Don't sell out our waterfront
- Make sure our infrastructure can support additional density
- Reduce parking space per unit required
- Transit routes - need higher res along routes
- Active ground floor uses adds vibrancy
- It all depends on what you're building and appearance to fit the neighborhood should be allowed by permit anywhere

- Consider two family throughout city, as long as design standards exist to make it look like single family
- Consider, if by right, it must be owner occupied
- Multi-family - allow more height in some areas where multi family is already permitted
- Live-work in areas adjacent to existing retail

Table Topic: Home Size & Footprint Comments

Would this home fit in your neighborhood? Why or Why not?

1,200 Square Feet:

- Depends on character of neighborhood - form based code would help
- Yes [x9]
- not stylewise downtown
- Old town, south side, east town
- yes-it is filled with these
- No too big
- Yes, my home is in a ranch home neighborhood
- Yes similar to what currently exists

600 Square Feet:

- Yes [x6]
- Old town, south side, east town
- No [x2]
- yes-could provide smaller lots
- Yes - that is what our neighborhood is like now. 2 story homes.
- yes, with upstairs
- We don't have 2 story homes
- No would stand out as small.

300 Square Feet:

- Only if main house is owner occupied
- Old town, south side, east town
- No. Tiny homes on our lots are not good.
- Yes [x3]
- It would as accesory dwelling
- Yes. Could add density - should be good design
- No [x3]

- Yes. This is what the generation now wants. Lots of them on East Side.
- No - it's too small to match
- No too small

What features do you think are important to maintain in homes of this size?

1,200 Square Feet:

- Parking needs to be considered
- Consideration for accepting basement SF towards min SF. Attached housing on redevelopment sites.
- 1. Materials on façade. 2. Enforce ordinances that exist to not get things run down.
- Multiple bedrooms
- yard, exterior
- You would want yards to match size of house.
- Garage
- Common look with neighbors.
- Orientation toward the street, garage is not in the front of the building
- 10 x 40 ranch-standard forever. Good for millennials, maybe even too big.

600 Square Feet:

- Even with more housing options, we can't ensure it's long term residents; Consider aesthetics so the homes fit in with each other
- All: porches, parking, yard
- visual aesthetic
- landscaping
- Outside appearance. I am not the expert with this.
- Garage
- Scale to property size.
- Maintenance on the outside
- Stray architectural characteristics that match existing homes.
- Residential looking, characteristics

300 Square Feet:

- Great efficiency of a smaller home. Uniformity of house width is important. On site landlord is helpful but can we allow/regulate presence of the owner?
- Maybe down the road?

- Alleviate congested parking in winter by odd/even snowplow schedules. Associated parkign zoning needs to be addressed. Ensure appropriate parking spots for accessory dwellings and tiny houses.
- High quality features
- aud pud
- visual aesthetic
- landscaping
- 2 units per lot (or more). More housing - could be accessory dwellings - less to take care of.
- Not portable (movable). Scale to property sizes (split parcels).
- design is key
- Quality materials and design.
- Making it bigger :)
- Tap fees are expensive - tiny homes aren't really less expensive. Tiny homes take up a lot of land - millenials might go for this in a condo setting.

Appendix 3

Community Survey Comments

- Thankful for the beauty of the city and for the way our officials are trying to keep it beautiful with the inevitable growth that happens.
- I've worked with survivors of domestic violence in the area, and I know lack of affordable housing is a barrier for many survivors in being able to leave abusive situations. One of the many reasons I think affordable housing should be a top priority.
- You guys and gals rock. Keep up the good work!
- This survey is very difficult to complete - individual vs. what is best for the community and line items that need explanation.
- Development process needs to be streamlined
- Downtown development shouldn't necessarily have a set parking space allotment requirement. Encourage more alternative energy modes of transportation (low/no emission). Harbor Transit is great.
- Public transit especially needed to connect to GR, Holland, and Muskegon. Year long rentals are hard to find. Its nice to be able to cut through parking lots as a pedestrian. As a 30 year old, I'm hoping to buy a home but bigger homes just mean more heating/cooling, less yard, more space for junk I don't need.
- Young people, married and single would like to live near downtown and/or city limits. Be careful that any proposed new zoning doesn't open the door to more short term rentals. Enough is enough. The STR at 206 S 3rd is an unregistered STR but continues 24/7.
- NO parking garage
- Allow for growth and diversity of growth, incentivize actual "work force" affordable housing development.
- community garden
- Focus on progress and inevitable growth instead of trying to preserve GH as a quaint beach town. We are a booming beach/destination town - these is no going back.
- I am not a big fan of the buzz word low income/affordable housing. There is plenty of land in the townships to build affordable housing.
- The sidewalks in Eastown are a mess - 1111 Franklin
- Would love to see a small type of "old time" grocery store in/near downtown (remember the old, wooden creaky floors of long ago). There is no grocery store in the city - meijer, D&W, etc are in the township. Harder to get to when crowded (summers and winter).
- Flexibility in zoning and development is critical. The public perception of GH is VERY CLEARLY that development is difficult and the process is cumbersome.
- Would like to see more multi story developments with apartments downtown, 2-3 levels etc.