CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION
MEETING AGENDA
August 11, 2026

Notice and agenda of the regular Planning Commission Meeting at 7:00 p.m. to be held at the Grand Haven City Council Chambers, 519 Washington Avenue. Planning Commissioners unable to attend the meeting are requested to contact the Planning Department at 616-935-3276 prior to the meeting.

1. **MEETING CALLED TO ORDER**

2. **ROLL CALL:** Amy Kozanecki, Dan Borchers, Chair Joe Pierce, Tamera Owens, Secretary Magda Smolenska, Vice-Chair Jennifer Smelker, Scott Blakeney, Joe Filappelli

3. **APPROVAL OF MINUTES –** July 14, 2026

4. **APPROVAL OF AGENDA**

5. **CALL TO AUDIENCE – ONE OF TWO OPPORTUNITIES**

6. **PUBLIC HEARINGS**

   A. **Case 26-26**: Special land use, site plan review, and sensitive area overlay for an eating and drinking establishment, and retail/office building for the Chinook Pier development located near 301 N. Harbor Dr. (parcel #70-03-20-280-025).

7. **NEW BUSINESS**

   A. **Case 26-25**: Site plan review for 5-dwelling unit addition to 211-213 Washington Ave. (parcels #70-03-20-432-011 & #70-03-20-432-012)

   B. **Case 26-27:** An application for Final Development Plan for a mixed-use development at 1500 Kooiman Street (parcel #70-03-28-301-019)

   C. **Centertown Vision Plan**

8. **OLD BUSINESS**

   A. **Case 26-16**: Special land use request for a short-term rental at 26 Edward Ave. (parcel #70-03-29-156-033)

9. **ZONING BOARD OF APPEALS LIAISON REPORT**

10. **CITY PLANNER REPORT**

11. **CALL TO AUDIENCE – SECOND OPPORTUNITY**

12. **ADJOURNMENT**

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION
SPECIAL WORK SESSION MINUTES
TUESDAY, JULY 14, 2026

The special work session of the Grand Haven Planning Commission was called to order by Chair Joe Pierce at 6:00 pm. Upon roll call, the following members were present:

Present: Amy Kozanecki, Chair Joe Pierce, Dan Borchers, Scott Blakeney, Vice Chair Jennifer Smelker, Secretary Magda Smolenska

Absent: Tamera Owens

Also Present: City Planner Brian Urquhart, Mayor Bob Monetza, City Manager Ashley Latsch, Assistant City Manager Dana Kollewehr, and members of the public.

Presentation

Magda Smolenska recused herself from discussion.

Urquhart presented the proposed site plans for Chinook Pier. The plan calls for 3 separate buildings, which includes a restaurant, office/retail building, and entertainment venue. A 32-stall covered farmer s market open air structure is also proposed. Other amenities include green space, bicycle parking, charter fishing office, marina restroom facilities, a gas fire ring, and mini golf. Parking will remain largely in its current form with approximately 157 spaces.

Tamera Owens arrived at 6:06 pm.

Greg Taylor, Copperock, introduced team members involved in putting the plans for Chinook Pier together.

Kirsten Runschke, Architektura, spoke in detail about the site plans.

Bruce Callen, Callen Engineering, spoke about the improvements to the parking lot and the focus on promoting pedestrian non-mobilized use and accessibility/walkability of Chinook Pier.

Commissioners' feedback included concerns over changes from the plan presented during the RFP process and the plans shown today, the proposed bathrooms, and the plan for the fishing charter space.

Adjournment

Motion by **Owens**, seconded by **Borchers,** to adjourn.
All Ayes. **Motion passes.**

The meeting was adjourned by **Chair Pierce** at 6:59 pm.

_____
Amy Vos, Deputy City Clerk

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES
TUESDAY, JULY 14, 2026

The regular meeting of the Grand Haven Planning Commission was called to order by Chair Joe Pierce at 7:00 pm. Upon roll call, the following members were present:

Present: Amy Kozanecki, Chair Joe Pierce, Dan Borchers, Scott Blakeney, Tamera Owens, Vice Chair Jennifer Smelker, Secretary Magda Smolenska

Absent:

Also Present: City Planner Brian Urquhart, Mayor Bob Monetza, City Manager Ashley Latsch, Assistant City Manager Dana Kollewehr, and members of the public.

Approval of Minutes
Motion by **Smelker,** seconded by **Kozanecki**, to approve the minutes of the June 09, 2026, meeting.
All ayes. **Motion passes.**

Approval of Agenda
Motion by **Smolenska**, seconded by **Smelker**, to approve the agenda.
All ayes. **Motion passes.**

Call to the Audience: First Opportunity

Gerald Andre, Jr, 902 Elliott Ave, brought up concerns regarding an alleyway on Elliott Ave.

Public Hearings

A. Case 26-23: Special land use request for a two-family dwelling at 20 N. Despelder St. (parcel #70-03-21-379-002)

Urquhart presented the case. Josh Brugger submitted an application for special land use for a two-family dwelling. This is a corner lot at Columbus and Despelder. Two family dwellings as it's currently written are permitted by special land use in the East Town District. After purchasing the home last year, Mr. Brugger had questions from the city regarding demoing the existing structure, because of the condition, and constructing a two-family dwelling.

The parcel is technically one and half lots and is conforming in regard to parcel size and lot width. The two-family dwelling meets all the standards for lot coverage, setbacks, height, building form, standard, and parking. One unit would be a larger unit with a driveway while the other unit would be smaller with no driveway.

There were calls regarding this public hearing, but no formal correspondence has been received for this request.

Josh Brugger, the applicant, spoke regarding potential renters, his plans for the two-family unit, and the possibility of raising the grade on the Columbus side to get rid of the big drop off and make it level.

DRAFT

Chair Pierce opened the public hearing at 7:15 p.m.

Bob Monetza, 945 Washington Ave, spoke regarding his thoughts on the need for the property to be demoed and the appropriateness of a two-family dwelling going up in that lot.

Motion by **Smelker**, seconded by **Kozanecki**, to close the public hearing.
All ayes.
Public Hearing closed at 7:17 p.m.

No discussion between commissioners took place.

Motion by **Smolenska,** seconded by **Smelker,** to approve case 26-23, a request for a Special Use Permit for a two-family dwelling located at 20 N. Despelder (parcel #70-03-21-379-002) based on the information submitted for review.

Roll Call Vote.
Yeas: Borchers, Kozanecki, Owens, Smolenska, Blakeney, Smelker, Pierce
Nays:
Motion passed

B. Case 26-24: Special land use request for a retaining wall greater than 48 inches in height at 1540 Marion Ave. (parcel #70-03-27-154-002)

Urquhart presented the case. Jon Newmyer of Polyply Composites submitted a special land use request for the retaining wall located behind the new addition at the PolyPly facility off of Marion Ave. The retaining wall is necessary for the fire access lane due to the natural slope and topography of the property. The retaining wall is greater than 48 inches in height making it subject to site plan approval.

No correspondence has been received from the public regarding this request.

Steve, Zadwig, from Abonmarche, was present on behalf of Polyply to answer any questions.

Chair Galligan opened the public hearing at 7:23 p.m.

No one spoke.

Motion by **Owens**, seconded by **Smolenska**, to close the public hearing.
All ayes.
Public Hearing closed at 7:23 p.m.

No discussion between commissioners took place.

Motion by **Smolenska**, seconded by **Kozanecki**, to approve case 26-24, a special land use permit for a retaining wall that exceeds 48 inches in height at 1540 Marion Ave. (parcel #70-03-27-154-002), based on the information submitted for review

Roll Call Vote.
Yeas: Smelker, Smolenska, Blakeney, Owens, Borchers, Kozanecki, Pierce
Nays:
Motion passed.

New Business

Smolenska recused herself for the following two cases.

A. Case 26-25: Pre application for site plan review for 5-dwelling unit addition to 211-213 Washington Ave. (parcels #70-03-20-432-011 & #70-03-20-432-012)

Urquhart presented the case. Kirsten Runchske of Architektura, on behalf of property owner BBH LLC, has submitted a layout plan, conceptual plan and elevation plan details for the proposed residential above retail development at 211-213 Washington Ave.

211 Washington Ave. is a two-story structure, with residential units above the retail space. 213 Washington Ave. is a single-story structure currently the home of Blueberry Haven. The proposal is to demolish both buildings and construct one building, continuing the retail space on the ground level for each along with 5 residential dwelling units on the 2nd and 3rd stories. The property will include 2nd and 3rd story patios, and decks over Washington Ave.,

The property has an elevator shaft that would be counted towards the building height. They are also required to provide six parking spaces. To do this they have proposed a three car garage with the capability of having a lift. The retail spaces would utilize the off-street public spaces.

Kirsten Runchske of Architektura spoke to commissioners regarding the details of the project including the added green space and layout/type of units that will be available. She also answered Commissioners questions regarding the alleyway between the proposed building and the neighboring one.

Discussion revolved around the alleyway, the material for siding, MSDDA guidelines, and the encroachment of the overhanging balconies.

This case will be brought forward for a formal review at the August 2026 meeting.

B. Case 26-26: Pre-public hearing discussion of Chinook Pier development proposal

Urquhart presented the case. The zoning ordinance in the Waterfront District requires special land use for certain types of uses, and that includes retail. The Chinook Pier development proposal shows a retail office and an eating/drinking establishment. Planning Commission will need to do a site plan review, special land use and sensitive area overlay.

Motion by **Kozanecki,** seconded by **Smelker**, to request a public hearing be scheduled for case 26-26 at our August 11, 2026, meeting.

All ayes. **Motion passes.**

Old Business

None.

Zoning Board of Appeals Liaison Report

Kozanecki stated there was a Zoning Board Meeting in June 2026. They approved a request for an existing garage that was non-conforming and they also approved a special use permit for Dick's Towing. She also stated their next meeting will be on July 15 and they have two setback variances on the agenda.

City Planner Report

Urquhart gave updates regarding the Center Town Vision Plan, the hotel, the possibility of a work session in August 2026, and the recommendation from the ZBA that the Planning Commission comes up with a definition for an automobile towing and recovery company. He also mentioned the public hearing that resulted in a tie vote in May will be heard again at the August 2026 meeting.

Call to the Audience: Second Opportunity

Mayor Bob Monetza, 945 Washington Ave, thanked commissioners for their feedback regarding the Chinook Pier plan that was presented during the work session.

Gerald Andre, Jr, 902 Elliott Ave, applauded commissioners and asked that they watch parking and make sure there is enough parking for handicapped people.

Adjournment

The meeting was adjourned by **Chair Pierce** at 8:04 p.m.

_____
Amy Vos, Deputy City Clerk

DATE: August 11, 2026

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-26:** Chinook Pier Site Plan, Special Land Use, and Sensistive Area Overlay

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Current Zoning: WF, Waterfront

Existing Use: Public Use

Proposed Use: Office/retail, eating and drinking establishment, multi-use building

1.0 Request

Callen Engineering, Architektura, on behalf of applicant Copper Rock Construction, submitted a site plan, special land use and sensitive area overlay application for the development of Chinook Pier at 301 N. Harbor Dr. (parcel #70-03-20-280-025). This request shall serve as the primary local approval of the site layout and proposed uses for Chinook Pier, contingent upon any requirements within the lease agreement and/or development agreement. For additional context, the City Manager's Office has prepared a detailed background of what occurred from Sept. 2024 until now, and outlines the unforeseen challenges the development team faced over the past 24 months.

2.0 Background

Since the preliminary submittal of the Chinook Site Plan, a few major changes have occurred. The City is now requesting to take operation of the Farmer's Market multi-use building, resulting in a different building orientation. Copper Rock plans to demolish a portion of the existing site to facilitate the construction of a new multi-use community hub comprised of a restaurant (approximately 6,259 SF), a community multiuse building (approximately 10,000 SF) that would include a community market that would be owned and operated by the City with 21-market stalls, a two-story mixed-use building with ground-floor retail space (approximately 11,010 SF) and upper-floor office space (approximately 11,010 SF), and a 115-space surface parking lot. The Project will also include green space and fishing infrastructure to support surrounding boat slips

3.0 Site Plan/Special Land Use/Sensitive Area Overlay Review

The proposed use of a restaurant, office/retail is permitted as a special land use in the Waterfront District, provided it's located off a Key Street, which runs along Harbor Dr. to the Boardwalk/Pier. Chinook Pier is located off a key street, therefore eligible for a special land use. Within the proposed development, the sensitive area overlay is included on the zoning map. A sensitive area overlay application has been submitted. The principal reason the land is identified as sensitive area is within the Grand River floodplain.

Buildings

The development plan includes following principal structures:

Building Type	Sq. ft.	Height	Proposed exterior material/cladding
Restaurant	6,259	26 ft. 10 in.	Face brick/vertical composite wood siding/ship lap composite siding/aluminum coping
Office/Retail	22,020	30 ft.	Face brick/smooth panel siding/lap siding/cast stone/aluminum coping/fabric awnings
Community multi-use	10,000	34 ft. 4 in.	Face brick/vertical corrugated metal siding/cast stone/smooth composite panel/metal coping

A color pallete was provided in the site plan, depicting lighter tones for the face brick, and darker tones for the smooth panels. The Planning Commission may make a final decision to approve the site plan, however it may be necessary to condition the site plan approval upon final exterior cladding materials and colors of the buildings. This may occur at a subsequent meeting.

Parking
Chinook Pier will always have a high demand for public parking. The 3.1-acre site will include up to 134 total spaces. The spaces are largely within the same vicinity as the current parking layout. The maneuverer lanes and parking design will allow for the Fire Truck to safely operate within the parking lot. Staff believes the amount of spaces is well within reason, citing overparking the site would reduce the captive use, and increase challenges for stormwater management. Overparking would not align with goals of walkability within the context of a waterfront and downtown setting, in which multi modes of transportation can be utilized to access Chinook Pier.

Driveway Access
One driveway access will be removed. The existing curb cuts will remain. There was no concern from the Dept. of Public Safety on the proposed access management plan.

Loading Zone
A loading zone is shown for the restaurant near the dumpster, and another zone is shown near the office/retail space and green space.

Lighting
For a site to be fully effective on a year-round basis, lighting in the correct context is crucial. The proposed parking lot will be illuminated through poles. Exterior wall pack lighting fixtures will be on the buildings, however final details are not shown. A lighting plan and photometric plan have been submitted. It is imperative that the development include effective and aesthetically pleasing pedestrian scale lighting. There are bollards shown near the walkways, and along the green space near the fish cleaning station.

Non-motorized amenities and connectivity
The plan includes light duty concrete sidewalks throughout the site, heavy duty concrete surrounding the multi-use building, internal walkways within the parking lot, bicycle parking throughout the site, and benches throughout the gas fire space and near the waterfront walkway. The parking spaces along the internal sidewalk will include concrete bumpers that would prevent vehicles from encroaching onto the sidewalk, restricting mobility in those locations. The plan also calls for improved crosswalk markings along Harbor Drive, offering clear direction for walkability with other downtown locations.

Sustainability
The original renderings depicted possible solar panels on the market building; however these are not shown. The parking lot will include 2 EV charging spaces, located near the multi-use building in the SE corner of the site. Also, the two dumpster enclosures will include a green roof design, similar to the existing dumpsters downtown. The grading and utility plan will result in efficient stormwater management, not resulting in puddling after rain events.

Signage
The existing tired and dated pole sign will be removed. One monument sign is proposed near the easternmost entrance off Harbor Dr. The exact sign details are not included. Each retail/office and restaurant user will be allotted the total square footage and type of sign in the Waterfront district. No signs are proposed for the multi-use building.

Landscaping and screening
The site will be landscaped with deciduous trees planted throughout the parking lot, within the green space near the fishing cleaning station, and shrubs planted along the seating areas near the fire ring. A 5 ft. wide 3 ft. tall parking lot screen along Harbor Dr. comprised of shrubs is also shown. All roof top mechanical equipment will be screened accordingly.

Dumpster enclosure
Two dumpster enclosures are shown on the east and west ends of the site. Specific materials are not shown on the application or site plan. Ideal material would be brick.

Snow removal
For a site to be effective year-round, snow removal is imperative. The plan calls for snow storage located on the west and east ends of the parking lot. The plan appears to address the anticipated snow amounts expected during the winter season.

Mini golf, Gas Fire Ring and Fish Cleaning station
The site plan depicts possible mini golf located near the SW corner of the site, near the existing Grand River Sailing Club building. The RFP submitted was definitive in mini golf being an amenity of the site. The applicant should confirm the approximate size and general vicinity of mini golf. The fish cleaning station will remain, however the final design and material use for the roof should be specified. A gas fire ring is shown between the restaurant and office buildings. The site serve as a public gathering space, serving as a beacon and connection from Harbor Drive and the sidewalk to the waterfront.

Food Trucks
Also included in the RFP was a desire to allow food trucks to operate within a visible active public setting. The plan calls for 12 parking spaces near the green space to be set aside for food truck parking. The utility plan will include the necessary power connections needed for the vendors, eliminating the need for generators.

4.0 Correspondence
As a special land use, public hearing notices were mailed out. As of the date of this memo, no correspondence was received.

5.0 Sample Motion
Motion to APPROVE Case 26-26, Special land use, site plan review, and sensitive area overlay for an eating and drinking establishment, and retail/office building for the Chinook Pier development located near 301 N. Harbor Dr. (parcel #70-03-20-280-025) with the information as submitted.

Or with the following conditions:

1. *Final exterior cladding materials, color, and design for the buildings shall be approved by the Planning Commission during a subsequent meeting, prior to any demolition and/or grading occurring on site.*
2. *Mini-golf location shall be finalized, which can be approved administratively.*
3. *Specific details of the dumpster enclosure material be submitted to City staff for review/approval.*
4. *(Insert additional conditions as necessary).*

Attachments:

A. Letter from City Manager's Office
B. Site Plan, Special Land Use, and Sensitive Area Overlay applications
C. Site Plan
D. Fire Marshal review letter
E. BLP review comments
F. BPW review letter

City of Grand Haven

August 3, 2026

Dear Planning Commission Members:

The Chinook Pier Redevelopment is one of the City of Grand Haven's most significant public-private partnerships in recent decades. The project advances numerous long-standing community priorities identified in the City's Master Plan, including enhancing waterfront access, strengthening tourism and year-round economic activity, expanding public gathering spaces, encouraging mixed-use development, and reinforcing the connection between downtown and the waterfront. Collectively, these objectives support the City's broader vision of maintaining a vibrant, economically resilient, and accessible waterfront district that serves residents and visitors.

The proposed redevelopment is the culmination of several years of planning, community engagement, and City-led redevelopment efforts. Recognizing the strategic importance of the Chinook Pier waterfront area, the City issued a competitive Request for Proposals (RFP) to identify a qualified development partner to deliver a project that balanced public investment with private development and advanced the community's long-term vision for the waterfront. As a result of that process, CopperRock Construction was selected as the City's redevelopment partner.

The initial proposal included three distinct buildings: two commercial buildings and a multi-use market building, along with other public amenities such as the relocated mini-golf, publicly accessible green space, charter fishing amenities, and placemaking elements throughout the site.

Throughout the planning process, the City remained committed to preserving a permanent home for the Grand Haven Farmers Market within the multi-use community building, which could accommodate a variety of public functions and commercial uses. As planning progressed, it became clear that the significant public programming envisioned for the facility created operational limitations that made it difficult to attract and sustain a private commercial tenant without compromising shared community goals. The anticipated public use schedule, combined with the flexibility needed to support community activities throughout the year, posed challenges in providing the consistency and dedicated space typically required for a successful commercial operation.

Accordingly, the preliminary proposal presented to the Planning Commission in July separated most public uses from the third commercial structure and introduced a smaller commercial building as well as a separate farmers market under a canopy structure. Following feedback on the impacts of separating public uses from the building, the City and CopperRock refined the redevelopment concept to preserve the community's vision for a multi-use market and community building.

As a partner in the redevelopment, the City has collaborated with CopperRock Construction and community stakeholders to develop a project that balances private investment with meaningful public

City of Grand Haven

benefit. A central component of the redevelopment is the construction of a new multi-use market and community building, which the City intends to own and operate. This facility will provide a permanent home for the Grand Haven Farmers Market and offer a flexible, year-round venue for community programming, public events, rentals, educational opportunities, and other civic activities. The building is envisioned as a year-round community asset that enhances the public experience at Chinook Pier and advances the City's placemaking and economic development objectives.

Complementing the City's investment, CopperRock proposes to construct a waterfront restaurant building and a two-story mixed-use building with ground-floor retail and upper-story office space. Together, these private investments aim to activate the waterfront throughout the day and across all seasons by introducing new dining, shopping, and employment opportunities and enhancing the overall visitor experience. The coordinated public and private improvements are designed to create a vibrant, walkable destination that strengthens the connection between downtown, Chinook Pier, and the Grand River waterfront.

In addition to the new buildings, the redevelopment includes substantial investments in public infrastructure, pedestrian connectivity, open spaces, waterfront amenities, landscaping, and streetscape improvements. These investments further the City's strategic objectives and enhance one of Grand Haven's premier public destinations and gateways into the downtown. Collectively, they support the Master Plan's vision for the waterfront and represent a transformative opportunity to create a dynamic, year-round destination that will serve residents, visitors, local businesses, and the broader community for generations to come.

Staff appreciates your thoughtful review of this important project, and we welcome the opportunity to answer your questions and discuss it further with you.

Sincerely,

Ashley Latsch
City Manager
City of Grand Haven

Dana Kollewehr
Assistant City Manager
City of Grand Haven

SPECIAL LAND USE PERMIT APPLICATION

Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information

Address/location of property: Chinook Pier, N. Harbor Drive
Parcel #: 70-03-20-280-025
Zoning District: WF - WATERFRONT
Current Use: Mixed-Use Development
Proposed Use: Mixed-Use Development
Area in Acres or Sq. Ft.: 3.2 ACRES
Zoning of adjacent properties: PD -Planned Development

2. Applicant

Name: GREG TAYLOR
Company: COPPERROCK CONSTRUCTION
Address: 601 Fifth St. NW, Suite 300
Grand Rapids, MI 49504
Phone: 616-840-5516
Email: gregt@copperrockconstruction.com

3. Property Owner

Name: CITY OF GRAND HAVEN - Ashley Latsch
Address: 519 Washington Ave.
Grand Haven, MI 49417
Phone: 616-847-4888
Email: alatsch@grandhaven.org

4. Required Application Materials

- Application (PDF + 5 copies)
- Site Plan (PDF + 5 copies)
- Letter or signed narrative describing the proposed special land use and detailing why the location selected is appropriate. Narrative must include responses to the special land use review standards of Section 40-116.03 and the specific review standards of Article V of the Zoning Ordinance.
- Statement of expected effect of the special land use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns and local traffic volumes
- Additional information which may be necessary (i.e. soil erosion, dune protection, view protection, shoreline protection, excessive noise or adverse impact on surrounding properties).
- Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing a Special Use permit application as provided in Section 40-116.03.
- Required fee

1. Fees and Escrow Deposit

Application Fee: $350.00 **(***any Site Plan Review is in addition to this review)*

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

2. Details of the Nature of Work Proposed

Please see attached Memorandum dated August 6, 2026, Project Narrative and refer to Plans and Elevations for Material to be used.

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant:_____ Date:_____

Print Name:_____

Signature of Owner:_____ Date:_____

Print Name:_____

Office Use Only

Case #:_____ Date Received:_____ Fee:_____

Date of Approval:_____ Date of Denial:_____ Approved by:_____

SITE PLAN REVIEW PERMIT APPLICATION

Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information

Address/location of property: CHINOOK PIER, N HARBOR DRIVE
Parcel #: 70-03-20-280-025
Zoning District: WF - WATERFRONT
Current Use: Mixed-Use Development
Proposed Use: Mixed-Use Development
Area in Acres: 3.2 ACRES
Zoning of adjacent properties: PD -Planned Development

2. Applicant

Name: GREG TAYLOR
Company: COPPERROCK CONSTRUCTION
Address #: 601 Fifth St. NW, Suite 300, Grand Rapids, MI 49504
Phone #: 616-840-5516
Email: gregt@copperrockconstruction.com

3. Property Owner

Name: CITY OF GRAND HAVEN - Ashley Latsch
Address: 519 Washington Ave.
Grand Haven, MI 49417
Phone #: 616-847-4888
Email: alatsch@grandhaven.org

4. Required Attachments

- PDF + 5 copies of the application
- PDF + 5 copies of site plan
- PDF + 5 copies of the building elevations
- PDF + 5 copies of the landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Proposed topographic map
- Existing topographic map

5. Fees and Escrow Deposit

Up to $100,000:	$200.00
$100,001 to $500,000:	$300.00
$500,001 to $1,000,000:	$400.00
$1,000,001 & Up:	$500.00
Estimate Project Cost:	$ 10,000,000.00

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

6. Details of the Nature of Work Proposed *(please identify materials and colors to be used)*

Please see attached Memorandum dated August 6, 2026, Project Narrative and refer to Plans and Elevations for Material to be used.

