

**GRAND HAVEN CHARTER TOWNSHIP BOARD
GRAND HAVEN CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, APRIL 29, 2024**

REGULAR MEETING

I. **CALL TO ORDER**

Supervisor Reenders called the special joint meeting of the Grand Haven Charter Township Board and Planning Commission to order at 7:00 p.m.

II. **PLEDGE TO THE FLAG**

III. **ROLL CALL**

Board members present: Wagenmaker, Larsen, Meeusen, Kieft, Behm, and M. Reenders

Board members absent:

Planning Commission members present: Frifeldt, Lemkuil, Mesler, D. Reenders, Taylor, Cousins, and Wilson

Planning Commission members absent: Hesselsweet

Also present was Manager Cargo, Assistant Manager Sherwood, Community Development Director Thibault, Associate Planner Chaphalkar, and Attorney Redick

IV. **APPROVAL OF MEETING AGENDA**

Motion Trustee Wagenmaker and seconded by Clerk Larsen to approve the meeting agenda. **Which motion carried.**

V. **DISCUSSION ITEMS**

1. The Board and Planning Commission members discussed infill development within the Northeast quadrant of the Township. Specifically, amending the PUD portion of the Zoning Ordinance to eliminate the requirement for sanitary sewer and allowing septic systems approved by the Ottawa County Health Department. *(This would impact two vacant parcels – i.e., the so-called “Reenders blueberry field” that the Planning Commission has recommended be restricted to the underlying zoning district's base density, which is about 100 units, and the so-called David Bos development along the Grand River.)*

After discussion, the members instructed staff to proceed with the proposed amendment, maintaining all other PUD requirements but allowing septic systems for PUDs in the Northeast quadrant because there is not existing municipal sewer infrastructure within the area.

2. The Board and Planning Commission members discussed the US-31 Overlay District and instructed staff to proceed with the amendments as proposed by Community Development Director Thibault that eliminates some conflicting language and provides greater discretion to the Planning Commission members.

3. The Board and Planning Commission members discussed “clubs” in industrial zones. Attorney Redick noted that allowing “assembly” within industrial zones would – pursuant to RLUIPA, i.e., the Religious Land Use and Institutionalized Persons Act – if the Township allows assembly in industrial areas for “clubs,” the Township would also be required to allow assembly in industrial areas for churches and other religious institutions.

No action was taken.

4. The Board and Planning Commission members discussed chickens in residential areas and instructed staff to draft an ordinance that would allow chickens as proposed but would, as a condition of approval, require a review of subdivision bylaws (or similar provisions) to ensure that prohibitions in the residential development did not prohibit “livestock”.
5. The Board and Planning Commission members discussed cell towers and instructed staff to proceed with the proposed amendment, as presented.
6. The Board and Planning Commission members discussed signage in residential zoned properties and instructed staff to proceed with the proposed amendments, as presented.
7. The Board and Planning Commission members discussed mono-sloped roofs and instructed staff to proceed with the proposed amendments, as presented.
8. The Board and Planning Commission members discussed architectural requirements on industrial additions and instructed staff to proceed with the proposed amendments, as presented.
9. The Board and Planning Commission members discussed landscaping requirements in parking lots and instructed staff to proceed with the proposed amendments, as presented.

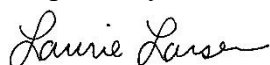
VI. PUBLIC COMMENTS

Trustee Wagenmaker opined that the Private Road Ordinance was too strict and that it should be modified to allow private roads to be constructed without requiring water, sewer, or the current road standards.

VII. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 8:54 p.m. **Which motion carried.**

Respectfully Submitted,



Laurie Larsen
Grand Haven Charter Township Clerk



Mark Reenders
Grand Haven Charter Township Supervisor