

**GRAND HAVEN CHARTER TOWNSHIP BOARD  
MONDAY, JUNE 10, 2024**

**REGULAR MEETING**

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

**Board members present:** Larsen, Meeusen, Kieft, Behm, and Wagenmaker

**Board members absent:** Reenders

Also present was Manager Cargo and Community Development Director Thibault.

**Motion** by Trustee Wagenmaker supported by Clerk Larsen to appoint Trustee Behm as the President Pro Tem for this meeting. **Which motion carried.**

IV. APPROVAL OF MEETING AGENDA

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

V. APPROVAL OF CONSENT AGENDA

1. Approve May 28, 2024, Board Minutes

2. Approve Payment of Invoices in the amount of \$291,164.57 (*A/P checks of \$142,879.76 and payroll of \$148,284.81*)

**Motion** by Treasurer Kieft and seconded by Trustee Meeusen to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. PRESENTATIONS

1. Loutit District Library – Executive Director, Ellen Peters – provided an update on activities at the library and noted that the August 6<sup>th</sup> ballot would include a 0.1557 millage increase (*or about \$15.57 for a home with a \$100k taxable value*) to fund outreach programs and respond to the revenue loss from Headlee rollback.

2. Community Energy Options – Michigan Energy Options, Executive Director John Kinch – provided an update on the Community Energy Plan that is being completed for the BLP service area.

VII. OLD BUSINESS

1. **Motion** by Clerk Larsen and seconded by Trustee Wagenmaker to conditionally approve the proposed Blueberry Woods Residential PUD application and rezoning of Parcel No.'s 70-07-23-300-001 from AG/RR, 70-07-23-300-022 from C-2, 70-07-23-300-024 from RR, and 70-07-23-300-039 from RR to Planned Unit Development. This is based on the application meeting the requirements and standards set forth by the

Grand Haven Charter Township Zoning Ordinance and Master Plan. This motion was approved by the following roll call vote:

Ayes: Larsen, Wagenmaker, Kieft, Meeusen, Behm

Nays:

Absent: Reenders

and is subject to and incorporates the following conditions and report. **This is the second reading.**

### REPORT

Pursuant to the provisions of the Grand Haven Charter Township (the “Township”) Zoning Ordinance (the “Zoning Ordinance”), the following is the report of the Grand Haven Charter Township Board (the “Board”) concerning an application by Redstone Land Development, LLC (the “Developer”) for approval of the Blueberry Woods Planned Unit Development (the “Project” or the “PUD”).

Phase 1 of the Project will consist of multiple-attached (apartment), two-attached (duplex) and single-detached residential dwelling units. This 100.73-acre Project will consist of 12 three-story multiple-attached dwelling unit buildings (apartments), 21 single-story two-attached dwelling unit (duplex) buildings, 1 single-story clubhouse, and 10 single-detached dwelling unit lots, 1 having an existing residence. 11 apartment buildings will contain either 14 or 15-units, the remaining one will contain 48-units. The floor areas of the 224 apartment units range from 621-sqft to 1413-sqft. The duplexes are 4227-sqft inclusive of both units. It also includes 403-surface parking spaces. It will also include 13-acres, except as otherwise noted on the open space plan recorded with the Ottawa County Register of Deeds, of designated open space. The Project as recommended for approval is shown on a final site plan (the “Phase 1 Layout”), last revised 02/03/2023, including landscaping (the “Landscaping Layout,” “Landscaping – Basin,” “Landscaping – Garden Apartments,” “Landscaping – Entryway,” “Landscaping – Clubhouse,”), last revised 02/03/2023, elevation renderings and floor plans (the “Architectural”) last revised 11/07/22 and 08/29/22 and all other associated plans last revised 09/01/2022, 10/13/2022; collectively referred to as the “Documentation,” presently on file with the Township.

The purpose of this report is to state the decision of the Board concerning the Project, the basis for the Board’s decision that the Blueberry Woods PUD be approved as outlined in this motion. The Developer shall comply with all the Documentation submitted to the Township for this Project. In granting the approval of the proposed PUD application, the Board makes the following findings pursuant to Section 17.04.3 of the Zoning Ordinance.

1. The Project meets the site plan review standards of Section 18.07 of the Zoning Ordinance. Specifically, pursuant to Section 18.07.G, the Board finds as follows:
  - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site shall take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

- B. Safe, convenient, uncontested, and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. Drives, streets and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned street in the area shall be planned to provide a safe and efficient circulation system for traffic within the Township.
- D. Removal or alteration of significant natural features shall be restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Board may require that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
- E. Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
- F. The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers, and landscaping shall be used, as appropriate, to accomplish these purposes.
- G. All buildings and groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire/Rescue Department.
- H. All streets and driveways shall be developed in accordance with the Township Subdivision Control Ordinance, the Ottawa County Road Commission, the City of Grand Haven, and/or Michigan Department of Transportation specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in this Ordinance or any other Township Ordinance. Except that the Board may impose more stringent requirements than those for the Road Commission or Department of Transportation with respect to driveway location and spacing.
- I. Sidewalks or pathways shall be deemed to be required along all public and private roadways unless the applicant provides compelling evidence, in the opinion of the Board, that they are not necessary for pedestrian access or safety. Sidewalks shall terminate in an appropriate fashion consistent with the needs and safety of pedestrians. No sidewalk shall terminate into landscaping.
- J. Appropriate measures shall be taken to ensure that removal of surface water will not adversely affect neighboring properties of the public storm drainage system. Provisions shall be made to accommodate storm water, prevent erosion and the formation of dust. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. Catch basins may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system.

