

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, AUGUST 12, 2024**

WORK SESSION – 6:30 p.m.

1. Discussion was held on the Rental Ordinance regarding the rules regarding parking for STRs and shared easements. At this time, the Board did not recommend making any changes to the current rules.

2. Discussion was held on the Rental Ordinance regarding the Township Board hearing appeals for decisions regarding STRs and whether a Housing Commission should be created. Manager Cargo was instructed to have an ordinance amendment drafted to create a Housing Commission and, if feasible, to have it merged with the Construction Board of Appeals.

REGULAR MEETING

I. **CALL TO ORDER**

Supervisor Reenders called 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: Meeusen, Kieft, Behm, Wagenmaker, and Reenders
Board members absent: Larsen

Also present was Manager Cargo, Assistant Manager Sherwood, and Senior Planner Chaphalkar.

Motion by Trustee Wagenmaker supported by Trustee Behm to appoint Treasurer Kieft as the Temporary Clerk. **Which motion carried.**

IV. **APPROVAL OF MEETING AGENDA**

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

V. **APPROVAL OF CONSENT AGENDA**

1. Approve July 22, 2024, Board Minutes
2. Approve Payment of Invoices in the amount of \$1,970,642.61 (*A/P checks of \$1,640,292.32 and payroll of \$330,350.29*)
3. Approve Hire of Part-Time Fire Fighter Michael Nail

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

VI. **PUBLIC HEARINGS**

1. Supervisor Reenders opened a public hearing at 7:02 p.m. on the Rock & Thai Café 2,

LLC liquor License application. Manager Cargo provided a brief overview of the application and reviewed a memorandum dated August 1, 2024.

There being no further comments, the hearing was closed at 7:04 p.m.

2. Supervisor Reenders opened a public hearing at 7:04 p.m. on the Gracious Grounds Planned Unit Development (PUD) application.

Senior Planner Chaphalkar provided an overview of the application and reviewed a memorandum dated August 8, 2024.

The developer noted that the apartment complex would be using a fire suppression system that exceeded state requirements.

There being no further comments, the hearing was closed at 7:14 p.m.

VII. OLD BUSINESS

1. **Motion** by Trustee Meeusen supported by Trustee Behm to approve and adopt proposed text amendments to the Zoning Ordinance with a draft date of July 9, 2024. **This is a second reading. Which motion carried**, pursuant to the following roll call vote:

Ayes: Wagenmaker, Kieft, Meeusen, Behm, Reenders

Nays:

Absent: Larsen

2. **Motion** by Treasurer Kieft supported by Trustee Meeusen to approve and adopt Resolution 24-08-01, which recommends issuance of a liquor license for Rock N Thai Café 2, LLC based upon an application that meets all requirements of the Township's Liquor Control License Ordinance and based upon the Board's determination that the applicant complies with the restrictions set forth in paragraph 2.A through 2.M of said ordinance. **Which motion carried**, pursuant to the following roll call vote:

Ayes: Behm, Wagenmaker, Meeusen, Kieft, Reenders

Nays:

Absent: Larsen

VIII. NEW BUSINESS

1. **Motion** by Trustee Wagenmaker supported by Trustee Behm to present and postpone further action on the proposed mixed-use Gracious Grounds PUD application and rezoning of Parcel # 70-03-33-200-090 from C-1 to Planned Unit Development (PUD) until the conditions of approval as stated below have been administratively approved, at which point the application will be heard at the next available Board Meeting.
 - a. (4.02.B.9) Provide revised landscape schedule to provide minimum 75% native species to West Michigan.
 - b. (4.02.B.5) The general contractor shall provide the irrigation plan prior to a final certificate of occupancy will be granted for the development.
 - c. (6.07) Provide calculation of average level of lumens for sum of all impervious

surface area.

- d. (7.04.C.2) Provide revised parallel plan with R-3 setbacks provided on that portion of the PUD utilized for Gracious Grounds.
- e. (7.08.B.6.b) Revise the landscape plan to provide screening around mechanical equipment shall be provided on all sides except the point of access.
- f. (7.08.B.6.e) The east building elevation shall be revised to provide the minimum 35% of building materials characteristic of the Township such as brick, wood, native stone, tinted/textured CMU or glass products.
- g. (7.10.B.2, 7.10.C.2) Revise open space plan to reflect the correct minimum lot size (7,500sqft), to provide community amenities within the pocket park, and provide the minimum stormwater detention basin size.
- h. (7.10.F) Provide a revised open space plan to be recorded.
- i. (18.07.A) Provide legible photometric plans for administrative review.

This is the first reading. Which motion carried, pursuant to the following roll call vote:

Ayes: Wagenmaker, Meeusen, Kieft, Behm, Reenders

Nays:

Absent: Larsen

- 2. **Motion** by Trustee Wagenmaker supported by Trustee Meeusen to approve an exception to the Private Road Ordinance Section 6 f. (i.e., allowing a building permit for a residential structure on a private road that does not comply with all standards) for the Gracious Grounds Planned Unit Development pursuant to Section 7. This exception is granted pursuant to the following findings:
 - a. That the strict application of the literal terms of this ordinance would impose an undue hardship on the applicant because the cost to bring Ability Way into compliance with the Private Roads and Driveways Ordinance would be substantial and the benefits would be limited, pursuant to findings described below.
 - b. That the Gracious Grounds PUD is located along Ability Way that meets the Ottawa County Road profile.
 - c. That the development is served and will be covered by a looped water system.
 - d. That the developer will be installing an upgraded NFPA sprinkler system in the apartment complex.
 - e. That the number of residents will be limited by the single-bedroom nature of the development.
 - f. That it is expected that only 15% of the residents (and the support staff) will be driving vehicles
 - g. That the terrain is flat without obstacles that would prevent emergency vehicles from leaving the roadway.
 - h. That the roadway is well maintained and has a maintenance agreement to ensure continued access of emergency vehicles.

This exception is conditioned upon the Planned Unit Development meeting all other environmental, building and zoning requirements that may arise during the course of the approval and construction of the Gracious Grounds Planned Unit Development.

Which motion carried.

3. **Motion** by Treasurer Kieft supported by Trustee Behm to approve Resolution 24-08-02, authorizing the revisions to the Employee Recognition Policy as submitted. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Wagenmaker, Kieft, Reenders, Behm, Meeusen

Nays:

Absent: Larsen

IX. REPORTS AND CORESPONDENCE

- a. Committee Reports
- b. Manager's Report
 - i. July Building Report
 - ii. July Public Services Report
- c. Other

X. PUBLIC COMMENTS

1. Walt Draeger (*13636 168th Avenue*) noted that he owns less than two acres on 168th Avenue zoned Rural Residential and has a "flower stand" along the roadway, for which he received a warning of a zoning infraction. He wanted the Board to waive the potential citation. Manager Cargo noted that this was not an option and that staff would proceed with enforcement if Draeger refused to remove the stand.

XI. ADJOURNMENT

Motion by Trustee Meeusen and seconded by Trustee Behm to adjourn the meeting at 7:41 p.m. **Which motion carried.**

Respectfully Submitted,

William Kieft III
Grand Haven Charter Township Temporary Clerk

Mark Reenders
Grand Haven Charter Township Supervisor