7. Buildings and Structures

Number of buildings on site: 3
Use of buildings: mixed use
Height of buildings & # of stories: 30' (2-stories)
Height of rooftop mechanical equipment: 34'-0"

8. Floor Use and Area (in square feet)

Commercial Structures

Total floor area: 36,279
Open space (area & %): Refer to Site Plan
Office space (area): 11,010
Retail space (area): 11,010
Industrial space (area):
Assembly space (area): 6,259 + 8,000
Seating capacity: 239
Maximum occupancy load: 740

Residential Structures

Total floor area: N/A
Total # of units: N/A
# of 1 bedroom units:
# of 2 bedroom units:
# of 3 bedroom units:
Open space (area and %):
Rental or condominium?:
Maximum occupancy load:

9. Setbacks *(see Article Four: District Regulations, Table 40-402.02, for setback requirements)*

Required front yard: 25
Proposed front yard: 25 FT (WATERFRONT)
Required rear yard: 25
Proposed rear yard: 59 FT + (STREET FRONTAGE)
Required total side yard: 20
Proposed total side yard: N/A

10. Parking *(see Article Six: Parking, for zoning requirements)*

Required # of spaces: 166
Proposed # of spaces: 134
Typical angle of spaces: 90 DEGREES
Size of spaces: 9' x 18'
Location of parking on site: FRONT YARD
Number of handicap spaces: 8
Shared parking agreement?: PENDING
Location and # of off-street spaces: SEE PLAN
Number of employees:
Explanation of screening (including location and materials): 5' LANDSCAPE SCREEN BETWEEN PUBLIC R.O.W. SIDEWALK AND PARKING

11. Loading *(see Section 40.605.04 for loading space requirements)*

Required # of spaces: 2 EA.
Proposed # of spaces: 2 LOADING ZONES
Typical angle of space(s): PARALLEL
Size of space(s): 35' x VARIES
Location of loading space(s) on site: SEE PLAN
Explanation of screening (including location and materials): BUILDING AND DUMPSTER ENCLOSURE

12. Site Lighting *(see Section 40-317 for lighting requirements)*

Building Lighting

# of fixtures proposed: REFER TO SHEET SL-1
Type of lighting proposed:
Height of fixtures:
Location of fixtures:

Parking Area Lighting

# of fixtures proposed: REFER TO SHEET SL-1
Type of lighting proposed:
Height of fixtures:
Location of fixtures:
Foot-candles at property line:

13. Landscaping *(see Article Eight: Landscaping, for zoning requirements)*

Location of landscape areas: SEE PLAN
Proposed landscape material: SEE PLAN

14. Exterior Trash Receptacles *(see Section 40-301.03 for Dumpster Enclosure requirements)*

Location of receptacle: West and East end of site Size of receptacle: _____

Enclosure material: _____ Height of Enclosure: _____

15. Mechanical Equipment *(see Sections 40-306.08(C) & 40-322 for zoning requirements)*

Ground Mounted Mechanical Equipment	**Rooftop Mechanical Equipment**
# of units: NONE	# of units: TBD
Size of units (LxWxH): _____	Type of rooftop units: _____
Location of units: _____	Size of units (LxWxH): _____
_____	Location of units: _____
Screening: _____	Screening: YES - refer to elevations

16. Accessory Buildings *(see Section 40-301 for standards for accessory buildings)*

# of accessory building(s): NA Size of accessory building(s) (LxWxH): _____

Location of accessory building(s): _____

17. Emergency Access Features *(contact City of Grand Haven Fire Marshal with questions)*

Emergency Access Roads: Harbor Drive - Internal circulation sized for emergency vehicles

Location of hydrants and fire department connection (FDC): Hydrants on site - See Plan

18. Historic District information *(contact City of Grand Haven Historic Conservation District Commission)*

Is this location within a Historic Conservation District? Yes/No/Unsure

Name of District, if applicable: _____

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: _____ Date: _____

Print Name: _____

Signature of Owner: _____ Date: _____

Print Name: _____

Office Use Only

Case #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Approved by: _____

SENSITIVE AREAS OVERLAY PERMIT APPLICATION

Planning Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information

Address/location of property: Chinook Pier, N. Harbor Drive
Name of Development: Chinook Pier Redevelopment Parcel #: 70-03-20-280-025
Current Use: Mixed-Use Development Proposed Use: Mixed-Use Development
Area in Acres: 3.2 ACRES Zoning District: WF - WATERFRONT
Zoning of adjacent properties: PD -Planned Development

2. Applicant

Name: GREG TAYLOR
Company: COPPERROCK CONSTRUCTION
Address #: 601 Fifth St. NW, Suite 300
Grand Rapids, MI 49504
Phone #: 616-840-5516
Email: gregt@copperrockconstruction.com

3. Property Owner

Name: CITY OF GRAND HAVEN - Ashley Latsch
Address: 519 Washington Ave.
Grand Haven, MI 49417
Phone #: 616-847-4888
Email: alatsch@grandhaven.org

4. Single-Family Dwelling Projects: Administrative Review

- 1 copies of site plan
- 1 copy of the application (pg. 1 & 2 only)
- 1 copy of narrative (see page 3)
- Building elevations
- Landscape plan
- Existing topographic map
- Proposed topographic map
- Project phasing plan (if applicable)
- Required fee ($50)

5. All Other Projects: Planning Commission Review *(see additional info on page 4)*

- 5 copies of site plan
- 5 copies of the application (pg. 1 & 2 only)
- 5 copies of narrative (see page 3)
- Existing topographic map
- Proposed topographic map
- Building Elevations
- Landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Required fees ($50 + escrow deposit, if required)

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

6. Details of the Nature of Work Proposed *(please identify materials and colors to be used)*

Please see attached Memorandum dated August 6, 2026, Project Narrative and refer to Plans and Elevations for Material to be used.

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant:_____ Date:_____

Print Name:_____

Signature of Owner:_____ Date:_____

Print Name:_____

Office Use Only

Administrative Review:____ Planning Commission Review: _____

Permit #:_____ Date Received:_____ Fee:_____

Date of Approval:_____ Date of Denial:_____ Approved by:_____

callen

MEMORANDUM

DATE: **AUGUST 6, 2026**

TO: **CITY OF GRAND HAVEN**
ATTN: PLANNING DEPARTMENT
519 WASHINGTON AVENUE
GRAND HAVEN, MI 49417

FROM: **BRUCE A. CALLEN, PE**

SUBJECT: **SITE PLAN REVIEW, SPECIAL LAND USE, AND SENSITIVE AREAS OVERLAY APPLICATION**
CHINOOK PIER REDEVELOPMENT
N. HARBOR DRIVE
PPN: 70-03-20-280-025
CITY OF GRAND HAVEN, OTTAWA COUNTY, MI

On behalf of the City of Grand Haven; CopperRock Construction, applicant for the above subject project; and Architektura PLC, project architects, we hereby submit this plan narrative related to the Chinook Pier Redevelopment project. This narrative is intended to supplement the current site plan, dated August 6, 2026.

The City of Grand Haven "City" released an RFP in January 2024, seeking a public-private partnership to increase the economic vitality of Chinook Pier. City council received three (3) proposals. After careful review and discussion selected CopperRock as their partner for the redevelopment. The proposed concept incorporated three buildings, open space and active green space for public use, seeking to promote year-round activity with a mix of uses. Chinook Pier previously housed retail shops with food vendors, this redevelopment looks to bring these features back, and add year-round components of office space and a venue space.

The applicant seeks Site Plan, Special Land Use, and Sensitive Areas Overlay approvals for improvements to the Chinook Pier property.

The property is located within the Waterfront (WF) zoning district along the south shore of the Grand River, and adjacent to WF-zoned properties, north of Harbor Drive, and PD-zoned properties south of Harbor Drive, which include parking and residential uses.

civil engineers
108 East Savidge St.
Spring Lake MI 49456
616.414.5260
callenengineering.com

The *WF, Waterfront* district is intended to provide for open space in the form of parks or other general land preserves along lake or river shorelines with the intent of preserving and maintaining natural characteristics of those areas. Marinas and marina related accessory uses shall be permitted, as well as restaurants so long as dimensional and natural feature protection standards are met. Overall, this district is intended to support water related development, and to provide ample opportunities for public access with a balance of recreational and retail opportunities along the waterfront.

The property is located within the Sensitive Areas Overlay district. Proposed retail use requires special land use approval in the WF zoning district.

The project includes three (3) new buildings; a two-story restaurant building, a two-story office/retail building, and a multi-purpose building with 21 interior farmers market stalls. An open, covered farmers market with 12 stalls, open space, and active green space for public use are also proposed.

Related improvements include shared vehicle and bicycle parking and pedestrian facilities, dedicated space with hook-ups for food trucks, shared "green roof" refuse facilities, utilities, stormwater drainage facilities, site lighting, site signage, landscaping, and related improvements. The existing fish cleaning station shall remain. The development replaces the prior/existing Chinook Pier development in relative scope and diversity of uses. The project shall be completed in a single phase.

Parking and pavement areas are designed and sized to accommodate emergency vehicle and anticipated truck turning movements and vehicle loads. One hundred thirty-four (134) onsite vehicle parking spaces are provided, including eight (8) barrier-free spaces. Parking spaces and drive aisles meet current zoning sizing requirements. Thirty-four (34) bicycle spaces are positioned throughout the site to serve the various uses.

Site signage will consist of wall-mounted signage and one ground-mounted monument sign, subject to separate sign permitting, meeting the intent of the zoning district signage requirements.

Site lighting will consist of a combination of wall-, bollard- and pole-mounted lighting fixtures. We acknowledge pole-mounted lighting fixtures are not permitted – related to retail uses in the WF district. However, pole-mounted light fixtures are a requirement to ensure adequate, minimum, safe lighting for the parking and pedestrian areas, and supplemental bollard lighting is required in pedestrian areas to ensure adequate, minimum lighting.

Two accessible, "green roof" covered, double trash enclosures are provided; at the east and west ends of the site. Both will contain regular trash and recycle bins. We anticipate increased frequency of trash pickup may be required, dependent upon seasonal demand.

Sustainability features include two (2) EV parking spaces located near the farmers market, readily visible from the street, and two (2) "green roof" covered dumpster enclosures.

Site landscaping and screening is intended to meet the requirements of the zoning ordinance.

We acknowledge the city's desire to utilize the property year-round, and to maintain visibility from the street. Thus, snow accumulations will be stored along the east and west parking rows, and hauled offsite to designated snow storage areas as needed.

We acknowledge the city's concerns regarding protection from the wind. Placement of the commercial buildings at the northwest corner of the property will do the most for shielding prevailing winds from the west, while also meeting the city's desire for maintaining view corridors between the public street and the Grand River.

The project results in the reduction of one curbcut onto Harbor Drive.

The site is adequately served by municipal water and sanitary sewer. A new, internal watermain loop is proposed to ensure adequate fire flow for the development.

Given the relatively shallow groundwater levels, the unsuitability of the subsoils for infiltration, the presence of environmentally impacted soils, and the direct connectivity to the Grand River and Lake Michigan, stormwater shall connect to existing storm outfalls, avoiding additional openings in the municipal seawall. Proprietary stormwater treatment structures will be used to address water quality.

With regard to Section 40-116.03 of the Zoning Ordinance, as it relates to special use review standards, we offer the following:

1. *The special use shall be consistent with the adopted City of Grand Haven Master Plan.*

   The Master Plan Future Land Use Map #13.1 calls this area Downtown as part of Sub Area Waterfront Strategic Plan, this is consistent with the Beyond the Pier Waterfront Master Plan 2021 and the Waterfront Strategic Plan 2005. The vision of Beyond the Pier to have Eat, Shop, and Play development on this site and flexibility with features like open air pavilion to Farmers Market and providing electricity for food trucks.

2. *The special use shall be designed, constructed, operated, and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.*

   It will complement the Splash Pad *public space*, Lynne Sherwood Waterfront Stadium *civic space* elements and promote year-round activity, completing the commercial development desired based on the Beyond the Pier report.

3. *The special use shall not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.*

   This development will complete the future use as desired by the 2021 vision for the waterfront.

4. *The special use shall be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, stormwater drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.*

   Circulation around the development is consistent with the existing curb cuts, pedestrian pathways, improving the stormwater drainage, containing fire hydrants and refuse areas.

5. *The special use shall not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.*

The development is providing economic growth opportunities, with office space, retail shops, restaurant and venue space while maintaining existing functions and improving famers market.

6. *The special use shall not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property, or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.*

   This use will not be detrimental to the welfare of community. The redevelopment of this site will strength the gateway into town, supporting downtown residents and making businesses that provide food and essentials and entertainment.

7. *The special use shall meet the intent and purpose of the zoning ordinance; be related to the standards established in the ordinance for the land use or activity under consideration; and will be in compliance with these standards.*

   The proposed development is meeting the intent of the Beyond the Pier and City Master Plan for this north end of the waterfront. The development is consistent with the City's RFP from 2024 and the Development Teams proposal which City Council accepted for the Redevelopment of Chinook Pier.

8. *The special use shall comply with the City of Grand Haven Code of Ordinances, as amended, including but not limited to Chapter 23, nuisances, as well as any applicable state and federal laws.*

   The proposed development will adhere to the City Code of Ordinances, Building Code requirements and state and federal laws.

With regard to Section 40-556 of the Zoning Ordinance, as it relates to retail business or retail sales use in the WF zoning district, we offer the following:

1. *The applicant shall provide for measures acceptable to the planning commission to prevent any excessive noise at any property line.*

   The intended uses are consistent with recent/current uses at Chinook Pier. The intent of the majority of the development is to focus the use toward the waterfront – shielded from the street side.

2. *The planning commission may establish hours of operation to protect the character of the land uses in the vicinity.*

   We acknowledge the planning commission may establish hours of operation.

3. *Parking areas shall be screened from view from any public right-of-way. If residential uses are adjacent to the parking area, a three-foot landscaped berm or fence shall be provided to block glare from vehicular headlights.*

   A five-foot wide by three-foot tall landscape screen is proposed between the public sidewalk and the parking lot, meeting the intent of the zoning ordinance.

4. *In the OT district, retail businesses or retail sales shall only be located on key street segments.*

   Not applicable

5. *Internally lit signage shall not be permitted. Signage shall be externally lit, and downward facing to protect the residential character of the district.*

   We acknowledge the requirements for signage, and detailed signage plan(s) will be subject to sign permitting.

6. *Lighting of parking areas shall be by wall mounted light fixtures only.*

   A key aspect of the Chinook Pier Redevelopment project is pedestrian access and open space. Another key aspect toward a successful redevelopment plan, consistent with the city's desires and the RFP response, parking facilities are required - neither of which can be adequately lit solely with wall-mounted light fixtures. While zoning ordinances generally focus on generating too much light, it is also critical to provide at least the minimum amount of light to ensure safety for vehicles and pedestrians away from buildings. We intend to supplement wall-mounted fixtures with both bollard and pole-mounted lighting with full cut-off fixtures with the intent to meet "dark sky" requirements. A photometric plan is provided in the submittal package.

7. *In the WF district, retail businesses or retails sales shall only be located on a key street segment.*

   The development is located on N. Harbor Road – a key street.

With regard to the expected effects of the special land use, in general:

- We do not anticipate an appreciable increase in emergency calls for service.
- We do not anticipate impacts to the school system.
- We do not anticipate negative effects to the storm water systems. The existing downstream system is directly connected to the Grand River outfall. The new storm system replaces an existing, low-functioning system, and will be improved with stormwater treatment devices.
- We are not aware of sanitary sewer capacity issues in this area, therefore we do not anticipate negative effects on the sanitary sewer system from this development.
- We do not anticipate negative effects on automobile and truck circulation patterns. The proposed driveways and drive aisles are sized to accommodate the intended vehicle uses and related turning movements.
- We do not anticipate negative effects on the local traffic volume.
- We believe that the use is consistent with the adopted City of Grand Haven Master Plan.
- We believe that the special use will be designed, constructed, operated, and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.
- The special use will not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community.
- We believe the special use will be served adequately by essential public facilities.

- We do not believe the special use will create excessive additional requirements at public cost for facilities and services and the special use will not be detrimental to the economic welfare of the community.
- The special use will not involve uses, activities, processes, materials and equipment, or conditions of operation that will be detrimental to any person, property, or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.
- We believe the special use meets the intent and purpose of the zoning ordinance.
- The special use complies with the City of Grand Haven Code of Ordinances, as well as any applicable state and federal laws.

With regard to Section 40-422.04.M. of the Zoning Ordinance, as it relates to impacts to *Sensitive Areas*, we offer the following:

1. *Traffic Generation and traffic flows*

   The proposed development plan presents a 3.8% reduction in vehicle parking facilities compared to the original Chinook Pier development. It is the intent of the development to focus more toward pedestrian and non-motorized facilities (providing approximately 40 bicycle spaces), to promote connectivity to the existing non-motorized pathways, and to enhance greenspace along the waterfront. Traffic flow is improved – removing dead-end parking aisles and sizing traffic lanes for emergency vehicle traffic, delivery vehicles, and public transportation. Impacts due to traffic generation are anticipated to be less than current conditions.

2. *Noise Generation*

   At Chinook Pier, the item of environmental significance is the Grand River and the waterfront. This development proposes to buffer the more intensive uses (vehicular traffic, deliveries, farmers market uses, etc.) from the waterfront with the use of greenspace and building placement. Buildings are set back between 25 and 40 feet from the seawall – to allow for pedestrian traffic and space for landscape islands. Impacts to areas of environmental significance, due to noise generation, are anticipated to be mitigated by the placement of the buildings and green spaces.

3. *The effects of vehicles and paved driveways on the premises including, without limitation, run-off, snow removal, noise, etc. resulting from the presence and use of vehicles and paved driveways as they relate to the Sensitive Area and the vegetation or animal life thereon*

   As described in previous bullet items, the development proposes to separate vehicular traffic and paved driveways from the waterfront. There are development constraints that lie with the property, due to environmental impacts and unsuitable soil conditions that limit stormwater drainage facility options. It is the intent of the development to treat stormwater runoff with proprietary stormwater treatment devices prior to discharging to the Grand River via existing storm sewer pipe outfalls. Potential environmental impacts due to parking lot runoff will be improved, post-construction, with the use of treatment devices.

4. *Lot Coverage*

   Every effort was made to optimize greenspace, while attempting to meet the intent of the city's RFP for redevelopment of Chinook Pier. Buildings were placed purposefully to preserve view corridors at site entry points, promoting views of the river. Landscape islands are oriented parallel with the public street to promote and accentuate green space throughout the site.

5. *Impacts upon wildlife and native plant species habitat*

   Redevelopment of Chinook Pier is intended to provide a public space at an area that is already developed. The shoreline is defined by an established seawall. Currently, there are no areas that promote wildlife and native plant species habitat, nor are there anticipated to be wildlife and plant species within the limits of the project that may be adversely impacted.

   The proposed landscape plan will incorporate native plantings, including trees, shrubs, and perennials, thus improving the diversity of native plants on the property.

6. *Landscaping*

   The development proposes to incorporate green spaces with significant native plantings of trees, shrubs, and perennials.

7. *Compatibility with other uses and zoning in the vicinity*

   The WF, Waterfront district is intended to provide for open space in the form of parks or other general land preserves along lake or river shorelines with the intent of preserving and maintaining natural characteristics of those areas. Marinas and marina related accessory uses shall be permitted, as well as restaurants so long as dimensional and natural feature protection standards are met. Overall, this district is intended to support water related development, and to provide ample opportunities for public access with a balance of recreational and retail opportunities along the waterfront.

   The Chinook Pier Redevelopment project - its design, layout, and uses - are compatible with the intent of the Waterfront District, and the city's intent for redevelopment of the site.

8. *Compatibility with neighboring properties*

   The Chinook Pier Redevelopment is compatible with the city-owned properties on either side, incorporating pedestrian and non-motorized thru traffic to the downtown, and renewing the Chinook Pier as the city intended.

9. *The use of any herbicides, insecticides, other pesticides or hazardous substances on the site, including, without limitation, the effects of any run-off*

   Qualified City of Grand Haven personnel will be responsible for the proper application of all herbicides, insecticides, and pesticides that may be required to adequately maintain the properties within the Chinook Pier Development.

10. *Native vegetation removal*

    There is no native vegetation of significance that is planned for removal for this development.

11. *Any mitigation of any effects upon the sensitive area*

    Currently, stormwater runoff from the Chinook Pier area discharges unattenuated into the Grand River. The proposed improvements will provide pre-treatment of stormwater runoff prior to discharge to the Grand River. By capturing the stormwater runoff prior to infiltrating over the majority of the site, leaching of impacted soils into the groundwater is greatly reduced.

12. *Long-term shoreline erosion estimates*

    The subject property is bordered by a steel sheet-pile wall that is maintained and owned by the City of Grand Haven. Shoreline erosion is not anticipated related to this development.

13. *Other factors deemed by the planning commission to be important in the protection of the Sensitive Area.*

    Pending Discussion

We believe all elements of the site plan have considered effects on the Sensitive Areas Overlay District, and are harmonious and efficiently organized in relation to zoning, topography, the size and type of the lot, and the character of adjoining properties the type and size of buildings.

On behalf of City of Grand Haven, CopperRock Construction, and Architektura PLC, we respectfully request Site Plan, Special Land Use, and Sensitive Areas Overlay approvals for parcel **70-03-20-280-025 (Chinook Pier)**, City of Grand Haven, Ottawa County, Michigan.

Parcel # 70-03-20-280-025

CHINOOK PIER REDEVELOPMENT

301 N. Harbor Drive, Grand Haven, MI 49417



DEVELOPER

COPPERROCK CONSTRUCTION

OWNER

CITY OF GRAND HAVEN MICHIGAN

ARCHITECT

architektura PLC

CIVIL ENGINEER

callen civil engineers

STRUCTURAL ENGINEER

Classic Engineering, LLC

06-Aug-26 1:17:54 PM
C:\Users\kirst\OneDrive\Documents\architektura PLC\Projects\1359, 1360, 1361_Chinook Pier\Revit\site plan 4 (2026).rvt

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DRAWING INDEX

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A-B PAVILION

NOT FOR CONSTRUCTION

architektura PLC
310 Washington Ave., Unit 19
Grand Haven, MI 49417
p: 616.843.1002
www.architekturaplc.com

Parcel # 70-03-20-280-025
CHINOOK PIER REDEVELOPMENT
301 N. Harbor Drive, Grand Haven, MI 49417

PROJECT NO. 1359, 1360, 1361

ISSUANCES

6 AUG 2026	SPR / SLU / SAO REVIEW

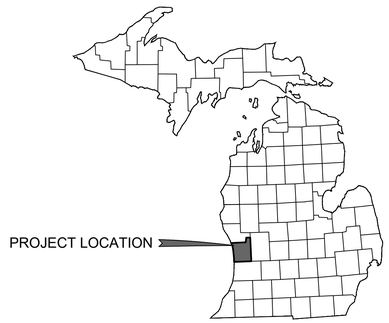
REVISIONS

NO.	DATE	DESCRIPTION

DEVELOPMENT PROJECT COVER SHEET

SCALE :

CR



VICINITY MAP

CHINOOK PIER REDEVELOPMENT

1 N. HARBOR DRIVE DEPOT

CITY OF GRAND HAVEN

OTTAWA COUNTY, MICHIGAN 49417

INDEX OF SHEETS

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C3.0	UTILITY PLAN
C4.0	X-SECTION, NOTES, AND DETAILS
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L1.1	LANDSCAPE DETAILS PLAN
SL 1-2	SITE LIGHTING PLANS



VICINITY MAP

NORTH

0 200 400

SCALE IN FEET

Know what's **below.**
Call before you dig.