- K. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not interfere with the vision of motorists along adjacent streets. Lighting of buildings or structures shall be minimized to reduce light pollution and preserve the rural character of the Township.
  - L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts of public streets, shall be screened by a vertical screen consisting of structural or plant materials no less than six (6) feet in height.
  - M. Entrances and exits shall be provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site. The number of entrances to and exits must comply with this Ordinance and the requirements of the Ottawa County Road Commission and/or the Michigan Department of Transportation and/or the City of Grand Haven.
  - N. Site plans shall conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances. Approval may be conditioned on the applicant receiving necessary county, state, Federal, and Township permits before final site plan approval or an occupancy permit is granted.
  - O. Appropriate fencing may be required by the Board around the boundaries of the development if deemed necessary to minimize or prevent trespassing or other adverse effects on adjacent lands.
  - P. The general purposes and spirit of this Ordinance and the Master Plan of the Township shall be maintained.
2. The Board finds the Project meets the intent for a PUD, as described in Section 7.01 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics as well as additional restrictions with the Developer, as described in this report, which the Township would not have been able to negotiate if the PUD Chapter of the Zoning Ordinance was not used.
3. Section 7.01.E of the Zoning Ordinance, as well as Section 503 of the Michigan Zoning Enabling Act, allow for departures from Zoning Ordinance requirements; these provisions are intended to result in land use development that is substantially consistent with the goals and objectives of the Township Master Plan and the Zoning Ordinance, and consistent with sound planning principles. The Developer requests six departures. The Board makes the following findings.
- A. Section 4.02 – allow 6-foot high solid Vinyl Fence Panels for the dumpster enclosures.
    - i. The Board finds it acceptable to allow a change in the material from what is otherwise permitted because the material proposed is of a durable nature.
  - B. Section 12.50.F – allow roll-out receptacle bins to be used for the duplex units with the requirement that the bylaws for the condos require roll-out trash bins to be stored in the garages.



- F. To promote more economical and efficient use of the land while providing harmonious variety of housing choices and the integration of necessary commercial and community facilities; and
  - G. To promote the preservation of open space for parks, recreation, or agriculture.
5. The Project meets the following qualification requirements of Section 7.02 of the Zoning Ordinance:
- A. The Project meets the minimum size of five acres of contiguous land.
  - B. The proposed PUD is a “Large Scale Development” (see Section 14.01) that includes eight (8) or more dwelling units, which include multi-family apartment units.
6. The Planning Commission also finds the Project complies with the general PUD Design Considerations of Section 7.08 of the Zoning Ordinance.
7. The Planning Commission finds that the Project complies with the uses permitted for a residential planned unit development, as described in Section 7.04 of the Zoning Ordinance—Residential PUD.
8. The Planning Commission also finds the Project shall comply with the below additional conditions as allowed for in Section 18.08 of the Zoning Ordinance.
- A. The open space must be set aside by means of conveyance that satisfies the requirements of Section 7.10.F of the Zoning Ordinance. Said conveyance shall be submitted to the Township for review and approval by the Township Attorney and recorded with the Ottawa County Register of Deeds prior to obtaining an occupancy permit.
  - B. Must obtain permits from all applicable agencies including, Michigan Department of Transportation (MDOT), Ottawa County Road Commission (OCRC), and Ottawa County Water Resources Commission (OCWRC), and any other regulatory agency having authority. Permits shall be obtained before building permits are issued.
  - C. The Developer shall enter into a PUD Contract with the Township, which will be drafted by the Township Attorney and executed by the Township Board prior to receiving an occupancy permit.
  - D. The Developer shall come into compliance with respect to the outstanding items as described in the Staff Review Memo dated 05/03/23, which is inclusive of the items listed in Appendix A-C of the Staff Memo to the Board dated 06/06/2024.
  - E. The Developer shall receive approval from Township Staff regarding water and sewer easements, which shall be reviewed by the Township’s engineer. Final approvals shall be required before obtaining a building permit.
  - F. This approval is also conditioned upon the Developer meeting all applicable Federal, State, County, and Township laws, rules, and ordinances.
  - G. The Developer shall comply with all the requirements of the Documentation, specifically including all the notes contained thereon, and all the representations made

in the written submissions by the Developer to the Township for consideration of the Project.

- H. In the event of a conflict between the Documentation and these conditions, these conditions shall control.
- I. Phase 2 of the development is subject to Site Plan Review and approval by the Planning Commission. Board approval of the PUD rezoning and Phase 1 Plan Review documents does not constitute an approval for the Phase 2 plan.
- 2. **Motion** by Trustee Meeusen and seconded by Trustee Wagenmaker to **conditionally approve** the Zoning Map Amendment Ordinance and Conditional Zoning Agreement for 16248 Warner St. from Agricultural (AG) to Rural Preserve (RP) and 16116 Warner St. from Rural Residential (RR) to Rural Preserve (RP). This motion was approved by the following roll call vote:
  - Ayes: Behm, Wagenmaker, Meeusen, Kieft, Larsen
  - Nays:
  - Absent: Reendersand is subject to and incorporates a “Conditional Rezoning Agreement” that shall be executed by the Township. **This is the second reading.**

VIII. NEW BUSINESS

None

IX. REPORTS AND CORRESPONDENCE

- a. Committee Reports
- b. Manager’s Report
  - i. May Building Report
  - ii. Manager Cargo noted that he would be sending out an email regarding both the Chamber Business Recognition and the Coast Guard Dinner attendance.
  - iii. Manager Cargo thanked Community Development Director Rory Thibault for his years of service to the Township.

X. PUBLIC COMMENTS

None

XI. ADJOURNMENT

**Motion** by Clerk Larsen and seconded by Trustee Meeusen to adjourn the meeting at 7:38 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen  
Grand Haven Charter Township Clerk

Howard Behm  
Grand Haven Charter Township President Pro Tem