

**GRAND HAVEN CHARTER TOWNSHIP BOARD  
MONDAY, JANUARY 27, 2025**

**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:** Reenders, Behm, Kieft, Wagenmaker, Dumbrell and Larsen  
**Board members absent:** Gaasch

Also present was Manager Cargo.

IV. **APPROVAL OF MEETING AGENDA**

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

V. **APPROVAL OF CONSENT AGENDA**

1. Approve January 13, 2025, Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$253,203.66 (*A/P checks of \$111,949.58 and payroll of \$141,254.08*)
3. Approve Jacob Baelstrom to the Downtown Development Authority Board with a Term Ending August 31, 2027.
4. Approve Purchase of John Deere Loader (*\$128k*)

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

VI. **OLD BUSINESS**

1. **Motion** by Trustee Dumbrell supported by Trustee Wagenmaker to conditionally approve the proposed PUD Amendment for the Walmart PUD to install one additional 41 square foot illuminated wall sign. **This is a second reading.** This motion is subject to, and incorporates, the following report and conditions:
  - a. Shall record an amendment to the Wal-Mart PUD Contract.

**Which motion carried** pursuant to the following roll call vote:

Yeas: Larsen, Wagenmaker, Kieft, Dumbrell, Behm, Reenders

Nays:

Absent: Gaasch

## REPORT – WALMART SIGNAGE – PUD AMENDMENT

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 Board (the “Board”) concerning an application by WD Partners (the “Developer”) for approval of an amendment to the Walmart Planned Unit Development (the “Project” or the “PUD”).

The Project amendment will consist of the addition of one internally illuminated wall sign, measuring 41sqft in size. This will result in a total of five wall signs equating to 417 square feet in area located on the western building façade. The Project as recommended for approval is shown on a final site plan (the “Final Site Plan”), last revised 3/11/24. This is an amendment to the originally approved site plan dated 3/10/2006 as approved by the Township Board on June 26, 2006, as amended.

The purpose of this report is to state the decision of the Board concerning the Project, the basis for the Board’s recommendation, and the Board’s decision that the Walmart PUD Amendment 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 amendment 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, 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.
  - 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 two departures. The Board makes the following findings.
  - A. Section 11.10.D – Allow for additional wall signs.
    - i. The Board finds it acceptable to allow two (2) additional wall signs for a total of five (5) wall signs on the west building façade which has three pedestrian entrances because the signs assist guests’ with understanding the layout of the expansive store footprint.
  - B. Section 11.10.D.2 – Exceed the maximum total sign area for wall signage.
    - i. The Board finds it acceptable to allow the wall signs installed on the west façade of the building to exceed the maximum permitted wall sign area, not to exceed 417 square feet total, because the building footprint exceeds that of a typical commercial use.
4. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 7.01.D of the Zoning Ordinance.
  - A. To encourage the use of land in accordance with its natural character and adaptability;
  - B. To promote the conservation of natural features and resources;
  - C. To encourage innovation in land use planning and development;
  - D. To promote the enhancement of housing, commercial and industrial employment, traffic circulation, and recreational opportunities for area residents;
  - E. To promote and ensure greater compatibility of design and better use between neighboring properties;
  - 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 design of the PUD includes innovative development concepts that substantially forward the Intent and Objectives of Section 7.01, or permit an improved layout of land uses, roadways, or other site features that could not otherwise be achieved under normal zoning.

- C. The Premises exhibits significant natural features encompassing more than 25 percent of the land area of the PUD which will be preserved as a result of the PUD as illustrated in the Final Site Plan.
6. The Board also finds the Project complies with the general PUD Design Considerations of Section 7.08 of the Zoning Ordinance.
  7. The Board finds that the Project complies with the uses permitted for a Commercial Planned Unit Development, as described in Section 7.05 of the Zoning Ordinance—Commercial PUD.
  8. The Board also finds the Project shall comply with the below additional conditions as allowed for in Section 18.08 of the Zoning Ordinance.
    - A. The Developer shall enter into an amended PUD Contract with the Township, which will be drafted by the Township Attorney and executed by the Township Board.
    - B. Project shall comply with all the prior conditions of the prior PUD approval, to the extent relevant.
    - C. This approval is also conditioned upon the Developer meeting all applicable Federal, State, County, and Township laws, rules, and ordinances.
    - D. 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.
    - E. In the event of a conflict between the Documentation and these conditions, these conditions shall control.

2. **Motion** by Treasurer Kieft supported by Trustee Behm to approve the Zoning Map Amendment Ordinance for parcel No. 70-07-12-400-028 to rezone the property from Agricultural (AG) to Rural Residential (RR) based on the application meeting the rezoning standards of the Zoning Ordinance and Master Plan **This is a second reading. Which motion carried** pursuant to the following roll call vote:  
 Yeas: Behm, Wagenmaker, Dumbrell, Kieft, Reenders, Larsen  
 Nays:  
 Absent: Gaasch

VII. NEW BUSINESS

1. **Motion** by Clerk Larsen supported by Trustee Dumbrell to postpone consideration of the proposed amendments to the Maintenance Agreement Section of the Private Road Ordinance until the February 10<sup>th</sup> Board meeting. **This is a first reading. Which motion carried.**
2. **Motion** by Treasurer Kieft supported by Trustee Behm to approve and adopt Resolution 25-01-04 that approves the ballot language for the renewal of a 0.25 millage rate for the purpose of providing funds to be paid to the North Ottawa Council on Aging (Four Pointes). At an election held Tuesday, May 6th, 2025. **Which motion carried** pursuant to the following roll call vote:

Yeas: Kieft, Reenders, Dumbrell, Behm, Wagenmaker, Larsen  
Nays:  
Absent: Gaasch

IX. REPORTS AND CORESPONDENCE

1. The Personnel Committee will be meeting on February 5<sup>th</sup>.
2. Manager's Report, which included:
  - a. December Sheriff's Report
  - b. Manager Cargo noted the Chamber breakfast on Tuesday, February 4<sup>th</sup> would be the Annual Economic Forecast and that RSVPs should be provided ASAP.
  - c. Assistant Manager Sherwood will schedule a work session on the Strategic Plan at a time after the February 10<sup>th</sup> Board meeting.
3. Treasurer Kieft complimented the Public Services staff with regard to their snow removal efforts on the pathways during the past winter storm event.

X. PUBLIC COMMENTS

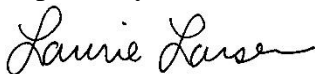
Joesph McCarter (*Georgetown Township*) spoke on his belief that the Campbell plant – which is scheduled to be closed in 2025 – should remain operational and noted that five different Townships have adopted resolutions supporting the plant remaining open.

The Board instructed staff to bring a resolution regarding the Campbell plant to the full Board for consideration at the February 10<sup>th</sup> Board meeting.

XI. ADJOURNMENT

**Motion** by Clerk Larsen and seconded by Trustee Wagenmaker to adjourn the meeting at 7:25 p.m. **Which motion carried.**

Respectfully Submitted,



Laurie Larsen  
Grand Haven Charter Township Clerk



Mark Reenders  
Grand Haven Charter Township Supervisor