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

BENCH MARKS:

BM 1 COTTON GIN SPINDLE ON SOUTH SIDE OF POWER POLE.
Elevation: 586.04 ft. (NAVD 88)

BM 2 TOP OF SOUTH FLANGE BOLT UNDER "E" IN EJ.I.W.
Elevation: 586.89 ft. (NAVD 88)

PROJECT LOCATION

SECTION 21, T8N, R16W,
CITY OF GRAND HAVEN,
OTTAWA COUNTY, MICHIGAN

OWNER

COPPERROCK CONSTRUCTION
601 5TH STREET NW
GRAND RAPIDS, MICHIGAN 49504
616-920-1655

PRELIMINARY - NOT FOR CONSTRUCTION

Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

DATE OF PLAN: 08-06-26

ISSUANCES

SPR / SLU / SENSITIVE OVERLAY REVIEW 08-06-26

REVISIONS

DESIGNED BY:

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
T.616.414.5260
www.callenengineering.com

Drawn by J.W.C.
Engineer B.A.C. Check A.J.B.

Callen Engineering Project No.
026 - CHINOOK PIER

Sheet No.
CS

ALTA / NSPS
LAND TITLE SURVEY

Legal Description of Record

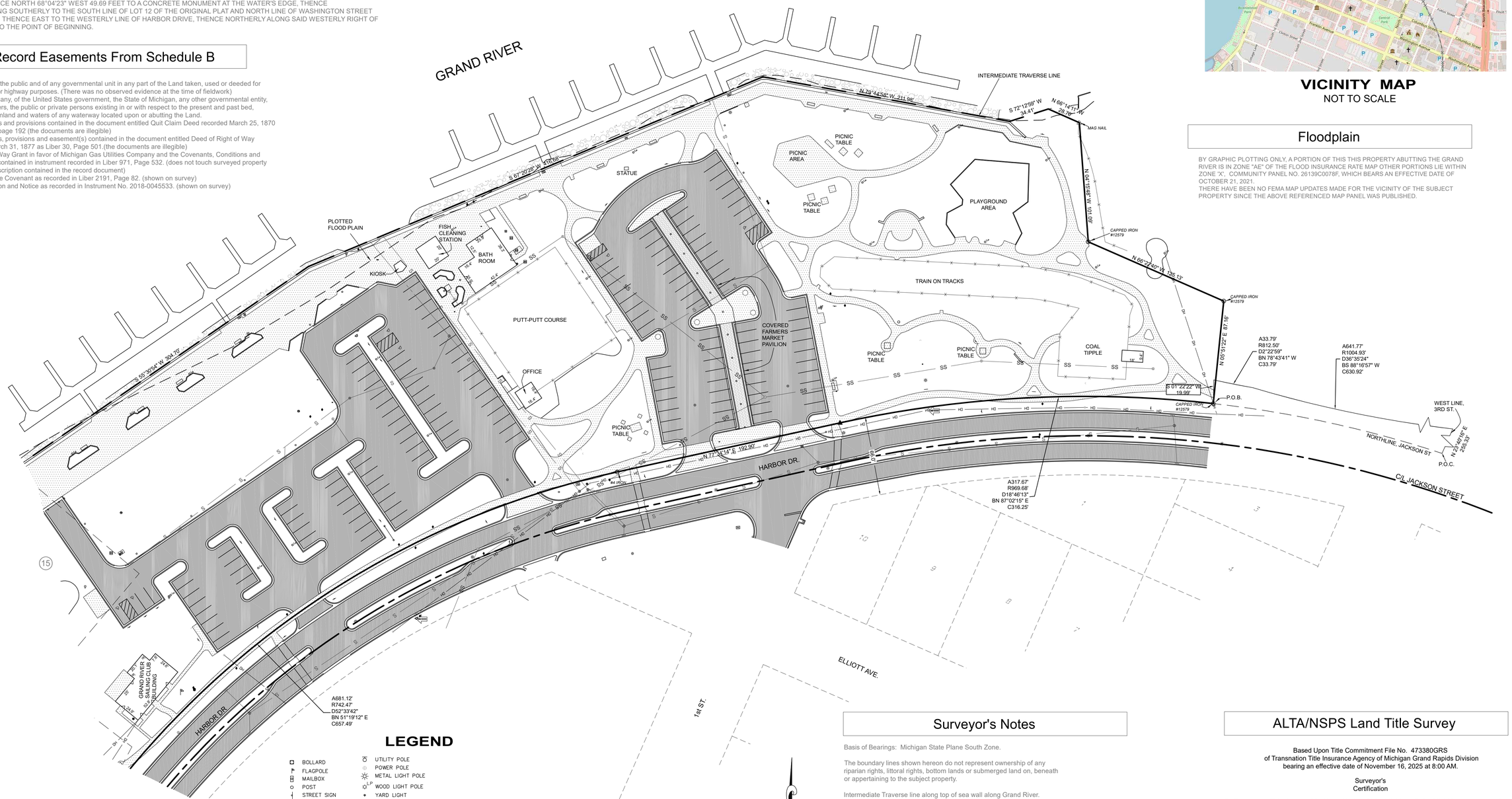
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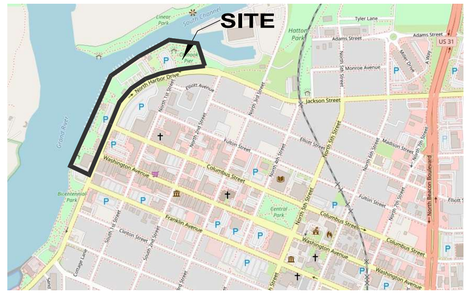
COMMITMENT File NO.: 473380GRS

PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 8 NORTH, RANGE 16 WEST, CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN, COMMENCING 255.33 FEET NORTH 22°19' EAST SOUTHWESTERLY 642.27 FEET ALONG A 1004.93 FOOT RADIUS CURVE TO RIGHT (WHICH CHORD BEARS SOUTH 86°56'50" WEST 631.39 FEET), WESTERLY 33.83 FEET ALONG A 812.5 FOOT RADIUS CURVE TO LEFT (WHICH CHORD BEARS NORTH 80°04'22" WEST 33.82 FEET) AND SOUTH 19.99 FEET TO THE NORTH LINE OF HARBOR DRIVE FROM THE INTERSECTION OF THE NORTH LINE OF JACKSON STREET & THE WEST LINE OF 3RD STREET, THENCE NORTH 04°36' EAST 87.06 FEET, THENCE NORTH 67°44' WEST 125 FEET, THENCE NORTH 05°30' WEST 101.71 FEET, THENCE NORTH 68°04'23" WEST 49.69 FEET TO A CONCRETE MONUMENT AT THE WATER'S EDGE, THENCE MEANDERING SOUTHERLY TO THE SOUTH LINE OF LOT 12 OF THE ORIGINAL PLAT AND NORTH LINE OF WASHINGTON STREET EXTENDED, THENCE EAST TO THE WESTERLY LINE OF HARBOR DRIVE, THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

Record Easements From Schedule B

10. Rights of the public and of any governmental unit in any part of the Land taken, used or deeded for street, road or highway purposes. (There was no observed evidence at the time of fieldwork)
11. Rights, if any, of the United States government, the State of Michigan, any other governmental entity, riparian owners, the public or private persons existing in or with respect to the present and past bed, banks, bottomland and waters of any waterway located upon or abutting the Land.
12. The terms and provisions contained in the document entitled Quit Claim Deed recorded March 25, 1870 as Liber 12, page 192 (the documents are illegible)
13. The terms, provisions and easement(s) contained in the document entitled Deed of Right of Way recorded March 31, 1877 as Liber 30, Page 501.(the documents are illegible)
14. Right of Way Grant in favor of Michigan Gas Utilities Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 971, Page 532. (does not touch surveyed property based on description contained in the record document)
15. Restrictive Covenant as recorded in Liber 2191, Page 82. (shown on survey)
16. Declaration and Notice as recorded in Instrument No. 2018-0045533. (shown on survey)





VICINITY MAP
NOT TO SCALE

Floodplain

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS THIS PROPERTY ABUTTING THE GRAND RIVER IS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP OTHER PORTIONS LIE WITHIN ZONE 'X', COMMUNITY PANEL NO. 26139C0078F. WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 21, 2021.
THERE HAVE BEEN NO FEMA MAP UPDATES MADE FOR THE VICINITY OF THE SUBJECT PROPERTY SINCE THE ABOVE REFERENCED MAP PANEL WAS PUBLISHED.

LEGEND

- BOLLARD
- FLAGPOLE
- MAILBOX
- POST
- STREET SIGN
- AC UNIT
- HANDHOLE
- VAULT
- TRANSFORMER
- ELECTRIC METER
- GAS METER
- GUY ANCHOR
- GAS MARKER
- CABLE MARKER
- FIBER MARKER
- ELECTRIC MANHOLE
- UTILITY MANHOLE
- PEDESTAL
- PEDESTAL
- GUY POLE
- UTILITY POLE
- POWER POLE
- METAL LIGHT POLE
- WOOD LIGHT POLE
- YARD LIGHT
- GAS VALVE
- CURB STOP
- HYDRANT
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- MONITOR WELL
- WELL
- WATER METER PIT
- WATER VALVE
- CATCH BASIN IN FLOW LINE
- ROUND CATCH BASIN
- SANITARY MANHOLE
- UNKNOWN MANHOLE
- SQUARE CATCH BASIN
- STORM MANHOLE
- SANITARY CLEAN OUT

=GRAVEL SURFACE
=PAVED SURFACE
=CONCRETE SURFACE

=EASEMENT
=FENCE
=ELECTRIC
=SANITARY
=STORM
=OVERHEAD
=GAS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

MISS DIG - CALL 811 BEFORE YOU DIG

THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN. THE CONTRACTOR SHALL NOTIFY "MISS DIG" BY DIALING 811 OR BY CALLING (800) 482-7171 THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

Surveyor's Notes

Basis of Bearings: Michigan State Plane South Zone.

The boundary lines shown hereon do not represent ownership of any riparian rights, littoral rights, bottom lands or submerged land on, beneath or appertaining to the subject property.

Intermediate Traverse line along top of sea wall along Grand River.

Underground utility information as shown hereon was obtained from available street plans of actual measurements and should not be mistaken for a guarantee of completeness of accuracy.

Parcel has an address of 1 N Harbor Dr, according to Ottaws County GIS

Subject property contains ±383,842 Sq. Ft. ±8.81 ACRES

Pursuant to item 9, 211 parking spaces and 14 handicap spaces (225 Total).

Pursuant to item 16, no evidence found of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

Stadium on south side of parcel crosses line in to Washington Street r/w.

Status of Columbus Street r/w unknown.

ALTA/NSPS Land Title Survey

Based Upon Title Commitment File No. 473380GRS
of Transnation Title Insurance Agency of Michigan Grand Rapids Division
bearing an effective date of November 16, 2025 at 8:00 AM.

Surveyor's Certification

To: Transnation Title Agency, 301 North Harbor, LLC a Michigan limited liability company and Mercantile Bank.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13, 16, and 18 of Table A thereof. The fieldwork was completed on June 5, 2026.

STATE OF MICHIGAN
NICHOLAS J. BATTJES
PROFESSIONAL SURVEYOR
4001065041
LICENSED PROFESSIONAL SURVEYOR

06/19/2026
Date of Plat or Map

Nicholas Battjes
Professional Surveyor No. 4001065041

LOCATION:
1 N. HARBOR DR DEPOT
GRAND HAVEN
OTTAWA COUNTY, MICHIGAN 49417

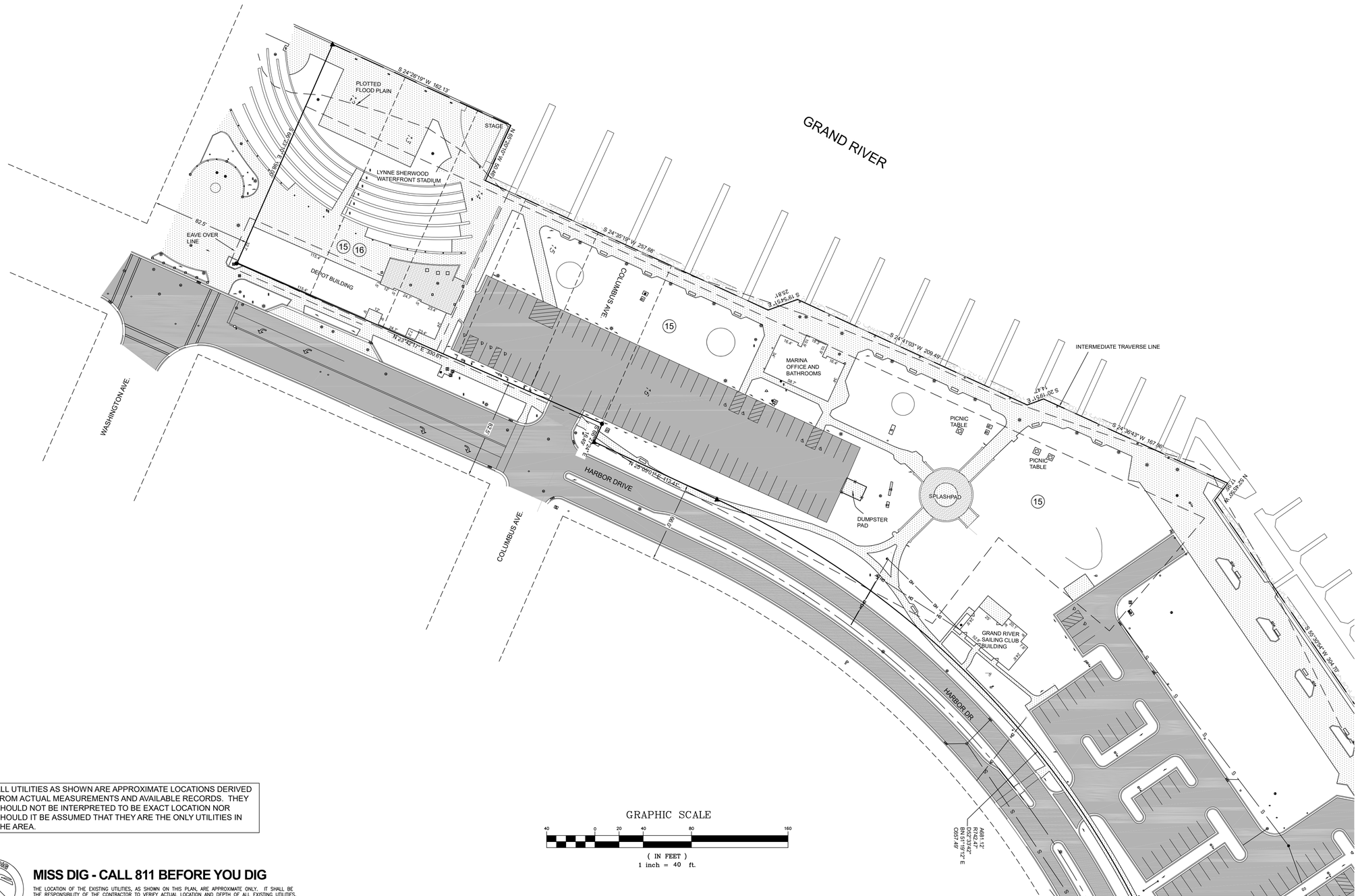
DESCRIPTION:
ALTA SURVEY

DATE:
06/16/2026

Lake Michigan Surveying LLC
108 E Savidge St
Spring Lake, MI 49456
(616) 843-7599
www.lakemichigansurveying.com

FILE NO.
2026132
DWG. NAME
CHINOOK PIER ALTA
SCALE: AS NOTED
DWN. NJB | CHK. NJB
DATE 06/16/2026

ALTA / NSPS
LAND TITLE SURVEY



DECIDUOUS TREE
CONIFEROUS TREE
BUSH
STUMP
BOLLARD
FLAGPOLE
MAILBOX
POST
STREET SIGN
AC UNIT
HANDHOLE
VAULT
TRANSFORMER
ELECTRIC METER
GAS METER
GUY ANCHOR
GAS MARKER
CABLE MARKER
FIBER MARKER
ELECTRIC MANHOLE
UTILITY MANHOLE
PEDESTAL
PEDESTAL
GUY POLE
UTILITY POLE
POWER POLE
METAL LIGHT POLE
LP WOOD LIGHT POLE
YARD LIGHT
GAS VALVE
CURB STOP
HYDRANT
IRRIGATION CONTROL VALVE
WATER MANHOLE
MONITOR WELL
WELL
WATER METER PIT
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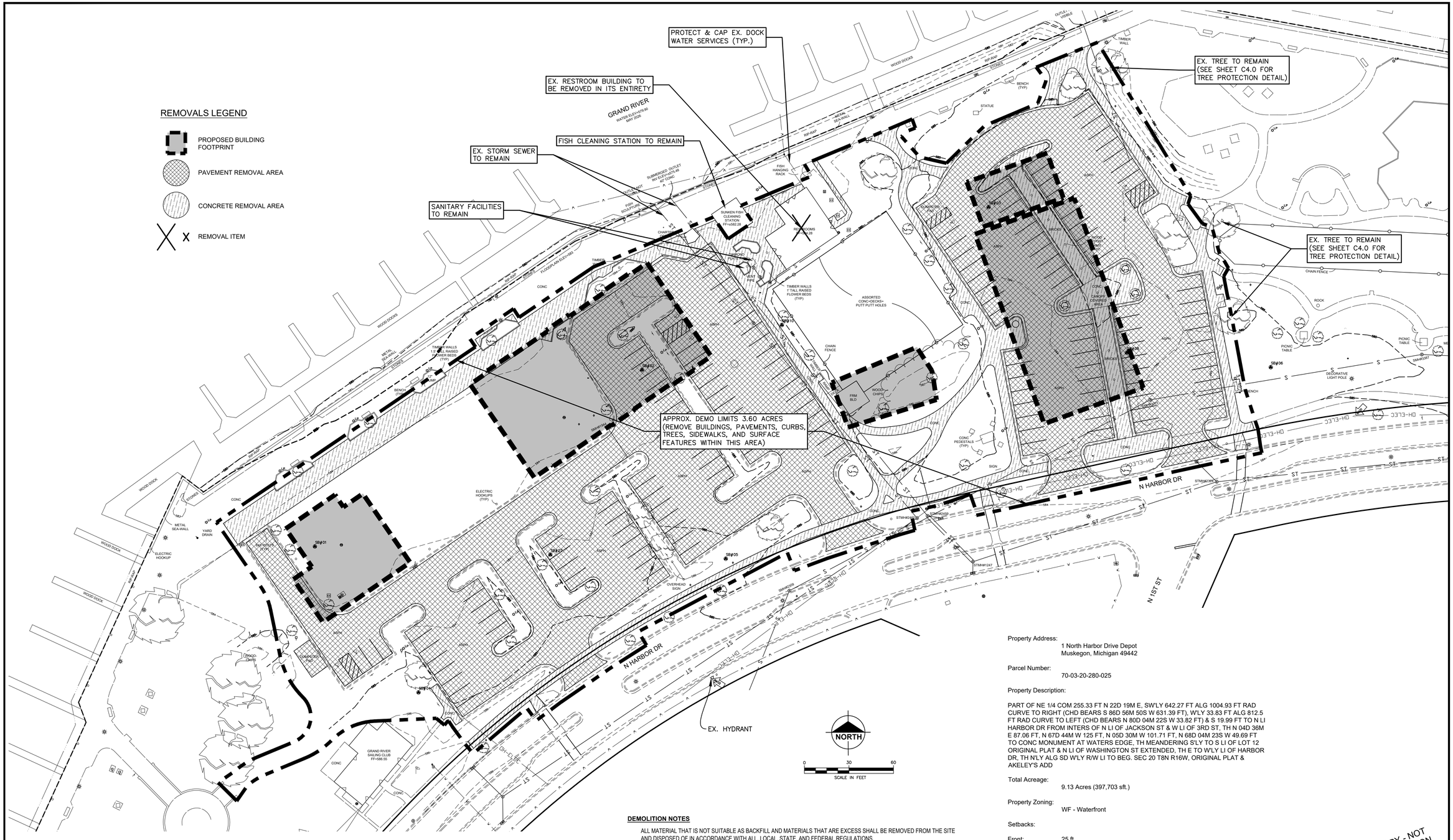
LOCATION:
1 N HARBOR DR DEPOT
GRAND HAVEN,
OTTAWA COUNTY, MICHIGAN 49417

DESCRIPTION:
ALTA SURVEY

DATE:
06/16/2026

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(616) 843-7599
www.lakemichigansurveying.com

FILE NO.
2026132
DWG. NAME
CHINOOK PIER ALTA
SCALE: AS NOTED
DWN. NJB | CHK. NJB
DATE 06/16/2026
2 OF 2



DEMOLITION NOTES

ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL. LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL AREAS OF UNDERGROUND DEMOLITION; UTILITY LINE REMOVAL; AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.

BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.

NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWING(S).

PRIVATE UTILITY REMOVAL - CONTRACTOR TO COORDINATE PRIVATE UTILITY (GAS, ELECTRIC, PHONE, CABLE, ETC.) REMOVAL WITH APPROPRIATE AUTHORITY. ALTHOUGH ALL PRIVATE UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH APPROPRIATE UTILITY COMPANY. ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH. REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.

Property Address:
1 North Harbor Drive Depot
Muskegon, Michigan 49442

Parcel Number:
70-03-20-280-025

Property Description:

PART OF NE 1/4 COM 255.33 FT N 22D 19M E, SW'LY 642.27 FT ALG 1004.93 FT RAD CURVE TO RIGHT (CHD BEARS S 86D 56M 50S W 631.39 FT), W'LY 33.83 FT ALG 812.5 FT RAD CURVE TO LEFT (CHD BEARS N 80D 04M 22S W 33.82 FT) & S 19.99 FT TO N LI HARBOR DR FROM INTERS OF N LI OF JACKSON ST & W LI OF 3RD ST, TH N 04D 36M E 87.06 FT, N 67D 44M W 125 FT, N 05D 30M W 101.71 FT, N 68D 04M 23S W 49.69 FT TO CONC MONUMENT AT WATERS EDGE, TH MEANDERING S'LY TO S LI OF LOT 12 ORIGINAL PLAT & N LI OF WASHINGTON ST EXTENDED, TH E TO W'LY LI OF HARBOR DR, TH N'LY ALG SD W'LY R/W LI TO BEG. SEC 20 T8N R16W, ORIGINAL PLAT & AKELEY'S ADD

Total Acreage:
9.13 Acres (397,703 sft.)

Property Zoning:
WF - Waterfront

Setbacks:

Front:	25 ft.
Side:	20 ft.
Rear:	25 ft.
Maximum Allowable Building Height:	*25 ft.*

PRELIMINARY - NOT FOR CONSTRUCTION

Know what's **Call** before you dig. **below.**

Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 08-06-26

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
T.616.414.5260
www.callenengineering.com

callen civil engineers

COPPERROCK CONSTRUCTION
601 5TH STREET NW
GRAND RAPIDS, MICHIGAN 49504
616-920-1655

NO.	ISSUANCE / REVISION	BY	DATE
1.	SPR / SUP / SENSITIVE AREA OVERLAY REVIEW	BAC	08-06-26
	REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS		

CHINOOK PIER REDEVELOPMENT
N. HARBOR DRIVE
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN

EXISTING CONDITIONS & REMOVALS PLAN

DRAWN BY	J.W.C.	DATE	JUL '26
ENGINEER	B.A.C.	DATE	JUL '26
EDIT			

SCALE
DRAWING: AS NOTED
PLOT SCALE: 1:1

PROJECT 026 CHINOOK PIER

SHEET NO.
C0.1

GENERAL NOTES

1. PROJECT INCLUDES CONSTRUCTION OF A NEW, MULTI-USE DEVELOPMENT CONSISTING OF ONE (1) 2-STORY BUILDING WITH FIRST FLOOR RETAIL AND SECOND FLOOR OFFICE USE, ONE (1) 2-STORY RESTAURANT BUILDING, AND ONE (1) MULTI-USE BUILDING W/ OPEN COVERED FAMERS MARKET W/ 12 STALLS. RELATED IMPROVEMENTS INCLUDE PARKING, SIGNAGE, LIGHTING, LANDSCAPING, AND UTILITIES.

2. THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER.

3. ACCESS TO THE DEVELOPMENT SHALL BE VIA THREE (3) RECONSTRUCTED CURBCUTS ONTO NORTH HARBOR DR.

4. PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS & CONCRETE PAVEMENTS. THICKNESS OF SIDEWALKS AT ALL DRIVEWAY CROSSINGS SHALL BE 6 INCH.

5. PARKING:

EATING & DRINKING ESTABLISHMENT:
REQUIRED: 1 SPACE PER 3 SEATS OF LEGAL CAPACITY
TOTAL SEATS = 239
(239 / 3) = 80 SPACES
TOTAL = 80 SPACES

PROFESSIONAL SERVICE ESTABLISHMENT:
REQUIRED: 1 SPACE PER 450 SFT. OF GROSS FLOOR AREA
GROSS FLOOR AREA = 9,365 SFT.
(9,365 / 450) = 21 SPACES
TOTAL = 21 SPACES

RETAIL:
REQUIRED: 1 SPACE PER 250 SFT. OF GROSS FLOOR AREA
GROSS FLOOR AREA = 8,205 SFT.
(8,205 / 250) = 33 SPACES
TOTAL = 33 SPACES

MULTI-TENANT COMMERCIAL ESTABLISHMENT:
REQUIRED: 1 SPACE PER 300 SFT. OF GROSS FLOOR AREA
GROSS FLOOR AREA = 9,656 SFT.
(9,656 / 300) = 32 SPACES
TOTAL = 32 SPACES

TOTAL REQUIRED = 166 SPACES

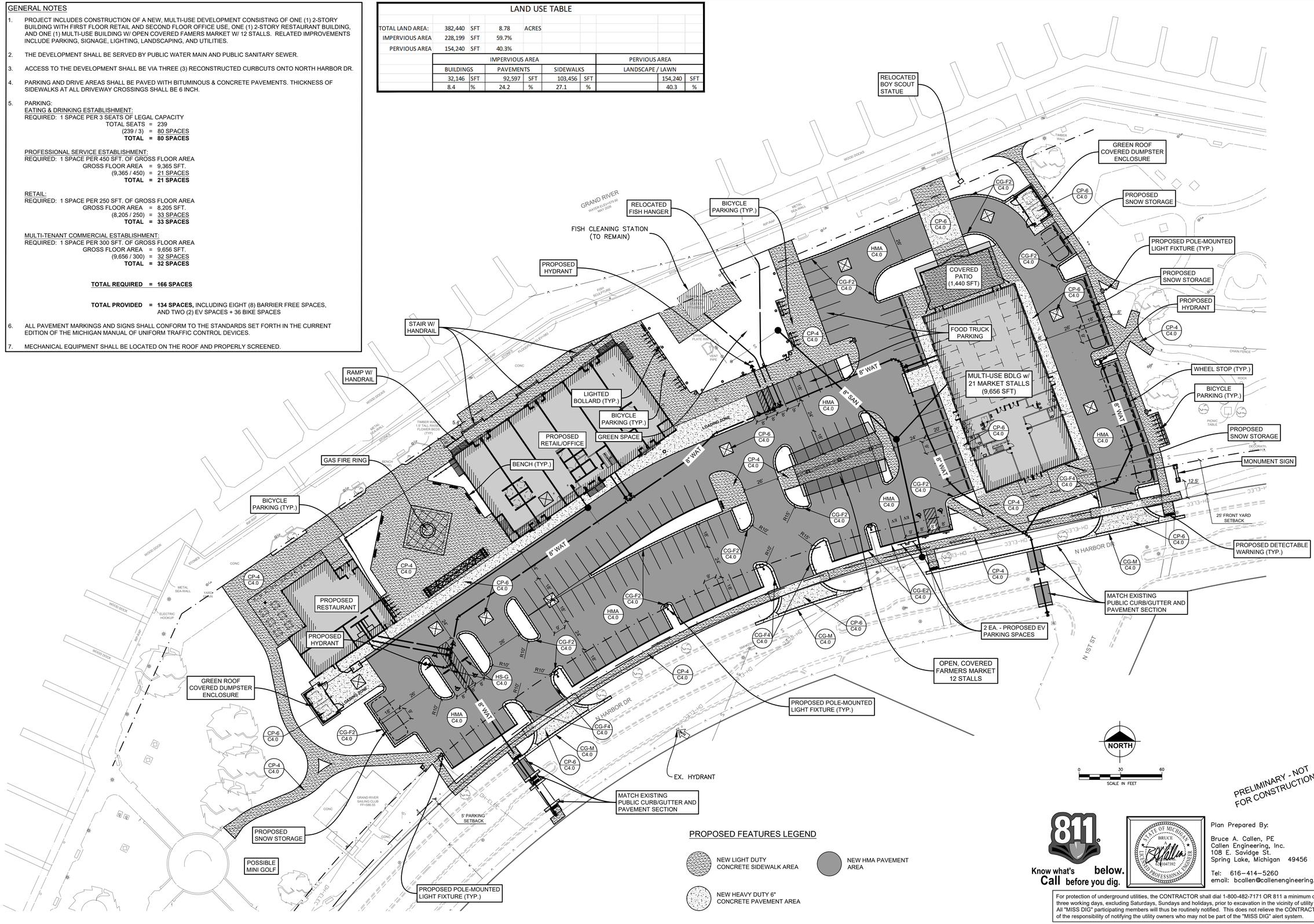
TOTAL PROVIDED = 134 SPACES, INCLUDING EIGHT (8) BARRIER FREE SPACES, AND TWO (2) EV SPACES + 36 BIKE SPACES

6. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

7. MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF AND PROPERLY SCREENED.

LAND USE TABLE

TOTAL LAND AREA:	382,440	SFT	8.78	ACRES							
IMPERVIOUS AREA	228,199	SFT	59.7%								
PERVIOUS AREA	154,240	SFT	40.3%								
	IMPERVIOUS AREA						PERVIOUS AREA				
	BUILDINGS		PAVEMENTS		SIDEWALKS		LANDSCAPE / LAWN				
	32,146	SFT	92,597	SFT	103,456	SFT		154,240	SFT		
	8.4	%	24.2	%	27.1	%		40.3	%		



PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW HMA PAVEMENT AREA
- NEW HEAVY DUTY 6" CONCRETE PAVEMENT AREA

PRELIMINARY - NOT FOR CONSTRUCTION

Know what's **Call** before you dig. 811

Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 08-06-26

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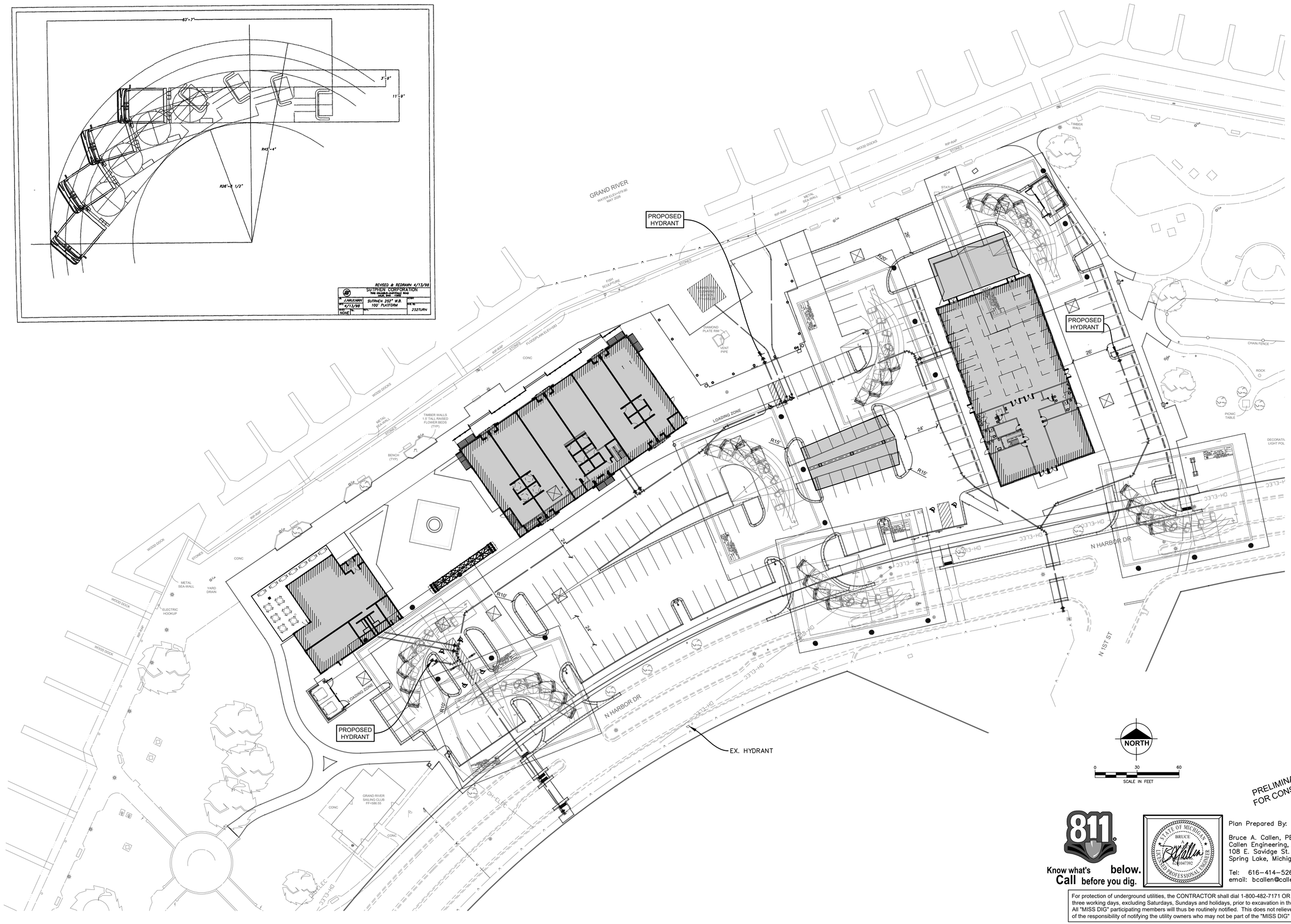
NO.	ISSUANCE / REVISION	BY	DATE
1.	PRELIMINARY CITY REVIEW	BAC	2026.07.09
	PLANNING COMMISSION REVIEW	BAC	2026.07.15
2.	SPR / SLU / SENSITIVE AREA OVERLAY REVIEW	BAC	08-06-26
3.			

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

CHINOOK PIER REDEVELOPMENT
N. HARBOR DRIVE
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN

PRELIMINARY SITE LAYOUT PLAN

DRAWN BY	J.W.C.	DATE	JUL '26
ENGINEER	B.A.C.	DATE	JUL '26
EDIT			
SCALE			
DRAWING	AS NOTED	PLOT SCALE	1:1
PROJECT	026 CHINOOK PIER		
SHEET NO.	C1.0		



PRELIMINARY - NOT FOR CONSTRUCTION

811 Know what's **Call** before you dig. **below.**

Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

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DATE OF PLAN: 08-06-26

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www.callenengineering.com

callen civil engineers

COPPERROCK CONSTRUCTION
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GRAND RAPIDS, MICHIGAN 49504
616-920-1655

NO.	ISSUANCE / REVISION	BY	DATE
1.	SPR / SLU / SENSITIVE AREA OVERLAY REVIEW	BAC	08-06-26

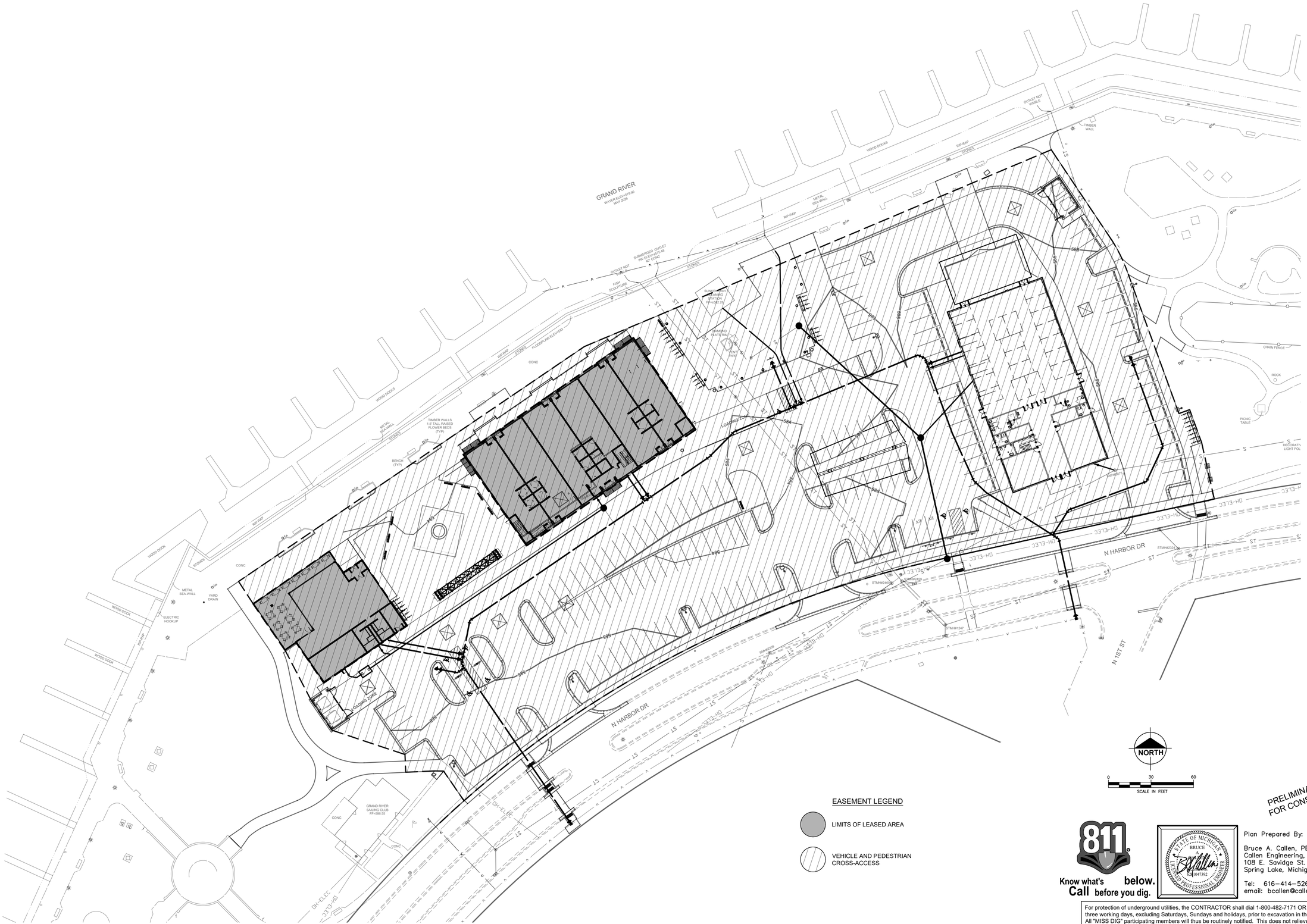
REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

CHINOOK PIER REDEVELOPMENT
N. HARBOR DRIVE
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN
TURNING TEMPLATE PLAN

DRAWN BY	DATE
J.W.C.	JUL '26
ENGINEER	DATE
B.A.C.	JUL '26
EDIT	
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1

PROJECT 026 CHINOOK PIER

SHEET NO. C1.1


GRAND RIVER
WATER ELEV=579.90
MAY 2026
OUTLET NOT VISIBLE
TIMBER WALL
WOOD DOCKS
RIP-RAP
STONES
METAL SEA-WALL
SUBMERGED OUTLET INV ELEV=575.45
24" CONC
FISH SCULPTURE
FLOODPLAIN ELEV=583
CONC
TIMBER WALLS 1.5' TALL RAISED FLOWER BEDS (TYP)
BENCH (TYP)
LOADING ZONE
CHAIN FENCE
ROCK
PICNIC TABLE
DECORATIVE LIGHT POLE
N HARBOR DR
N 1ST ST
ELECTRIC HOOKUP
YARD DRAIN
GRAND RIVER SAILING CLUB FF=586.55
OH-ELEC
STMH#1247
STMH#2000
STMH#2001
STMH#2002
STMH#2003
STMH#2004
STMH#2005
STMH#2006
STMH#2007
STMH#2008
STMH#2009
STMH#2010
STMH#2011
STMH#2012
STMH#2013
STMH#2014
STMH#2015
STMH#2016
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STMH#2026
STMH#2027
STMH#2028
STMH#2029
STMH#2030
STMH#2031
STMH#2032
STMH#2033
STMH#2034
STMH#2035
STMH#2036
STMH#2037
STMH#2038
STMH#2039

EROSION CONTROL MEASURES

KEY	SESC MEASURE	SYMBOL	WHERE USED
1	Seeding		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
2	Mulch		On flat areas, slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles when areas are subject to raindrop impact, and erosive forces from wind or water.
4	Trees, Shrubs, Vines and Ground Cover		When bare soil or recently vegetated slopes are exposed to erosive forces from wind and/or water.
5	Perimeter Sediment Control Measures (Silt Fence, Straw Wattles, etc.)		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.
7	Storm Drain Inlet Protection		Around the entrance to a catch basin or an inlet that will capture runoff from an earth change activity.
28	Stone Construction Access		At locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

*SESC MEASURES SHALL COMPLY WITH MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SESC MANUAL SPECIFICATIONS

SESC NOTES

TOTAL DISTURBED AREA: 166,345 SFT (3.82 ACRES)

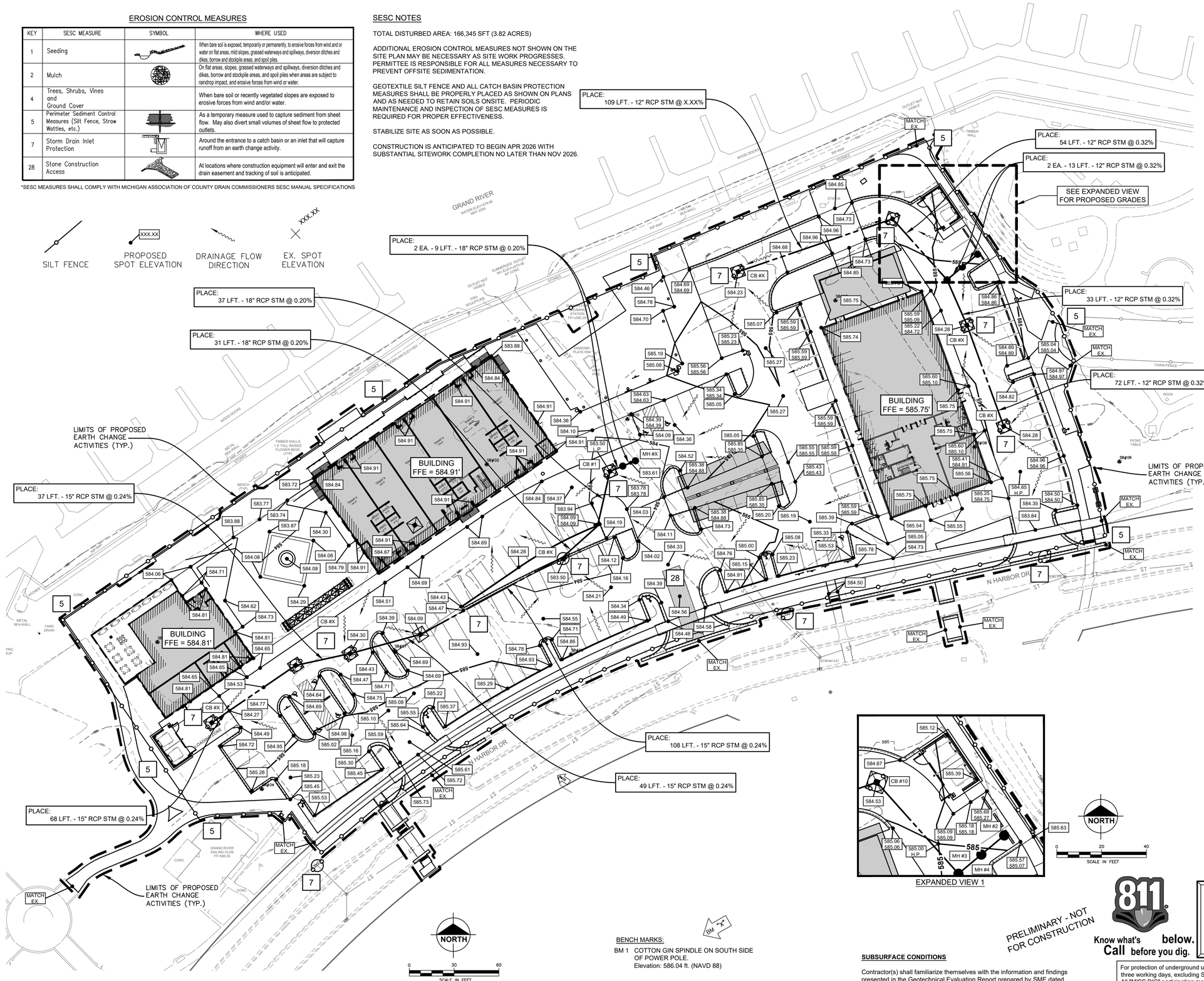
ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THE SITE PLAN MAY BE NECESSARY AS SITE WORK PROGRESSES. PERMITTEE IS RESPONSIBLE FOR ALL MEASURES NECESSARY TO PREVENT OFFSITE SEDIMENTATION.

GEOTEXTILE SILT FENCE AND ALL CATCH BASIN PROTECTION MEASURES SHALL BE PROPERLY PLACED AS SHOWN ON PLANS AND AS NEEDED TO RETAIN SOILS ONSITE. PERIODIC MAINTENANCE AND INSPECTION OF SESC MEASURES IS REQUIRED FOR PROPER EFFECTIVENESS.

STABILIZE SITE AS SOON AS POSSIBLE.

CONSTRUCTION IS ANTICIPATED TO BEGIN APR 2026 WITH SUBSTANTIAL SITEWORK COMPLETION NO LATER THAN NOV 2026.

SILT FENCE | PROPOSED SPOT ELEVATION (XXX.XX) | DRAINAGE FLOW DIRECTION | EX. SPOT ELEVATION (XXX.XX)



EXPANDED VIEW 1

BENCH MARKS:

BM 1 COTTON GIN SPINDLE ON SOUTH SIDE OF POWER POLE.
Elevation: 586.04 ft. (NAVD 88)

BM 2 TOP OF SOUTH FLANGE BOLT UNDER "E" IN EJ.I.W.
Elevation: 586.89 ft. (NAVD 88)

BM "K"

PRELIMINARY - NOT FOR CONSTRUCTION

SUBSURFACE CONDITIONS

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by SME dated Jan. 28, 2026.
SME Project No. 099830.00

STORM STRUCTURE NOTES

STORM SEWER LENGTHS PROVIDED ARE MEASURED FROM CENTER OF STRUCTURE. RIM ELEVATIONS ARE MEASURED AT EDGE OF METAL.

STORM SEWER SHALL BE WATER-TIGHT, SOLID-WALL HDPE OR APPROVED EQUAL, UNLESS INDICATED ON THE PLANS.

MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS. CATCH BASINS SHALL INCLUDE 2-FT SUMP.

ALL EXISTING CATCH BASINS TO REMAIN SHALL BE CLEANED AND INSPECTED TO VERIFY OPERABILITY.

CONNECTIONS TO MANHOLES SHALL BE MADE WITH A RESILIENT CONNECTOR FOR PIPE DIAMETERS 24 INCHES OR LESS.

MANHOLE RIM ELEVATIONS SHALL BE SET 1/4" BELOW PLAN GRADE.
CATCH BASIN RIM ELEVATIONS SHALL BE SET 1 1/16" BELOW PLAN GRADE.

ALL CURB DIMENSIONS ARE MEASURED FROM EDGE OF METAL.

THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS IN GRADES SHALL BE REPORTED TO ENGINEER AND ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.

STORM STRUCTURE SCHEDULE (THIS SHEET)

MH#1 (5' DIA) RIM = 583.66 FT
(COVER: EJIW 1045 SERIES W/ SOLID COVER OR A.E.)
CONSTRUCT OVER EX. 24" STORM SEWER
EX. 24" N / S = 579.00± FT
18" INV (SW) = 579.96 FT (RCP HDPE @ 0.20%)

MH#2 (5' DIA, TX STRUCTURE) RIM = 583.57 FT
(COVER: EJIW 1045 SERIES W/ SOLID COVER OR A.E.)
18" INV (NE) = 579.98 FT (RCP STM @ 0.20%)
18" INV (SW) = 579.98 FT (RCP STM @ 0.20%)

MH#3 (4' DIA) RIM = 585.07 FT
(COVER: EJIW 1045 SERIES W/ SOLID COVER OR A.E.)
CONSTRUCT OVER N. LEG OF EX. 12" STORM SEWER
EX. 12" N / S = 580.00± FT (CONTRACTOR TO VERIFY)
12" INV (SW) = 580.50 FT (RCP HDPE @ 0.32%)

MH#4 (4' DIA, TX STRUCTURE) RIM = 584.93 FT
(COVER: EJIW 1045 SERIES W/ SOLID COVER OR A.E.)
12" INV (NE) = 580.54 FT (RCP STM @ 0.32%)
12" INV (SW) = 580.74 FT (RCP STM @ 0.32%)

MH#5 (4' DIA) RIM = 584.83 FT
(COVER: EJIW 1045 SERIES W/ SOLID COVER OR A.E.)
12" INV (NE) = 580.78 FT (RCP STM @ 0.32%)
12" INV (NW) = 580.78 FT (RCP STM @ 0.32%)
12" INV (SE) = 580.78 FT (RCP STM @ 0.32%)

CB#1 (4' DIA) RIM = 583.50 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
18" INV (NE) = 580.00 FT (RCP STM @ 0.20%)
18" INV (SW) = 580.00 FT (RCP STM @ 0.20%)

CB#2 (4' DIA) RIM = 584.09 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
18" INV (NE) = 580.00 FT (RCP STM @ 0.20%)
18" INV (SW) = 580.00 FT (RCP STM @ 0.20%)

CB#3 (4' DIA) RIM = 583.50 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
18" INV (NE) = 580.13 FT (RCP STM @ 0.20%)
15" INV (SW) = 580.13 FT (RCP STM @ 0.24%)

CB#4 (4' DIA) RIM = 584.09 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
15" INV (NE) = 580.39 FT (RCP STM @ 0.24%)
15" INV (SW) = 580.39 FT (RCP STM @ 0.24%)

CB#5 (4' DIA) RIM = 584.30 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
15" INV (NE) = 580.51 FT (RCP STM @ 0.24%)
15" INV (SW) = 580.51 FT (RCP STM @ 0.24%)

CB#6 (4' DIA) RIM = 584.30 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
15" INV (E) = 580.60 FT (RCP STM @ 0.24%)
15" INV (SW) = 580.60 FT (RCP STM @ 0.24%)

CB#7 (4' DIA) RIM = 584.30 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
15" INV (NE) = 580.76 FT (RCP STM @ 0.24%)

CB#8 (4' DIA) RIM = 584.28 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
12" INV (NW) = 580.89 FT (RCP STM @ 0.32%)
12" INV (SE) = 580.89 FT (RCP STM @ 0.32%)

CB#9 (4' DIA) RIM = 584.28 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
12" INV (NW) = 581.12 FT (RCP STM @ 0.32%)

CB#10 (4' DIA) RIM = 584.53 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
12" INV (SE) = 580.95 FT (RCP STM @ 0.32%)
12" INV (SW) = 580.95 FT (RCP STM @ 0.32%)

CB#11 (4' DIA) RIM = 584.28 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
12" INV (NE) = 581.30 FT (RCP STM @ 0.32%)

Know what's **Call** before you dig. 811

Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 08-06-26

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
T.616.414.5260
www.callenengineering.com

COPPERROCK CONSTRUCTION
601 5TH STREET NW
GRAND RAPIDS, MICHIGAN 49504
616-920-1655

NO.	ISSUANCE / REVISION	BY	DATE
1.	SPR / SUJ / SESC/TWE AREA OVERLAY REVIEW	BAC	05-06-26
	REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS		

CHINOOK PIER REDEVELOPMENT
N. HARBOR DRIVE
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN

GRADING, DRAINAGE, AND SESC PLAN

DRAWN BY	J.W.C.	DATE	JUN '26
ENGINEER	B.A.C.	DATE	JUN '26
EDIT			

SCALE
DRAWING: AS NOTED | PLOT SCALE: 1:1

PROJECT 026 CHINOOK PIER

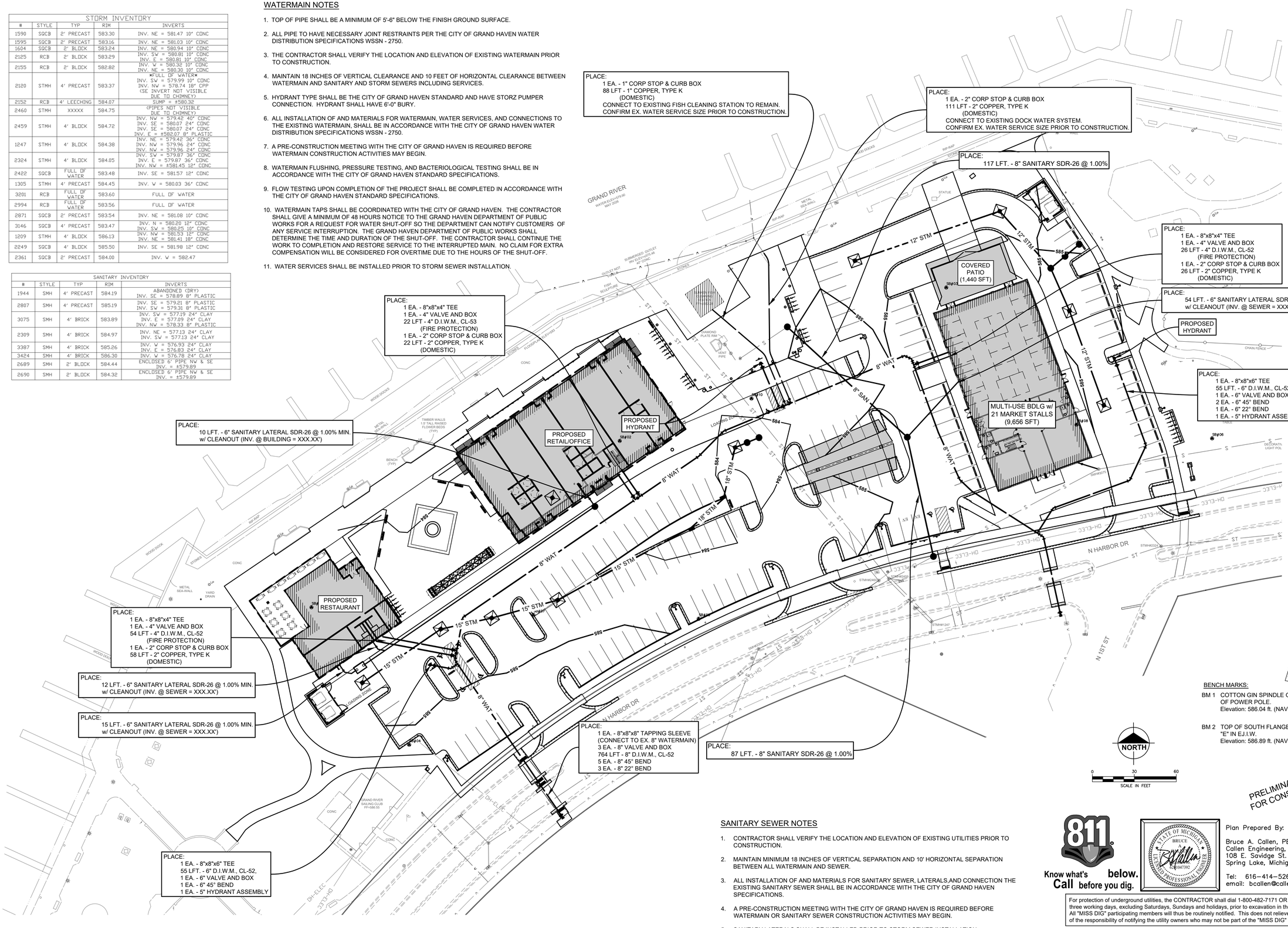
SHEET NO. C2.0

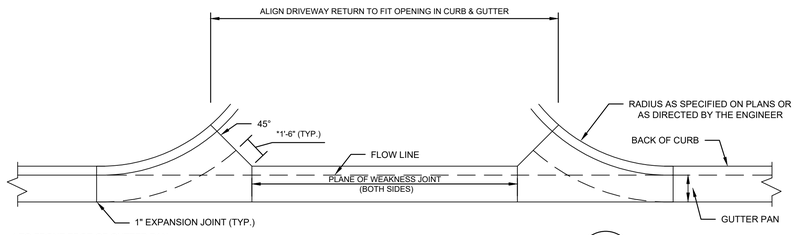
STORM INVENTORY				
#	STYLE	TYP	RIM	INVERTS
1590	SQCB	2' PRECAST	583.30	INV. NE = 581.47 10" CONC
1595	SQCB	2' PRECAST	583.16	INV. NE = 581.03 10" CONC
1604	SQCB	2' BLOCK	583.24	INV. NE = 580.94 10" CONC
2125	RCB	2' BLOCK	583.29	INV. SW = 580.81 10" CONC INV. E = 580.81 10" CONC
2155	RCB	2' BLOCK	582.82	INV. W = 580.32 10" CONC INV. NE = 580.30 10" CONC
2120	STMH	4' PRECAST	583.37	*FULL OF WATER* INV. SW = 579.99 10" CONC INV. NW = 578.74 18" CPP (SE INVERT NOT VISIBLE DUE TO CHIMNEY)
2152	RCB	4' LEECHING	584.07	SUMP = ±580.32
2460	STMH	XXXXX	584.75	(PIPES NOT VISIBLE DUE TO CHIMNEY)
2459	STMH	4' BLOCK	584.72	INV. NW = 579.42 40" CONC INV. SE = 580.07 24" CONC INV. SE = 580.07 24" CONC INV. E = ±582.07 8" PLASTIC
1247	STMH	4' BLOCK	584.38	INV. NE = 579.42 36" CONC INV. NW = 579.96 24" CONC INV. NW = 579.96 24" CONC
2324	STMH	4' BLOCK	584.05	INV. SW = 579.87 36" CONC INV. E = 579.87 36" CONC INV. NW = ±581.45 12" CONC
2422	SQCB	FULL OF WATER	583.48	INV. SE = 581.57 12" CONC
1305	STMH	4' PRECAST	584.45	INV. W = 580.03 36" CONC
3201	RCB	FULL OF WATER	583.60	FULL OF WATER
2994	RCB	FULL OF WATER	583.56	FULL OF WATER
2871	SQCB	2' PRECAST	583.54	INV. NE = 581.08 10" CONC
3146	SQCB	4' PRECAST	583.47	INV. N = 580.20 12" CONC INV. SW = 580.25 10" CONC
1209	STMH	4' BLOCK	586.13	INV. NW = 581.53 12" CONC INV. NE = 581.41 18" CONC
2249	SQCB	4' BLOCK	585.50	INV. SE = 581.98 12" CONC
2361	SQCB	2' PRECAST	584.00	INV. W = 582.47

SANITARY INVENTORY				
#	STYLE	TYP	RIM	INVERTS
1944	SMH	4' PRECAST	584.19	ABANDONED (DRY) INV. SE = 578.89 8" PLASTIC
2807	SMH	4' PRECAST	585.19	INV. SE = 579.21 8" PLASTIC INV. SW = 579.31 8" PLASTIC
3075	SMH	4' BRICK	583.89	INV. SW = 577.19 24" CLAY INV. E = 577.09 24" CLAY INV. NW = 578.33 8" PLASTIC
2309	SMH	4' BRICK	584.97	INV. NE = 577.13 24" CLAY INV. SW = 577.13 24" CLAY
3387	SMH	4' BRICK	585.26	INV. W = 576.93 24" CLAY INV. E = 576.83 24" CLAY
3424	SMH	4' BRICK	586.30	INV. W = 576.78 24" CLAY
2689	SMH	2' BLOCK	584.44	ENCLOSED 6" PIPE NW & SE INV. = ±579.89
2690	SMH	2' BLOCK	584.32	ENCLOSED 6" PIPE NW & SE INV. = ±579.89

WATERMAIN NOTES

1. TOP OF PIPE SHALL BE A MINIMUM OF 5'-6" BELOW THE FINISH GROUND SURFACE.
2. ALL PIPE TO HAVE NECESSARY JOINT RESTRAINTS PER THE CITY OF GRAND HAVEN WATER DISTRIBUTION SPECIFICATIONS WSSN - 2750.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION.
4. MAINTAIN 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE BETWEEN WATERMAIN AND SANITARY AND STORM SEWERS INCLUDING SERVICES.
5. HYDRANT TYPE SHALL BE THE CITY OF GRAND HAVEN STANDARD AND HAVE STORZ PUMPER CONNECTION. HYDRANT SHALL HAVE 6'-0" BURY.
6. ALL INSTALLATION OF AND MATERIALS FOR WATERMAIN, WATER SERVICES, AND CONNECTIONS TO THE EXISTING WATERMAIN, SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND HAVEN WATER DISTRIBUTION SPECIFICATIONS WSSN - 2750.
7. A PRE-CONSTRUCTION MEETING WITH THE CITY OF GRAND HAVEN IS REQUIRED BEFORE WATERMAIN CONSTRUCTION ACTIVITIES MAY BEGIN.
8. WATERMAIN FLUSHING, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND HAVEN STANDARD SPECIFICATIONS.
9. FLOW TESTING UPON COMPLETION OF THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF GRAND HAVEN STANDARD SPECIFICATIONS.
10. WATERMAIN TAPS SHALL BE COORDINATED WITH THE CITY OF GRAND HAVEN. THE CONTRACTOR SHALL GIVE A MINIMUM OF 48 HOURS NOTICE TO THE GRAND HAVEN DEPARTMENT OF PUBLIC WORKS FOR A REQUEST FOR WATER SHUT-OFF SO THE DEPARTMENT CAN NOTIFY CUSTOMERS OF ANY SERVICE INTERRUPTION. THE GRAND HAVEN DEPARTMENT OF PUBLIC WORKS SHALL DETERMINE THE TIME AND DURATION OF THE SHUT-OFF. THE CONTRACTOR SHALL CONTINUE THE WORK TO COMPLETION AND RESTORE SERVICE TO THE INTERRUPTED MAIN. NO CLAIM FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR OVERTIME DUE TO THE HOURS OF THE SHUT-OFF.
11. WATER SERVICES SHALL BE INSTALLED PRIOR TO STORM SEWER INSTALLATION.

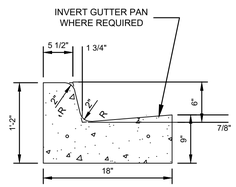

PLACE:
1 EA. - 1" CORP STOP & CURB BOX
88 LFT - 1" COPPER, TYPE K
(DOMESTIC)
CONNECT TO EXISTING FISH CLEANING STATION TO REMAIN.
CONFIRM EX. WATER SERVICE SIZE PRIOR TO CONSTRUCTION.
PLACE:
1 EA. - 2" CORP STOP & CURB BOX
111 LFT - 2" COPPER, TYPE K
(DOMESTIC)
CONNECT TO EXISTING DOCK WATER SYSTEM.
CONFIRM EX. WATER SERVICE SIZE PRIOR TO CONSTRUCTION.
PLACE:
117 LFT. - 8" SANITARY SDR-26 @ 1.00%
PLACE:
1 EA. - 8"x8"x4" TEE
1 EA. - 4" VALVE AND BOX
22 LFT - 4" D.I.W.M., CL-53
(FIRE PROTECTION)
1 EA. - 2" CORP STOP & CURB BOX
22 LFT - 2" COPPER, TYPE K
(DOMESTIC)
PLACE:
1 EA. - 8"x8"x4" TEE
1 EA. - 4" VALVE AND BOX
26 LFT - 4" D.I.W.M., CL-52
(FIRE PROTECTION)
1 EA. - 2" CORP STOP & CURB BOX
26 LFT - 2" COPPER, TYPE K
(DOMESTIC)
PLACE:
54 LFT. - 6" SANITARY LATERAL SDR-26 @ 1.00% MIN.
w/ CLEANOUT (INV. @ SEWER = XXX.XX')
PLACE:
10 LFT. - 6" SANITARY LATERAL SDR-26 @ 1.00% MIN.
w/ CLEANOUT (INV. @ BUILDING = XXX.XX')
PLACE:
1 EA. - 8"x8"x6" TEE
55 LFT. - 6" D.I.W.M., CL-52
1 EA. - 6" VALVE AND BOX
2 EA. - 6" 45° BEND
1 EA. - 6" 22° BEND
1 EA. - 5" HYDRANT ASSEMBLY
PLACE:
1 EA. - 8"x8"x4" TEE
1 EA. - 4" VALVE AND BOX
54 LFT - 4" D.I.W.M., CL-52
(FIRE PROTECTION)
1 EA. - 2" CORP STOP & CURB BOX
58 LFT - 2" COPPER, TYPE K
(DOMESTIC)
PLACE:
12 LFT. - 6" SANITARY LATERAL SDR-26 @ 1.00% MIN.
w/ CLEANOUT (INV. @ SEWER = XXX.XX')
PLACE:
15 LFT. - 6" SANITARY LATERAL SDR-26 @ 1.00% MIN.
w/ CLEANOUT (INV. @ SEWER = XXX.XX')
PLACE:
1 EA. - 8"x8"x8" TAPPING SLEEVE
(CONNECT TO EX. 8" WATERMAIN)
3 EA. - 8" VALVE AND BOX
764 LFT - 8" D.I.W.M., CL-52
5 EA. - 8" 45° BEND
3 EA. - 8" 22° BEND
PLACE:
87 LFT. - 8" SANITARY SDR-26 @ 1.00%
PROPOSED RETAIL/OFFICE
PROPOSED RESTAURANT
COVERED PATIO (1,440 SFT)
MULTI-USE BDLG w/ 21 MARKET STALLS (9,656 SFT)
PROPOSED HYDRANT
PROPOSED HYDRANT
GRAND RIVER
N HARBOR DR
N 1ST ST
12" STM
15" STM
18" STM
8" WAT
8" SAN
GRADING ZONE
LOADING ZONE
BENCH (TYP)
TIMBER WALLS 1.5' TALL RAISED FLOWER BEDS (TYP)
GRAND RIVER SAILING CLUB FF=586.55
STMH#2320
STMH#1247
STMH#2459
STMH#2458
STMH#2457
STMH#2456
STMH#2455
STMH#2454
STMH#2453
STMH#2452
STMH#2451
STMH#2450
STMH#2449
STMH#2448
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STMH#2446
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STMH#2427
STMH#2426
STMH#2425
STMH#2424
STMH#2423
STMH#2422
STMH#2421
STMH#2420



* TO FRONT EDGE OF GUTTER PAN

CONCRETE DRIVEWAY OPENING, DETAIL M (TYP.) CG-M

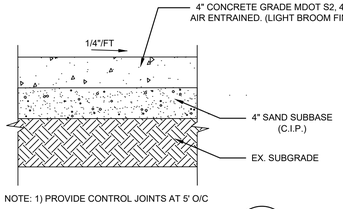
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CONCRETE CURB & GUTTER CG-F2

DETAIL F2, MODIFIED

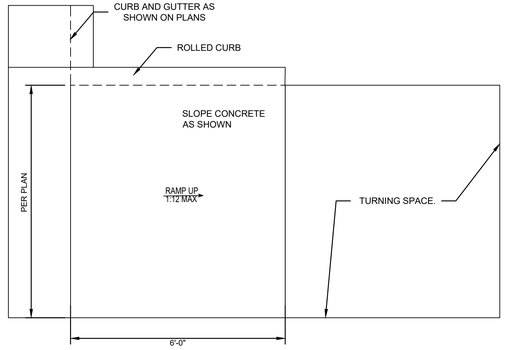
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NOTE: 1) PROVIDE CONTROL JOINTS AT 5' O/C

CONCRETE SIDEWALK SECTION CP-4

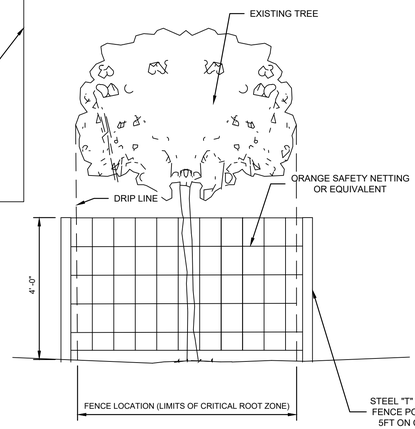
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B.F. RAMP DETAIL HC-R3

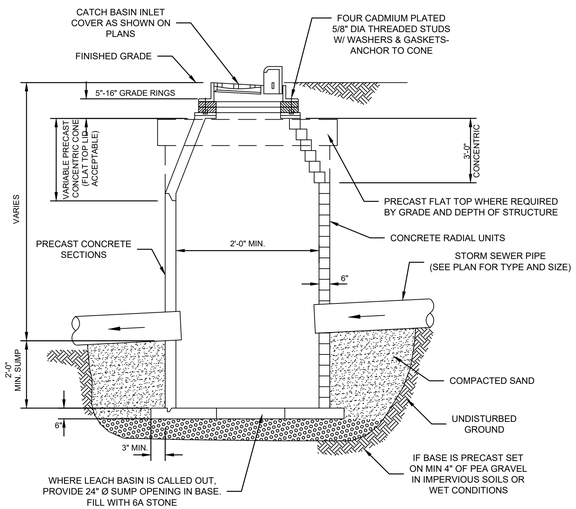
TYPE R

NO SCALE



EXISTING TREE PROTECTION DETAIL

NO SCALE



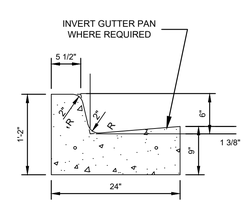
CATCH BASIN DETAIL

NO SCALE



WALK CONTROL JOINT SW-CJ

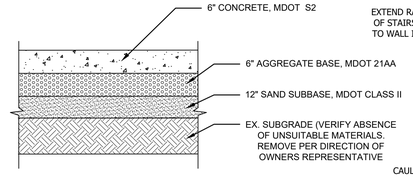
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CONCRETE CURB & GUTTER CG-F4

DETAIL F4, MODIFIED

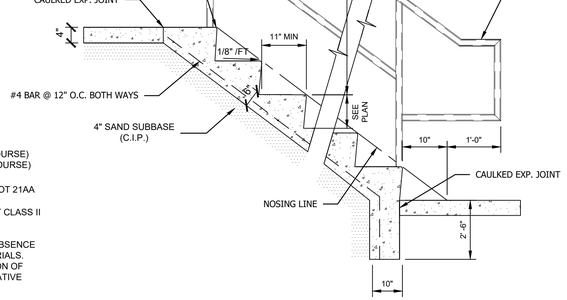
NO SCALE



NOTE: CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY SME DATED JAN. 28, 2026 SME PROJECT NO. 099830.00

6" CONCRETE PAVEMENT SECTION CP-6

NO SCALE



CONCRETE STAIR DETAIL - UNIVERSAL DESIGN HC-CS

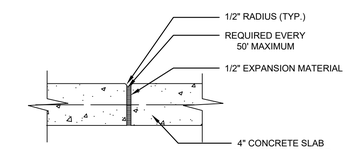
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PARKING LOT LIGHT DETAIL

NO SCALE

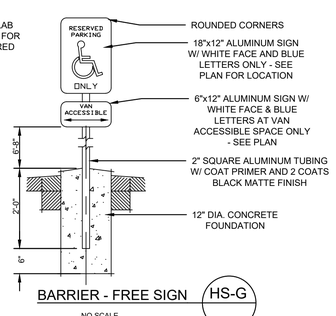
STANDARD SANITARY MANHOLE

NO SCALE



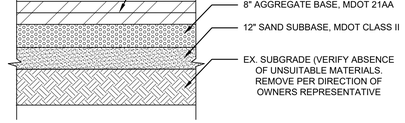
WALK EXPANSION JOINT SW-EJ

NO SCALE



BARRIER - FREE SIGN HS-G

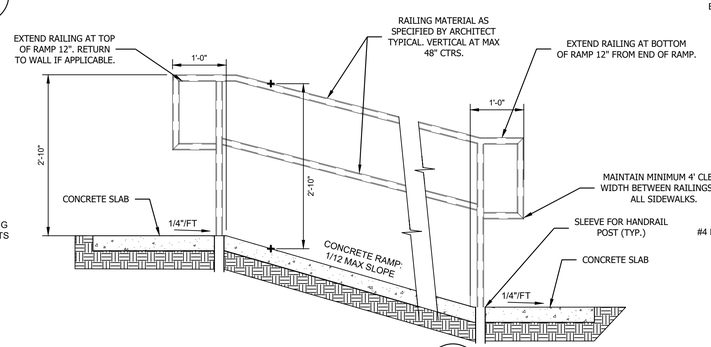
NO SCALE



NOTE: CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY SME DATED JAN. 28, 2026 SME PROJECT NO. 099830.00

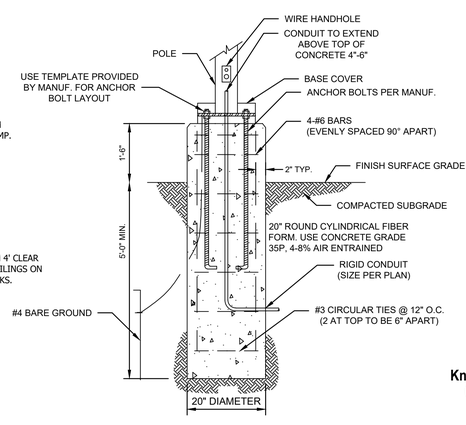
HMA PAVEMENT SECTION HMA

NO SCALE



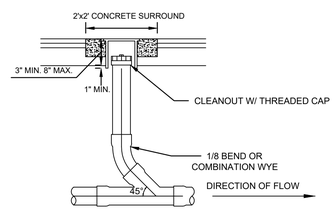
RAMP HANDRAIL DETAIL HC-HR

NO SCALE



LIGHT POLE BASE DETAIL

NO SCALE



SANITARY LATERAL CLEAN-OUT

NO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

811 Know what's **below.** Call before you dig.

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 08-06-26

Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

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callen civil engineers

COPPERROCK CONSTRUCTION
601 5TH STREET NW
GRAND RAPIDS, MICHIGAN 49504
616-920-1655

NO.	ISSUANCE / REVISION	BY	DATE
1	SPR / SLU / SENSITIVE AREA OVERLAY REVIEW	BAC	08--06--26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

CHINOOK PIER REDEVELOPMENT
N. HARBOR DRIVE
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN

X-SECTIONS, NOTES, AND DETAILS

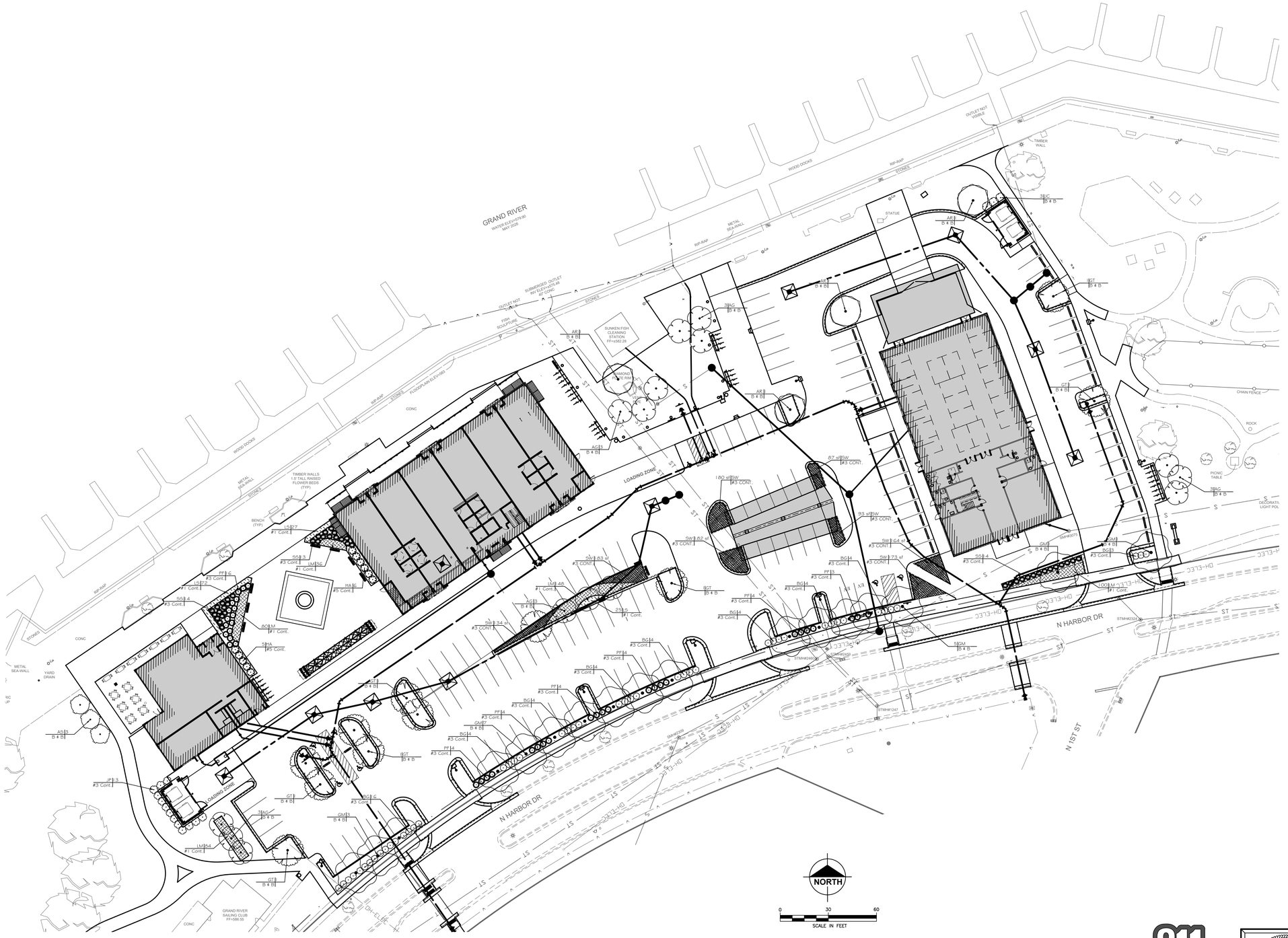
DRAWN BY	DATE
J.W.C.	JUL '26
ENGINEER	DATE
B.A.C.	JUL '26
EDIT	

SCALE

DRAWING	PLOT SCALE
AS NOTED	1:1

PROJECT 026 CHINOOK PIER

SHEET NO. C4.0



PRELIMINARY - NOT FOR CONSTRUCTION

811 Know what's **Call** before you dig.

STATE OF MICHIGAN — BRUCE A. CALLEN — 61047392 — REGISTERED PROFESSIONAL ENGINEER

Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

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616-920-1655

NO.	ISSUANCE / REVISION	BY	DATE
1.	SPR / SLU / SENSITIVE AREA OVERLAY REVIEW	BAC	08-06-26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

CHINOOK PIER REDEVELOPMENT
N. HARBOR DRIVE
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN
LANDSCAPE PLAN

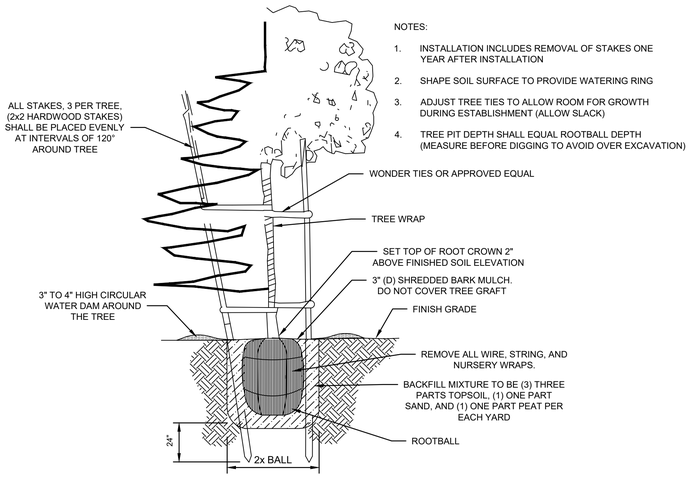
DRAWN BY	DATE
J.W.C.	JUN '26
ENGINEER	DATE
B.A.C.	JUN '26
EDIT	
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1

PROJECT 026 CHINOOK PIER

SHEET NO. L1.0

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
TREES							
	AR	Acer rubrum 'Sun Valley' / Sun Valley Red Maple	B & B	2.5"Cal			4
	AS	Acer saccharum 'Barrett Cole' / Apollo® Sugar Maple	B & B	2.5"Cal			3
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	2"Cal			15
	GM	Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree	B & B	2.5"Cal			17
	GT	Gleditsia triacanthos 'Street Keeper' / Street Keeper Honey Locust	B & B	2.5"Cal			11
	JC	Juniperus chinensis 'Blue Point' / Blue Point Juniper	B & B		Min 5' Ht		3
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT			QTY
SHRUBS							
	BG	Buxus x 'Green Gem' / Green Gem Boxwood	#3 Cont.				47
	HA	Hydrangea arborescens 'Abetwo' / Incrediball® Hydrangea	#5 Cont.				11
	JP	Juniperus squamata expansa 'Parsonii' / Expansa Parsonii Juniper	#3 Cont.				13
	PF	Potentilla fruticosa 'Uman' / Mango Tango® Bush Cinquefoil	#3 Cont.				39
	SS	Schizachyrium scoparium 'Wind Dancer Tall Arrow' / Tall Arrow® Little Bluestem	#3 Cont.				41
SYMBOL		BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
SHRUB AREAS							
		Schizachyrium scoparium 'Wind Dancer Tall Arrow' / Tall Arrow® Little Bluestem	#3 CONT.				1,196 sf
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING		SPACING	QTY
GROUND COVERS							
	LS	Leucanthemum x superbum 'Becky' / Shasta Daisy	#1 Cont.			18" o.c.	124
	LM	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1 Cont.			18" o.c.	448

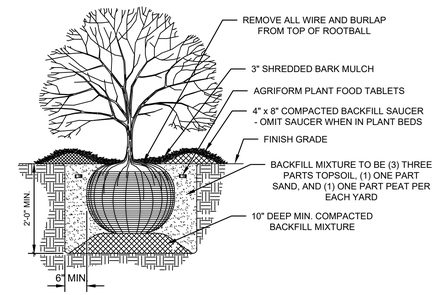


NOTES:

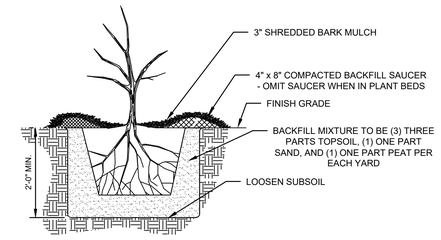
1. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
2. SHAPE SOIL SURFACE TO PROVIDE WATERING RING
3. ADJUST TREE TIES TO ALLOW ROOM FOR GROWTH DURING ESTABLISHMENT (ALLOW SLACK)
4. TREE PIT DEPTH SHALL EQUAL ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVER EXCAVATION)

21 GRAM "AGRIFORM" PLANTING TABLETS AS FOLLOWS:
2 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
4 TABLETS PER 15 GAL. PLANT
LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER

TYPICAL - TREE STAKING
NO SCALE



SHRUB INSTALLATION
NO SCALE



PERENNIAL INSTALLATION
NO SCALE

LANDSCAPE REQUIREMENTS

Parking Lot Screening

Required

- For every twenty-five (25) linear feet of screening area, as measured along the property line, a minimum of one deciduous tree and three (3) shrubs at least three (3) feet in height shall be provided, as well as any additional combination of flowers and shrubs, within the screening area. The ground area shall be covered with living vegetative materials, such as grasses, vines, spreading shrubs, or flowering plants; or with properly maintained ground cover material such as shredded bark, bark chips, or landscape stone.

- Parking areas shall be screened from view from any public right–of–way. If residential uses are adjacent to the parking area, a three–foot landscaped berm or fence shall be provided to block glare from vehicular headlights.

- 397 lft. / 25 lft. = 16 ea. Trees

Proposed

- 16 ea. Canopy Trees

Parking lot Islands

Required

- Trees are required within off-street parking areas to provide shade and relieve adverse visual impact of large expanses of pavement and parked cars. Quantity and distribution of trees shall be as follows, for any parking area with six (6) or more parking spaces:
- A minimum of one tree is required per each fifteen (15) spaces, or fraction thereof.
- No parking space shall be more than one hundred (100) feet from a tree.
- The minimum size of tree planters or islands within off-street parking areas shall be thirty-six (36) square feet per tree. Tree planters or islands shall be covered with living vegetative materials, such as grasses, vines, spreading shrubs, or flowers.
- At least seventy-five (75) percent of the required parking area trees shall be dec. trees.
- 134 Parking Spaces / 15 = 9 Trees

Proposed

- 16 ea. Trees

LANDSCAPE NOTES

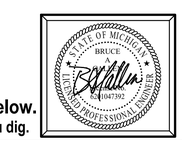
1. ALL PLANTING BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDDED HARDWOOD BARK MULCH OVER 4" OF TOPSOIL. MULCH BLANKET SHALL BE PLACED AT ALL LOCATIONS WITH SLOPES 1:3 OR STEEPER. NO MULCH SHALL BE PLACED IN DETENTION / RETENTION BASIN BOTTOM AREA.
2. CONTRACTOR SHALL NOTIFY "MISS DIG" TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI 280.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE CERTIFIED TO BE HARDY TO OTTAWA COUNTY, FREE OF DISEASE AND INSECTS AND BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE, FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
4. ALL LANDSCAPE BEDS AND MULCH BORDERS ADJACENT TO LAWN AREAS SHALL HAVE A METAL EDGE UNLESS SPECIFIED OTHERWISE.
5. SEED SHALL BE PLACED OVER 4" OF TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION WITH SLOPES LESS THAN 1:3.
   SEED MIXES SHALL BE AS FOLLOWS:

   10% TALL FESCUE
   20% PERENNIAL RYE GRASS
   30% CREEPING RED FESCUE
   40% KENTUCKY BLUEGRASS
   @ 6 LBS PER 1000 SFT

   SEED MIXES SHALL BE DROUGHT TOLERANT @ 6 LBS PER 1,000 SFT.
6. ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH LOCAL ZONING REQUIREMENTS.

PRELIMINARY - NOT FOR CONSTRUCTION

811 Know what's **Call** before you dig. **below.**



Plan Prepared By:

Bruce A. Callen, PE
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Tel: 616–414–5260
email: bcallen@callenengineering.com

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DATE OF PLAN: 08-06-26

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www.callenengineering.com

callen civil engineers

COPPERROCK CONSTRUCTION
601 5TH STREET NW
GRAND RAPIDS, MICHIGAN 49504
616-920-1655

NO.	ISSUANCE / REVISION	BY	DATE
1.	SPR / SLU / SENSITIVE AREA OVERLAY REVIEW	BAC	08-06-26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

CHINOOK PIER REDEVELOPMENT
N. HARBOR DRIVE
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN

LANDSCAPE DETAILS PLAN

DRAWN BY	DATE
J.W.C.	JUL '26
ENGINEER	DATE
B.A.C.	JUL '26
EDIT	
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1

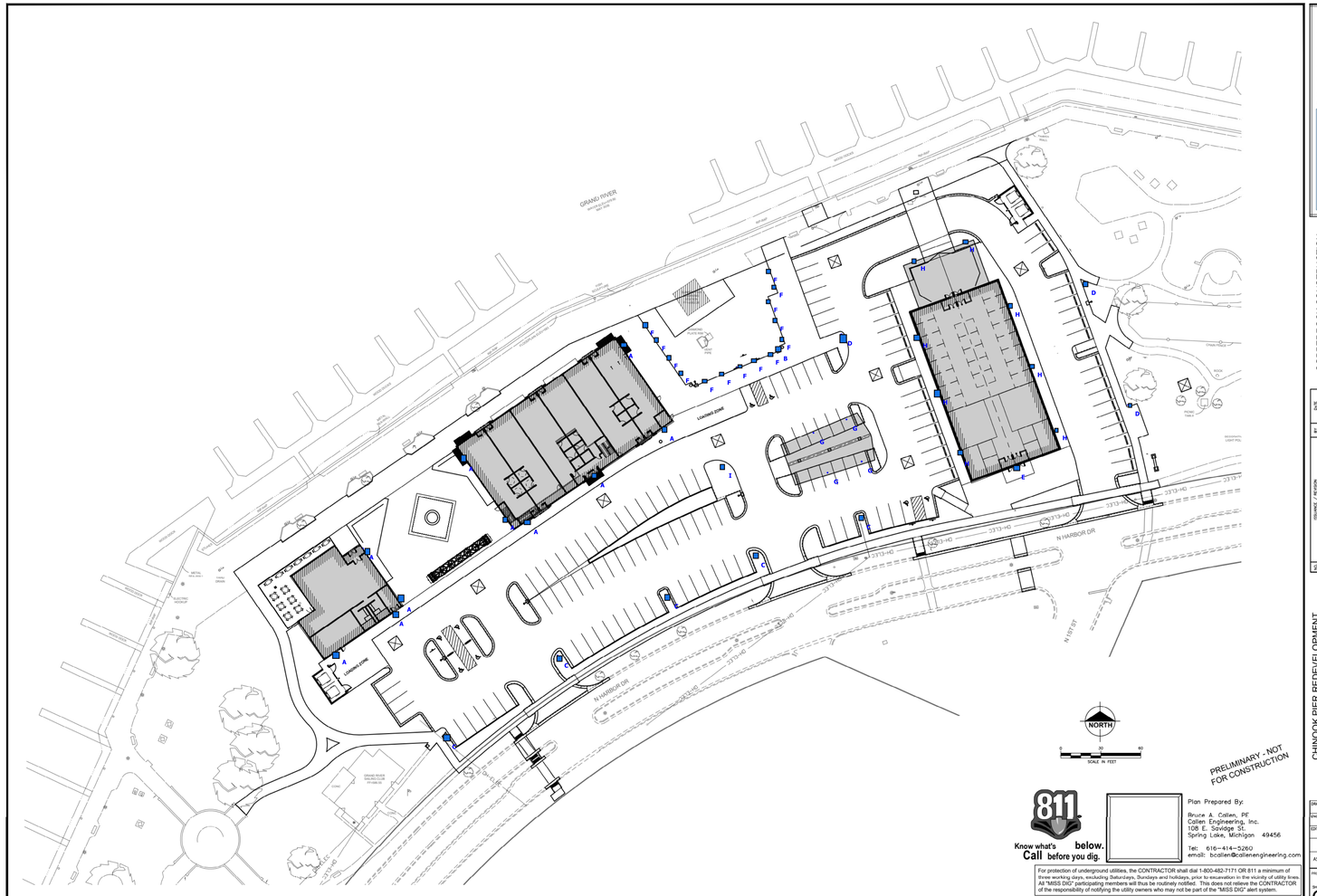
PROJECT 026 CHINOOK PIER

SHEET NO. L1.1

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		10	WPX3 LED 40K Mvolt	WPX3 LED wallpack 9000lm 4000K color temperature 120-277V		1	9270	1	72.33	 Max: 3777cd
	B		1	BVA21 L1L70 40K LD4 HS	Bellevue Area House Side Shield		1	6491	1	65.5	 Max: 4685cd
	C		5	BVA32 L2L140 40K LD4 HS	Bellevue Area House Side Shield		1	9407	1	123.45	 Max: 6790cd
	D		3	BVA32 L2L80 40K LD3 HS	Bellevue Area House Side Shield		1	6148	1	67.3	 Max: 3115cd
	E		1	WPX2 LED 40K Mvolt	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt		1	5896	1	47.77	 Max: 2516cd
	F		14	BVA11B L1L10 40K LD2	BVA11B		1	1068	1	11.4	 Max: 691cd
	G		4	OLCFM 15 DDB	GENERAL PURPOSE LED CAST FLUSH MOUNT WITH DARK BRONZE FINISH		1	1043	1	16.6	 Max: 392cd
	H		8	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts		1	2913	1	24.42	 Max: 1302cd
	I		1	BVA21 L1L70 40K LD5	Bellevue Area		1	7211	1	65.5	 Max: 2712cd

Ave. fc 1.7 fc
Max. fc 6.4 fc
Min. fc 0.1 fc



Plan View
Scale - 1" = 50ft

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(616) 414-5260
www.callenengineering.com

COPPERROCK CONSTRUCTION
601 5TH STREET NW
GRAND RAPIDS, MICHIGAN 49504
616-520-1655

#	DESCRIPTION	BY	DATE
4		BAC	2026.07.31
3	PRELIMINARY SITE PLAN	BAC	2026.07.17
2	PLANNING COMMISSION REVIEW	BAC	2026.07.15
1			

REVISED IN ACCORDANCE WITH CONSTRUCTION PROGRESS

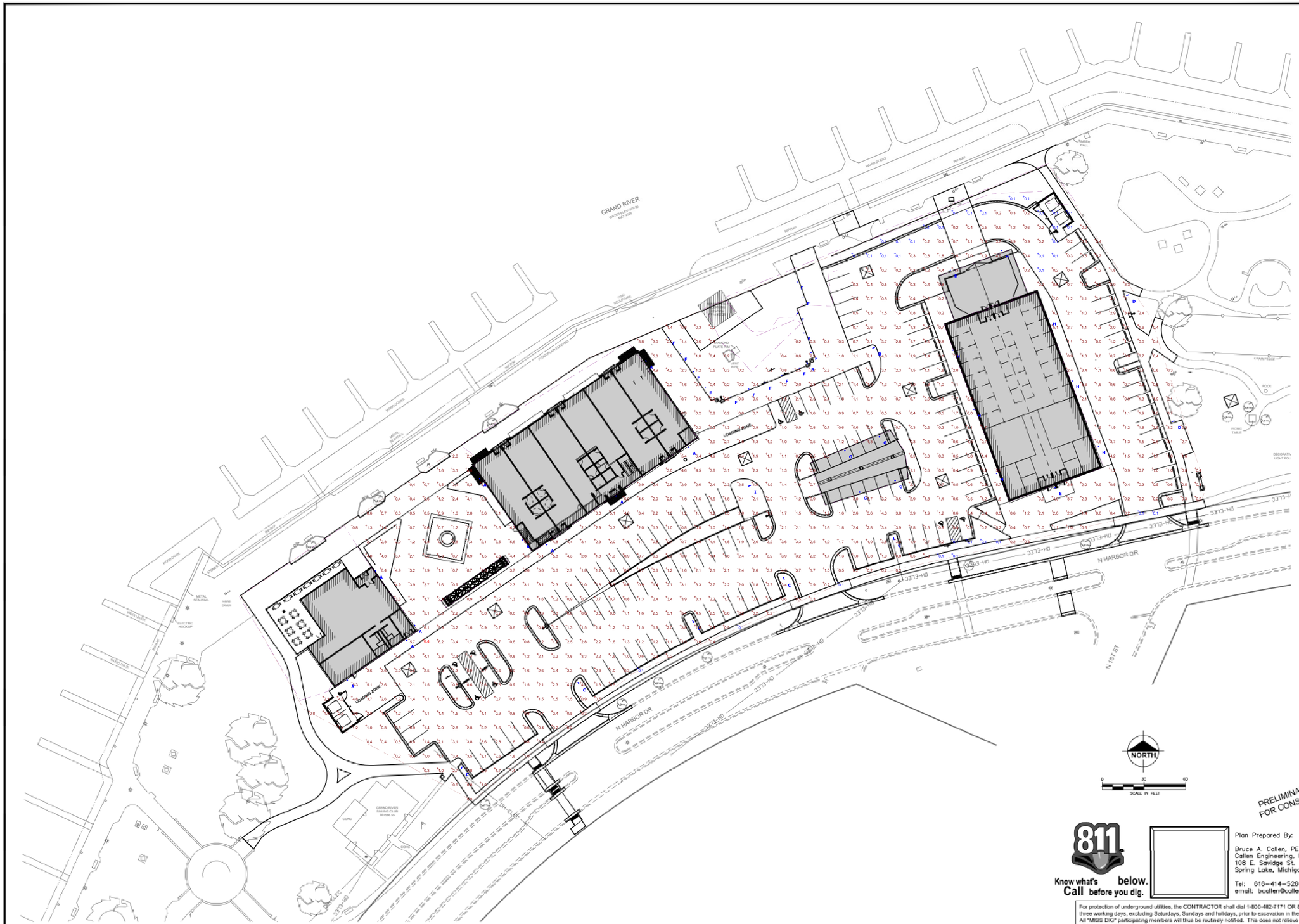
CHINOOK PIER REDEVELOPMENT
1 HARBOR DRIVE
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN
PRELIMINARY SITE LAYOUT PLAN

DRAWN BY	J.W.C.	DATE JUL '26
CHECKED	B.A.C.	DATE JUL '26
QA/QC		
SCALE	DRAWING	PLOT SCALE
	AS NOTED	1:1
PROJECT NO.	026 CHINOOK PIER	
SHEET NO.	C1.0	

Site Lighting for Grand Haven Chinook Pier

Designer:
George Kruggel;
Kruggel Lighting
#2026005-1

Date
07/31/2026
Scale
Not to Scale
Drawing No.
SL-1



PRELIMINARY - NOT FOR CONSTRUCTION

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Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

DATE OF PLAN: 07-17-26

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callen civil engineers

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601 5TH STREET NW
GRAND RAPIDS, MICHIGAN 49504
616-920-1655

NO.	ISSUANCE / REVISION	BY	DATE
1.	PRELIMINARY SITE REVIEW	BAC	2026.07.08
2.	PLANNING COMMISSION REVIEW	BAC	2026.07.15

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

CHINOOK PIER REDEVELOPMENT
N. HARBOR DRIVE
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN

PRELIMINARY SITE LAYOUT PLAN

DRAWN BY	DATE
J.W.C.	JUL '26
ENGINEER	DATE
B.A.C.	JUL '26
EDIT	

SCALE

DRAWING	PLOT SCALE
AS NOTED	1:1

PROJECT 026 CHINOOK PIER

SHEET NO. C1.0

Site Lights for Grand Haven Chinook Pier

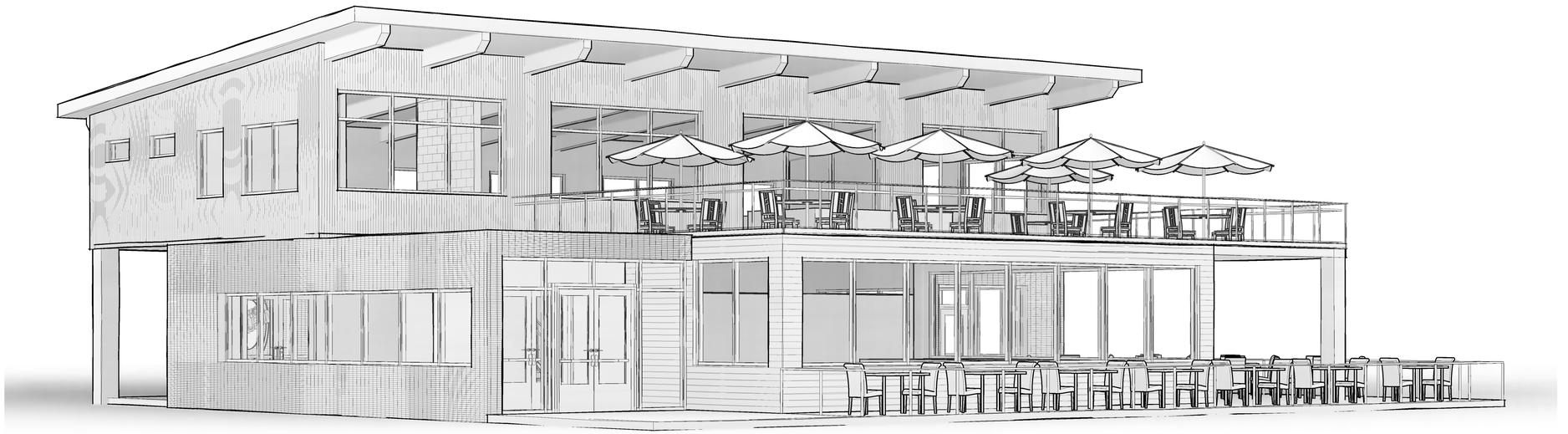
Designer
George Kruggel
Kruggel Lighting
#2026005-1
Date
07/31/2026
Scale
Not to Scale
Drawing No.
SL-2

Plan View

RESTAURANT Parcel #: 70-03-20-280-025

CHINOOK PIER

301 N. Harbor Drive, Grand Haven, MI 49417



DEVELOPER

COPPERROCK CONSTRUCTION

OWNER

CITY OF GRAND HAVEN MICHIGAN

ARCHITECT

architektura PLC

CIVIL ENGINEER

callen civil engineers

STRUCTURAL ENGINEER

Classic Engineering, LLC

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06-Aug-26 11:05:10 AM
C:\Users\kirst\OneDrive\Documents\architektura PLC\Projects\1361_Chinook Pier - Restaurant\Revit\CP - RESTAURANT_v1.2.rvt

DRAWING INDEX

GENERAL
T-1 TITLE DRAWING

ARCHITECTURAL
A-1 FLOOR PLANS
A-2 EXTERIOR ELEVATIONS

ZONING

CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN
MICHIGAN BUILDING CODE (MBC 2021)

ZONING
AREA & HEIGHT:

DISTRICT:	WF, WATERFRONT DISTRICT
CLIMATE ZONE:	5A - OTTAWA COUNTY
HEIGHT:	30' (2 STORIES) SEC. 40-416.03.B AND C (35'-0" MAX FOR MECH., STAIRWELL, ROOF ACCESS HATCH, ELEVATOR EQUIPMENT AND SCREENING)
SPECIAL LAND USE:	EATING AND DRINKING ESTABLISHMENT (SUBJECT TO SECTION 40-529)
SET BACKS:	
FRONT	25'
SIDE	20'
REAR / WATERFRONT	25' SUBJECT TO CRITICAL DUNE
SENSITIVE AREA OVERLAY	SEC. 40-422
ROOFLINES	Rooflines of regulated accessory structures or principal structures with the lowest elevation at or above 22 feet above the median natural grade shall be pitched at slopes ranging from 4:12 to 12:12. Roofs located below 22 feet above the median natural grade may be flat or pitched at any slope.
PRIMARY WALLS	Minimum 80% face brick, stone, solid wood, and/or fiber cement board
SECONDARY WALLS	Minimum 80% face brick, stone, solid wood, fiber cement board, composite siding, and/or decorative concrete block
ACCENT / TRIM MATERIALS	Maximum 20% metal, concrete, face brick, stone, solid wood, fiber cement board, composite siding, decorative concrete block, vinyl, and/or EIFS (must be high impact resistant up to 6 feet from ground level)
ARCHITECTURAL FEATURES	Wrap around entire side visible from right-of-way

SEC. 40-529.B.6.- SHALL FRONT AND BE ACCESSED PRIMARILY FROM A KEY STREET SEGMENT
SEC. 40-306.08.7.- ROOFTOP DINING SHALL COMPLY WITH (SEC. 40-306.08.C) AND OTHER FORMS OF DINING, INCLUDING PATIO OR DECK DINING MAY BE PERMITTED BY THE PLANNING COMMISSION. SEC. 40-306.08.B.3 - Facilities, including furniture and fixtures for rooftop dining or other permanent or temporary activities shall not exceed the height limits for the particular zoning district.

PROPOSED PARKING
EATING AND DRINKING ESTABLISHMENT 1 SPACES PER 3 SEATS OF LEGAL CAPACITY
MAIN LEVEL INTERIOR: 2015 / 15 = 134
UPPER LEVEL INTERIOR: 1580 / 15 = 105
TOTAL LEGAL CAPACITY 239 / 3 = 80 PARKING SPACES REQUIRED

MBC 2021 BUILDING CODE: A-2 (RESTURANTS)
ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS) 1/ 15 net sq ft
COMMERICAL KITCHENS 1/200 gross sq ft
ANCILLARY SPACE (Restrooms, Cooridors, Mech / Elect Rooms, Janitor, Storage)

MPC 2021 TABLE 403.1 PLUBMING FIXTURES

OCCPANT LOAD FEMALE TO MALE:		421 / 2 = 210.5
WATER CLOSETS	1 PER 75	210.5 / 75 = 2.8 (3 WATER CLOSETS)
LAVATORIES	1 PER 200	210.5 / 200 = 1.05 (1 LAVTORY)
DRINKING FOUNTAIN	1 PER 500	
OTHER	1 SERVICE SINK	

CALL 811

CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811. www.CALL811.com

811 Know what's below. Call before you dig.

PREPARER NOTES:

ARCHITEKTURA PLC'S LIABILITY IS LIMITED TO THE AMOUNT OF FEE THAT IS REIMBURSED FOR SERVICES RENDERED ON THIS PROJECT.

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THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS SHEET NUMBER: xxx THRU xxx ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME ISSUE DATE AS THE SEALED COPY.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

KIRSTEN A. RUNSCHKE DATE
LICENSE EXPIRES 09-27-2027

architektura PLC
310 Washington Ave., Unit 19
Grand Haven, MI 49417
p: 616.843.1002
www.architekturaplc.com

RESTAURANT Parcel #: 70-03-20-280-025
CHINOOK PIER
301 N. Harbor Drive, Grand Haven, MI 49417

PROJECT NO. 1361

ISSUANCES

6 AUG 2026	SPA / SLU / SAO REVIEW

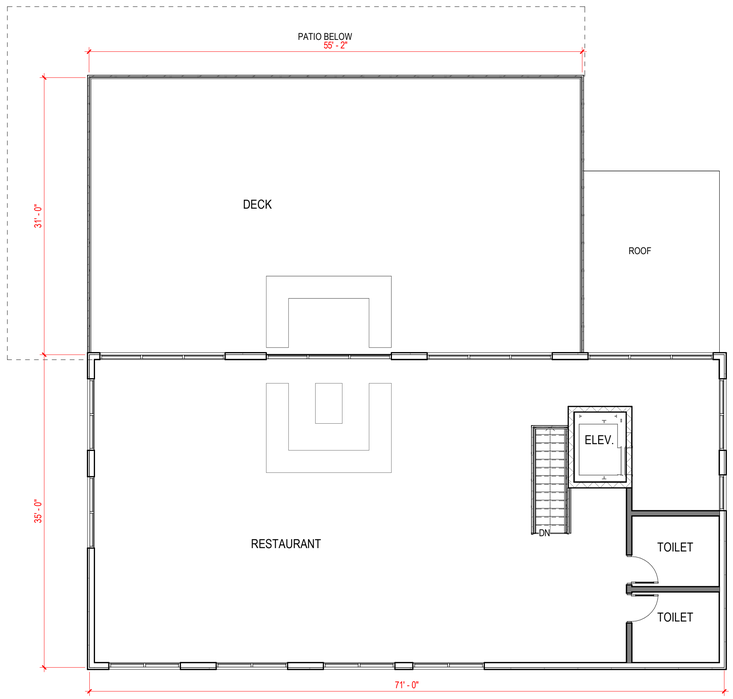
REVISIONS

NO.	DATE	DESCRIPTION

TITLE DRAWING

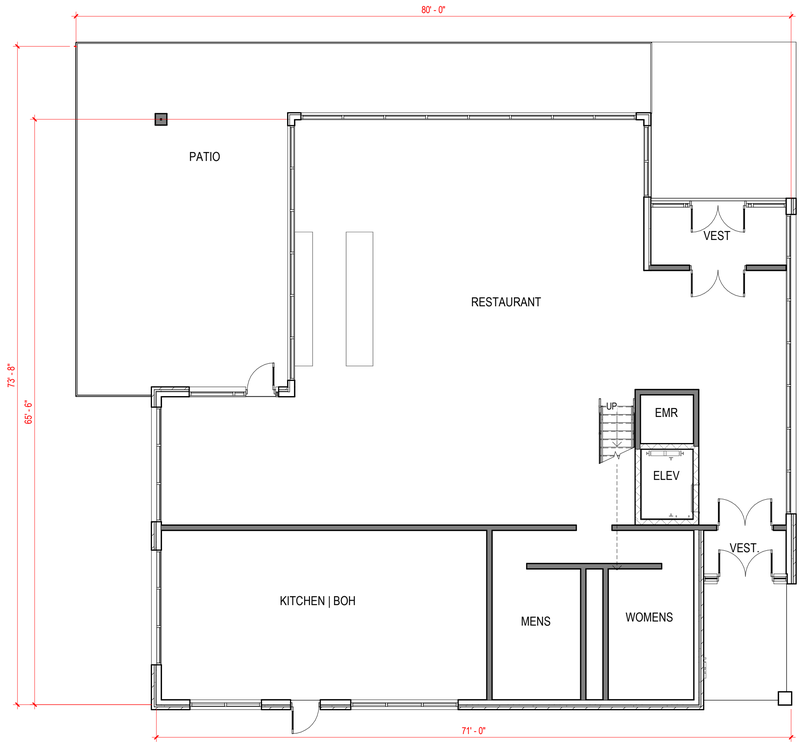
SCALE : 1/4" = 1'-0"

T-1



SECOND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. FINISH FLOOR ELEVATION = 100' - 0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
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4. BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
5. REFER TO CODE COMPLIANCE DRAWING(S) FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
6. WALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN OR EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
8. REFER TO ALL DRAWINGS SHOWING NEW CONSTRUCTION AND COORDINATE DEMOLITION REQUIRED TO COMPLETE NEW WORK SHOWN.
9. REFER TO DEMOLITION DRAWINGS AND OTHER DRAWINGS TO DETERMINE LOCATIONS THAT REQUIRE PATCHING DUE TO REMOVAL OF EXISTING ITEMS, INCLUDING MECHANICAL, PLUMBING AND ELECTRICAL ITEMS.
10. PATCH ALL DISTURBED EXISTING SURFACES WITH MATERIALS TO MATCH EXISTING ADJACENT SURFACE CONSTRUCTION.
11. REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR SIZE AND LOCATION OF CHASES, WALL AND FLOOR OPENINGS AND RECESSES, ETC. COORDINATE WITH CONSTRUCTION MANAGER / GENERAL CONTRACTOR AND ALL AFFECTED TRADES.
12. PROVIDE APPROVED SMOKE/FIRESTOPPING ASSEMBLIES AT ALL MECHANICAL AND ELECTRICAL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT PARTITIONS IDENTIFIED ON CODE COMPLIANCE DRAWINGS.

INTERIOR WALL GENERAL NOTES

EXISTING WALL CONSTRUCTION NEW WALL CONSTRUCTION

1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING ____ ROOF/FLOOR DEFLECTION.
3. REFER TO CODE COMPLIANCE PLAN FOR RATED WALL LOCATIONS. FIRE RATED AND SMOKE RESISTANT ASSEMBLIES SHALL BE CONTINUOUS, WITH OTHER PARTITIONS ABUTTING THEM.
4. PROVIDE FIRESTOPPING/ SMOKE SEALANT AT ALL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT ASSEMBLIES, CORRIDORS, AND FLOOR/CEILING OCCUPIABLE SPACES ABOVE AND BELOW.
5. PERMANENTLY IDENTIFY FIRE RATED AND SMOKE RESISTANT PARTITIONS ON WALL ABOVE CEILINGS AT 30 FEET ON CENTER.
6. PROVIDE ACOUSTICAL SEALANT AT ALL WALLS WITH ACOUSTICAL INSULATION.
7. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD AT ALL WALLS OF TOILET ROOMS, WALLS RECEIVING TILE, AND WALLS BEHIND AND ADJACENT TO SINKS.
8. PROVIDE 5/8 TILE BACKER AT ALL WALLS OF SHOWER ENCLOSURES.
9. REFER TO STRUCTURAL DRAWINGS FOR MASONRY REINFORCING AND GROUTING.
10. PROVIDE BULLNOSE CONCRETE MASONRY UNITS AT EXPOSED SILLS AND AT ALL INTERIOR EXPOSED VERTICAL CORNERS, INCLUDING WINDOW AND DOOR JAMBS.
11. ALL WALLS ARE 2x6 WOOD FRAMING AT 16" O/C WITH 5/8" GYPSUM WALLBOARD EA SIDE, EXTEND TO UNDERSIDE OF DECK UNLESS NOTED OTHERWISE.

TOILET ACCESSORIES

MARK	MODEL	MANUFACTURER	DESCRIPTION

NOT FOR CONSTRUCTION

architektura PLC
310 Washington Ave., Unit 19
Grand Haven, MI 49417
p: 616.843.1002
www.architekturaplc.com

RESTAURANT Parcel #: 70-03-20-280-025

CHINOOK PIER

301 N. Harbor Drive, Grand Haven, MI 49417

PROJECT NO. 1361

ISSUANCES

6 AUG 2026	SPA / SLU / SAO REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

FLOOR PLANS

SCALE : As indicated

A-1

05-Aug-26 11:05:11 AM
C:\Users\kirst\OneDrive\Documents\architektura PLC\Projects\1361_Chinook Pier - Restaurant\Revit\CP - RESTAURANT_v12.rvt

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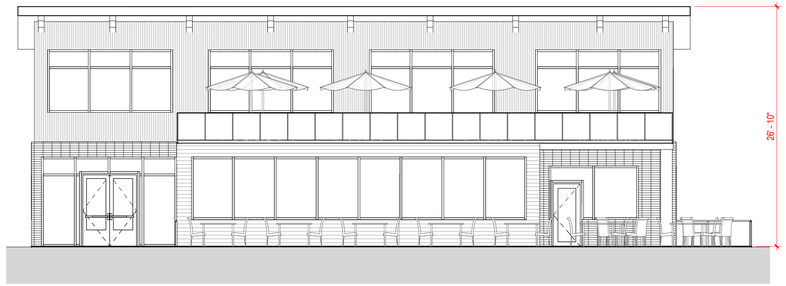


EXTERIOR MATERIALS LEGEND

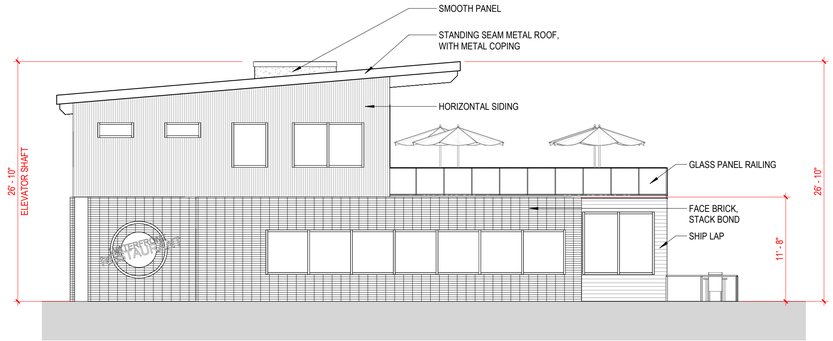
- FACE BRICK, SMOOTH STACKED BOND PATTERN
- VERTICAL COMPOSITE WOOD SIDING OR EQUAL
- SHIP LAP COMPOSITE SIDING OR EQUAL
- STORE FRONT SYSTEM, TUBELITE 14000, ALUMINUM DOOR AND FRAME
- ALUMINUM COPING

COLOR PALETTE





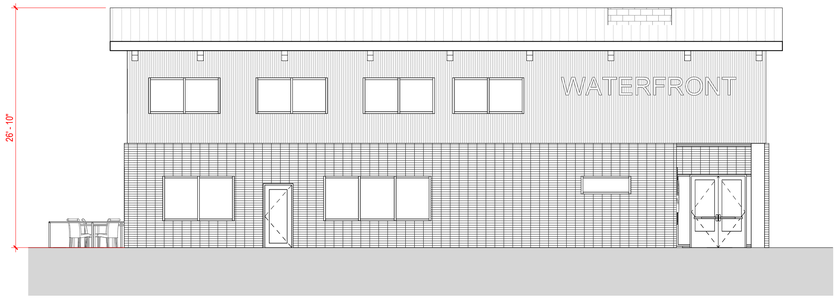
1 FRONT - NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

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PROJECT NO. 1361

ISSUANCES

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REVISIONS

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

SCALE :
1/8" = 1'-0"

A-2

06-Aug-26 11:05:14 AM
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CHINOOK PIER

301 N. Harbor Drive, Grand Haven, MI 49417



DEVELOPER

COPPERROCK CONSTRUCTION

OWNER

CITY OF GRAND HAVEN MICHIGAN

ARCHITECT

architektura PLC

CIVIL ENGINEER

callen civil engineers

STRUCTURAL ENGINEER

Classic Engineering, LLC

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DRAWING INDEX

GENERAL
T-1 TITLE DRAWING

ARCHITECTURAL
A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-7 EXTERIOR ELEVATIONS

ZONING

CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN
MICHIGAN BUILDING CODE (MBC 2021)

ZONING
AREA & HEIGHT:

DISTRICT:	WF, WATERFRONT DISTRICT
CLIMATE ZONE:	5A - OTTAWA COUNTY
HEIGHT:	30' (2 STORIES) SEC. 40-416.03.B AND C (35'-0" MAX FOR MECH., STAIRWELL, ROOF ACCESS HATCH, ELEVATOR EQUIPMENT AND SCREENING)
SPECIAL LAND USE:	RETAIL BUSINESS OR RETAIL SALES (SUBJECT TO SEC. 40-556) OFFICE BUILDING (SUBJECT TO SEC. 40-549)
SET BACKS:	
FRONT	25'
SIDE	20'
REAR / WATERFRONT	25' SUBJECT TO CRITICAL DUNE
SENSITIVE AREA OVERLAY	SEC. 40-422
ROOFLINES	Rooflines of regulated accessory structures or principal structures with the lowest elevation at or above 22 feet above the median natural grade shall be pitched at slopes ranging from 4:12 to 12:12. Roofs located below 22 feet above the median natural grade may be flat or pitched at any slope.
PRIMARY WALLS	Minimum 80% face brick, stone, solid wood, and/or fiber cement board
SECONDARY WALLS	Minimum 80% face brick, stone, solid wood, fiber cement board, composite siding, and/or decorative concrete block
ACCENT / TRIM MATERIALS	Maximum 20% metal, concrete, face brick, stone, solid wood, fiber cement board, composite siding, decorative concrete block, vinyl, and/or EIFS (must be high impact resistant up to 6 feet from ground level)
ARCHITECTURAL FEATURES	Wrap around entire side visible from right-of-way

PROPOSED PARKING
RETAIL: 1 PER 250 SQ FT OF GROSS FLOOR AREA
8,335 SQ FT / 250 = 33 SPACES
PROFESSIONAL SERVICE ESTABLISHMENT: 1 PER 450 SQ FT OF GROSS FLOOR AREA
9,365 SQ FT / 450 = 21 SPACES

MBC 2021 BUILDING CODE: B (BUSINESS) + M (MERCANTILE)
OCCUPANT LOAD:
B 1 PER 150 GROSS = 9,365 / 150 = 62
M 1 PER 60 GROSS = 8,335 / 60 = 139
M (STORAGE) 1 PER 300 GROSS =
ANCILLARY SPACE (Restrooms, Cooridors, Mech / Elect Rooms, Janitor, Storage)

MPC 2021 TABLE 403.1 PLUBMING FIXTURES
BUSINESS OCCPANT LOAD FEMALE TO MALE: 62 / 2 = 31

WATER CLOSETS	1 PER 25	31 / 25 = 1.24 (2 WATER CLOSETS)
LAVATORIES	1 PER 40	31 / 40 = 0.775 (1 LAVTORY)
DRINKING FOUNTAIN	1 PER 100	
OTHER	1 SERVICE SINK	

MERCANTILE OCCPANT LOAD FEMALE TO MALE: 139 / 2 = 69.5

WATER CLOSETS	1 PER 500	69.5 / 500 = 0.139 (1 WATER CLOSETS)
LAVATORIES	1 PER 750	69.5 / 750 = 0.093 (1 LAVTORY)
DRINKING FOUNTAIN	1 PER 1,000	
OTHER	1 SERVICE SINK	

CALL 811

CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811. www.CALL811.com

811 Know what's **below.** **Call** before you dig.

PREPARER NOTES:

ARCHITEKTURA PLC'S LIABILITY IS LIMITED TO THE AMOUNT OF FEE THAT IS REIMBURSED FOR SERVICES RENDERED ON THIS PROJECT.

THESE DRAWINGS ARE THE SOLE PROPERTY OF ARCHITEKTURA PLC AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS SHEET NUMBER: xxx THRU xxx ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME ISSUE DATE AS THE SEALED COPY.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

KIRSTEN A. RUNSCHKE
LICENSE EXPIRES 09-27-2025

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RETAIL | OFFICE Parcel #: 70-03-20-280-025
CHINOOK PIER
301 N. Harbor Drive, Grand Haven, MI 49417

PROJECT NO. 1360

ISSUANCES

6 AUG 2026	SPA / SLU / SAO REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

TITLE DRAWING

SCALE : 1/4" = 1'-0"

T-1



FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

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CHINOOK PIER
301 N. Harbor Drive, Grand Haven, MI 49417

PROJECT NO. 1360

ISSUANCES

6 AUG 2026	SPA / SLU / SAO REVIEW

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NOT FOR CONSTRUCTION

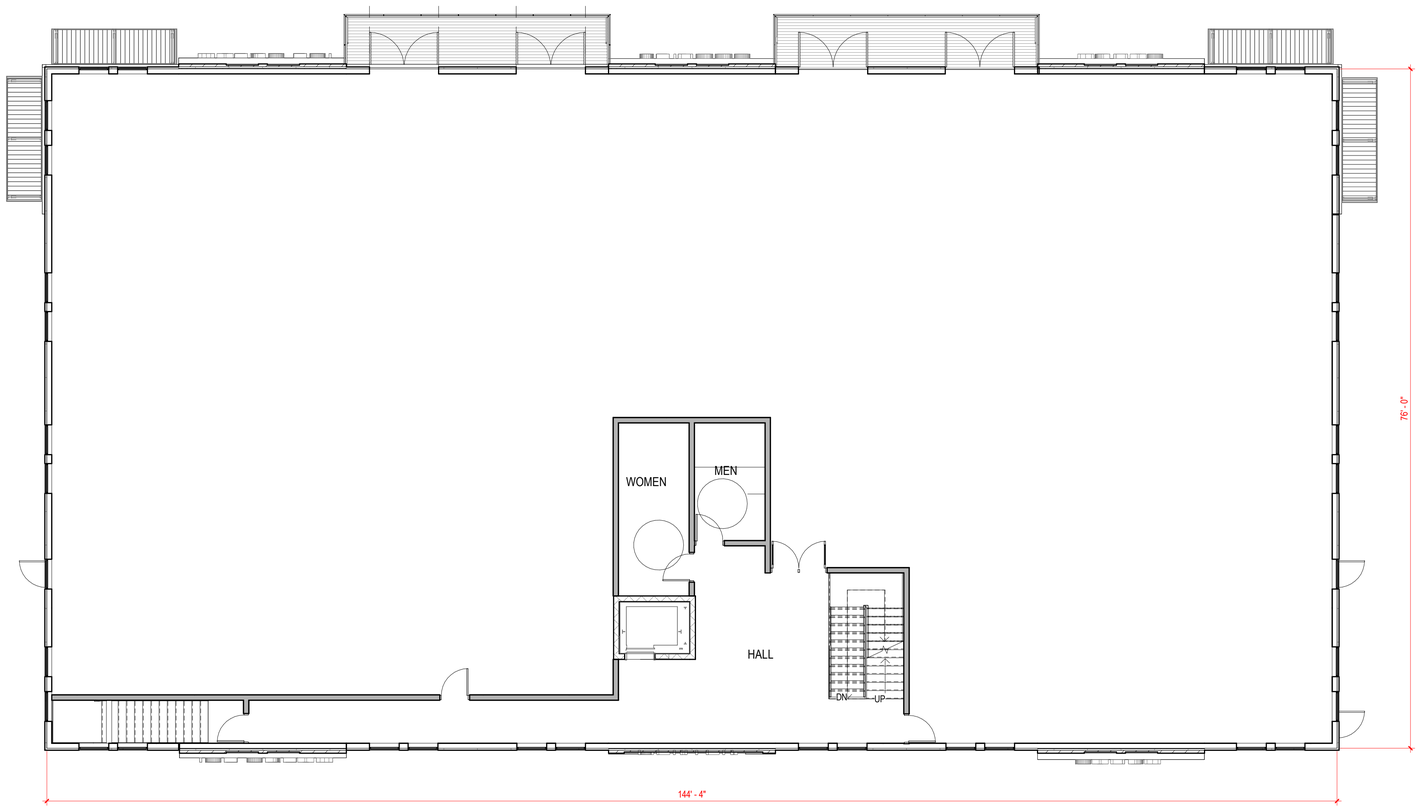
FIRST FLOOR PLAN

SCALE : As indicated

A-1

08-Aug-26 12:02:38 PM
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11,010 GSF SECOND FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

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CHINOOK PIER

301 N. Harbor Drive, Grand Haven, MI 49417

PROJECT NO. 1360

ISSUANCES

6 AUG 2026	SPA / SLU / SAO REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

SECOND FLOOR PLAN

SCALE : As indicated

A-2

06-Aug-26 12:52:39 PM
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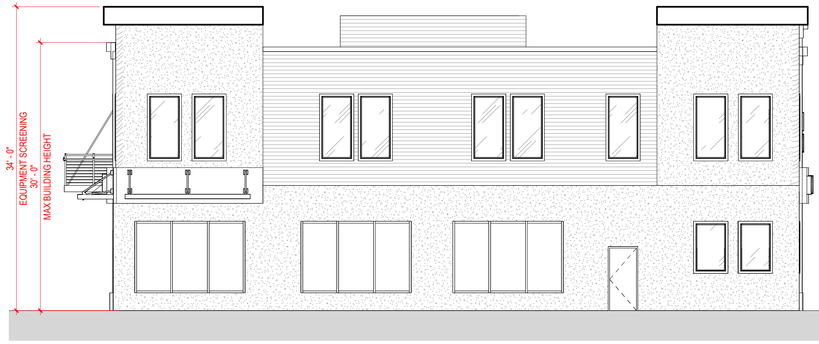
3 NORTH ELEVATION
A-3B 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

A	FACE BRICK, SMOOTH RUNNING BOND PATTERN
B	LAP SIDING OR EQUAL
C	SMOOTH PANEL SIDING OR EQUAL
D	STOREFRONT SYSTEM, TUBELITE 14000, ALUMINUM DOOR AND FRAME
E	ALUMINUM COPING
F	MAPEI ALUMINUM CANOPIES, FABRIC AWNING
H	CAST STONE



4 EAST ELEVATION
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2 WEST ELEVATION
A-3B 1/8" = 1'-0"



1 SOUTH ELEVATION
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PROJECT NO. 1360

ISSUANCES

6 AUG 2026	SPA / SLU / SAO REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

SCALE : 1/8" = 1'-0"

A-3

06-Aug-26 12:32:41 PM
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MULTI-USE BUILDING Parcel #70-03-20-280-025

CHINOOK PIER

301 N. Harbor Drive, Grand Haven, MI 49417



DEVELOPER

COPPERROCK CONSTRUCTION

OWNER

CITY OF GRAND HAVEN MICHIGAN

ARCHITECT

architektura PLC

STRUCTURAL ENGINEER

Classic Engineering, LLC

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DRAWING INDEX

GENERAL
T-1 TITLE DRAWING

ARCHITECTURAL
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A-3 EXTERIOR ELEVATIONS
A-4 EXTERIOR VIEWS

ZONING

CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN
MICHIGAN BUILDING CODE (MBC 2021)

ZONING
AREA & HEIGHT:

DISTRICT:	WF, WATERFRONT DISTRICT
CLIMATE ZONE:	5A - OTTAWA COUNTY
HEIGHT:	30' (2 STORIES) SEC. 40-416.03.B AND C (35'-0" MAX FOR MECH., STAIRWELL, ROOF ACCESS HATCH, ELEVATOR EQUIPMENT AND SCREENING)
SPECIAL LAND USE:	MIXED USE DEVELOPMENT (SUBJECT TO SEC. 40-544)
SET BACKS:	
FRONT	25'
SIDE	20'
REAR / WATERFRONT	25' SUBJECT TO CRITICAL DUNE
SENSITIVE AREA OVERLAY	SEC. 40-422
ROOFLINES	Rooflines of regulated accessory structures or principal structures with the lowest elevation at or above 22 feet above the median natural grade shall be pitched at slopes ranging from 4:12 to 12:12. Roofs located below 22 feet above the median natural grade may be flat or pitched at any slope.
PRIMARY WALLS	Minimum 80% face brick, stone, solid wood, and/or fiber cement board
SECONDARY WALLS	Minimum 80% face brick, stone, solid wood, fiber cement board, composite siding, and/or decorative concrete block
ACCENT / TRIM MATERIALS	Maximum 20% metal, concrete, face brick, stone, solid wood, fiber cement board, composite siding, decorative concrete block, vinyl, and/or EIFS (must be high impact resistant up to 6 feet from ground level)
ARCHITECTURAL FEATURES	Wrap around entire side visible from right-of-way

PROPOSED PARKING
MULTI-TENANT COMMERCIAL ESTABLISHMENT: DEMONSTRATE PARKING DEMAND, NOT LESS THEN 1 PER 300 SQ FT OF GROSS FLOOR AREA
9,655 SQ FT / 300 = 32 SPACES

MBC 2021 BUILDING CODE:
OCCUPANT LOAD:
ANCILLARY SPACE (Restrooms, Cooridors, Mech / Elect Rooms, Janitor, Storage)

MPC 2021 TABLE 403.1 PLUBMING FIXTURES

CALL 811

CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811. www.CALL811.com

811 Know what's below. Call before you dig.

PREPARER NOTES:

ARCHITEKTURA PLC'S LIABILITY IS LIMITED TO THE AMOUNT OF FEE THAT IS REIMBURSED FOR SERVICES RENDERED ON THIS PROJECT.

THESE DRAWINGS ARE THE SOLE PROPERTY OF ARCHITEKTURA PLC AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS SHEET NUMBER: xx THRU xx ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME ISSUE DATE AS THE SEALED COPY.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

KIRSTEN A. RUNSCHKE
LICENSE EXPIRES

DATE
09-27-2025

architektura PLC
310 Washington Ave., Unit 19
Grand Haven, MI 49417
p: 616.843.1002
www.architekturaplc.com

MULTI-USE BUILDING Parcel #70-03-20-280-025
CHINOOK PIER
301 N. Harbor Drive, Grand Haven, MI 49417

PROJECT NO. 1359

ISSUANCES

6 AUG 2026	SPA / SLU / SAO REVIEW

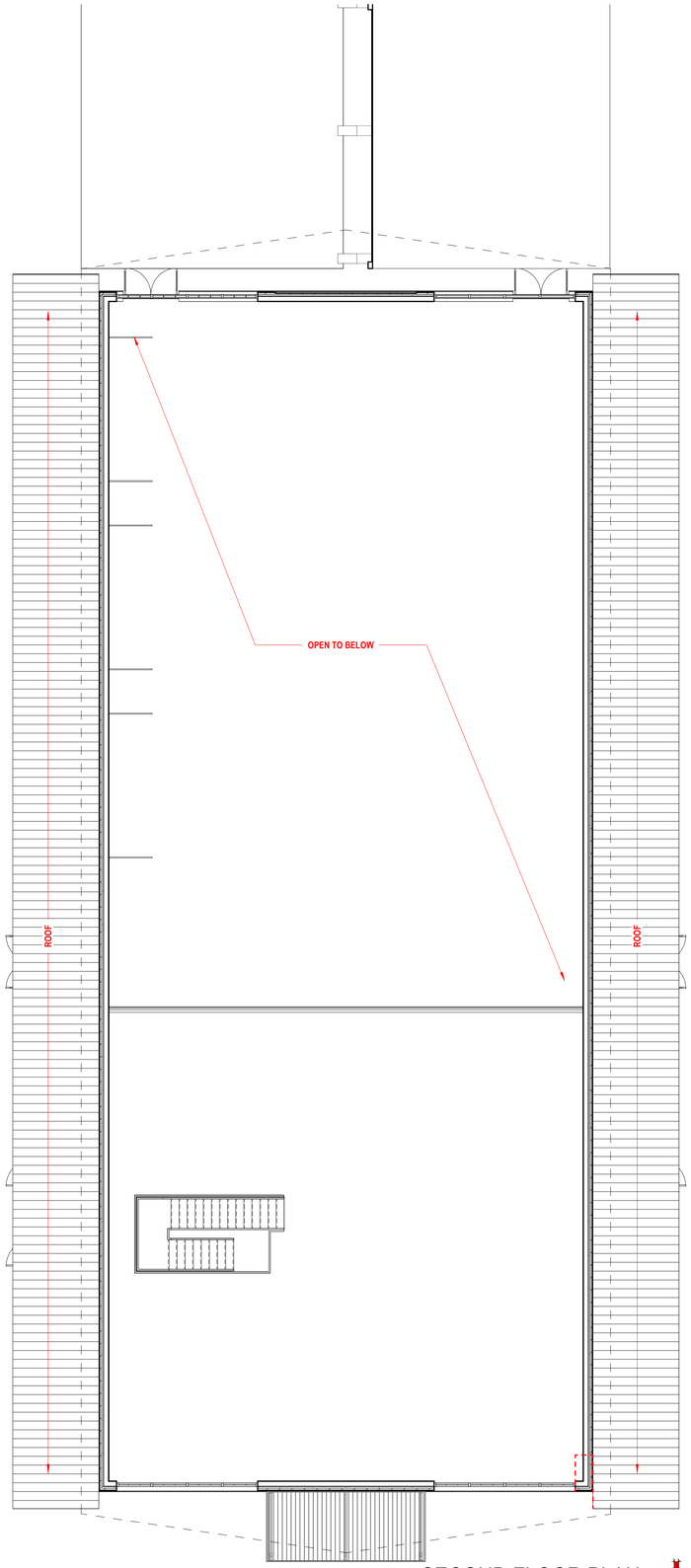
REVISIONS

NO.	DATE	DESCRIPTION

TITLE DRAWING

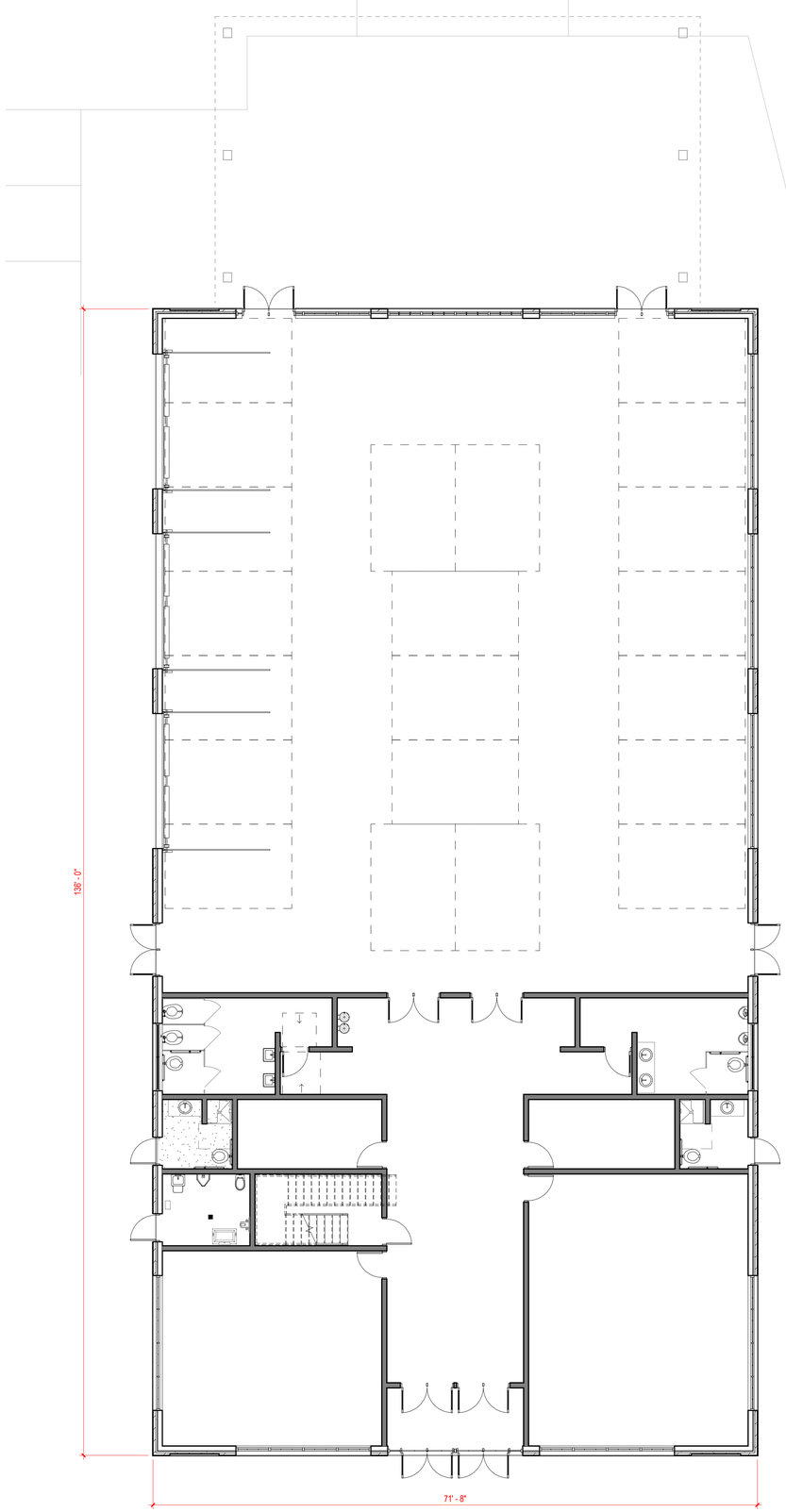
SCALE :
1/4" = 1'-0"

T-1



SECOND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. FINISH FLOOR ELEVATION = 100' - 0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
3. EXISTING BUILDING CONDITIONS BASED ON OWNER PROVIDED DRAWINGS AND LIMITED FIELD VERIFICATION. VERIFY EXACT CONDITIONS IN FIELD. SHOULD DISCREPANCIES OCCUR, NOTIFY ARCHITECT FOR CLARIFICATIONS.
4. BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
5. REFER TO CODE COMPLIANCE DRAWING(S) FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
6. WALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN OR EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
8. REFER TO ALL DRAWINGS SHOWING NEW CONSTRUCTION AND COORDINATE DEMOLITION REQUIRED TO COMPLETE NEW WORK SHOWN.
9. REFER TO DEMOLITION DRAWINGS AND OTHER DRAWINGS TO DETERMINE LOCATIONS THAT REQUIRE PATCHING DUE TO REMOVAL OF EXISTING ITEMS, INCLUDING MECHANICAL, PLUMBING AND ELECTRICAL ITEMS.
10. PATCH ALL DISTURBED EXISTING SURFACES WITH MATERIALS TO MATCH EXISTING ADJACENT SURFACE CONSTRUCTION.
11. REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR SIZE AND LOCATION OF CHASES, WALL AND FLOOR OPENINGS AND RECESSES, ETC. COORDINATE WITH CONSTRUCTION MANAGER / GENERAL CONTRACTOR AND ALL AFFECTED TRADES.
12. PROVIDE APPROVED SMOKE/FIRESTOPPING ASSEMBLIES AT ALL MECHANICAL AND ELECTRICAL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT PARTITIONS IDENTIFIED ON CODE COMPLIANCE DRAWINGS.

INTERIOR WALL GENERAL NOTES

EXISTING WALL CONSTRUCTION NEW WALL CONSTRUCTION

1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING ____ ROOF/FLOOR DEFLECTION.
3. REFER TO CODE COMPLIANCE PLAN FOR RATED WALL LOCATIONS. FIRE RATED AND SMOKE RESISTANT ASSEMBLIES SHALL BE CONTINUOUS, WITH OTHER PARTITIONS ABUTTING THEM.
4. PROVIDE FIRESTOPPING/ SMOKE SEALANT AT ALL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT ASSEMBLIES, CORRIDORS, AND FLOOR/CEILING OCCUPIABLE SPACES ABOVE AND BELOW.
5. PERMANENTLY IDENTIFY FIRE RATED AND SMOKE RESISTANT PARTITIONS ON WALL ABOVE CEILINGS AT 30 FEET ON CENTER.
6. PROVIDE ACOUSTICAL SEALANT AT ALL WALLS WITH ACOUSTICAL INSULATION.
7. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD AT ALL WALLS OF TOILET ROOMS, WALLS RECEIVING TILE, AND WALLS BEHIND AND ADJACENT TO SINKS.
8. PROVIDE 5/8 TILE BACKER AT ALL WALLS OF SHOWER ENCLOSURES.
9. REFER TO STRUCTURAL DRAWINGS FOR MASONRY REINFORCING AND GROUTING.
10. PROVIDE BULLNOSE CONCRETE MASONRY UNITS AT EXPOSED SILLS AND AT ALL INTERIOR EXPOSED VERTICAL CORNERS, INCLUDING WINDOW AND DOOR JAMBS.
11. ALL WALLS ARE 2x6 WOOD FRAMING AT 16" O/C WITH 5/8" GYPSUM WALLBOARD EA SIDE, EXTEND TO UNDERSIDE OF DECK UNLESS NOTED OTHERWISE.

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MULTI-USE BUILDING Parcel #70-03-20-280-025

CHINOOK PIER

301 N. Harbor Drive, Grand Haven, MI 49417

PROJECT NO. 1359

ISSUANCES

6 AUG 2026	SPA / SLU / SAO REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

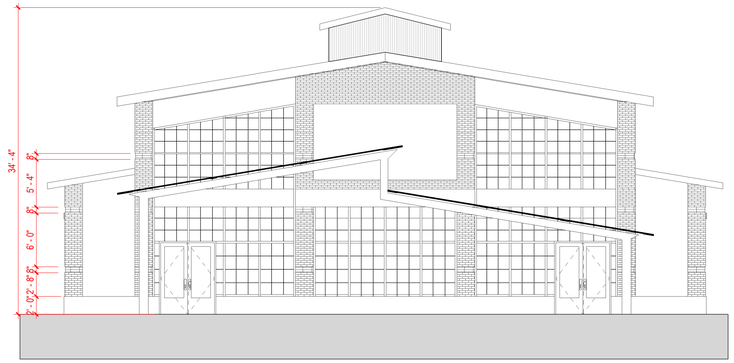
FIRST & SECOND FLOOR PLAN

SCALE : As indicated

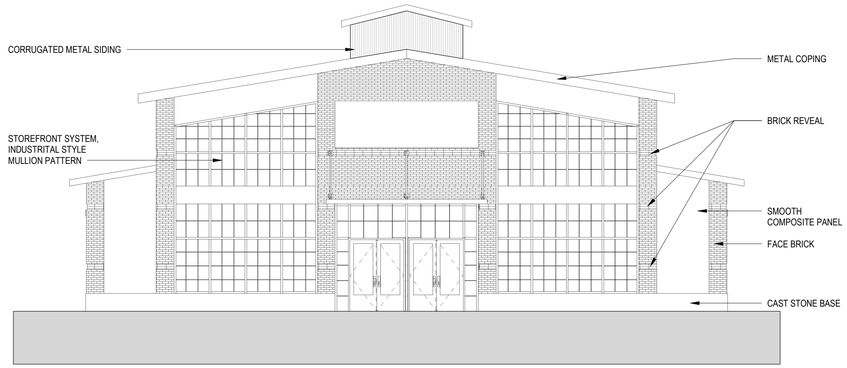
A-1

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NORTH ELEVATION (WATERFRONT)
1/8" = 1'-0"



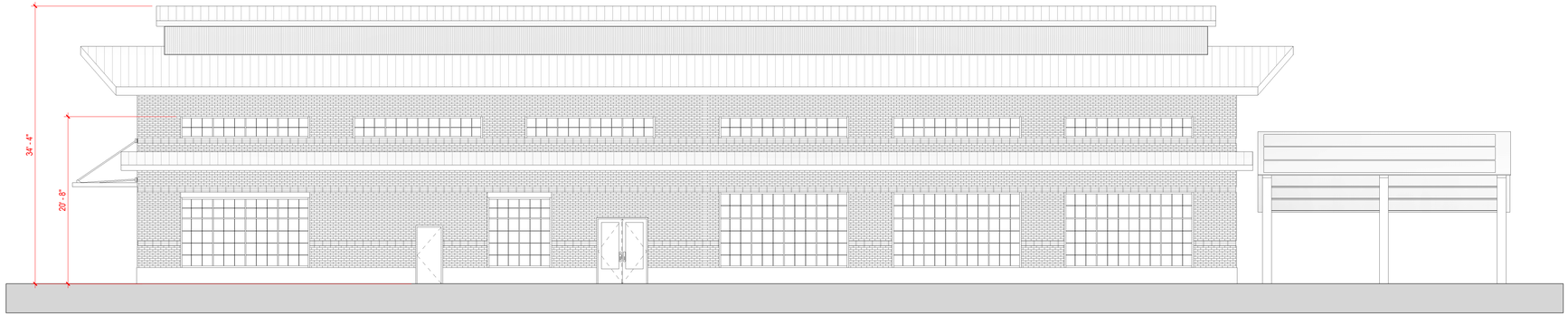
SOUTH ELEVATION (HARBOR DR)
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

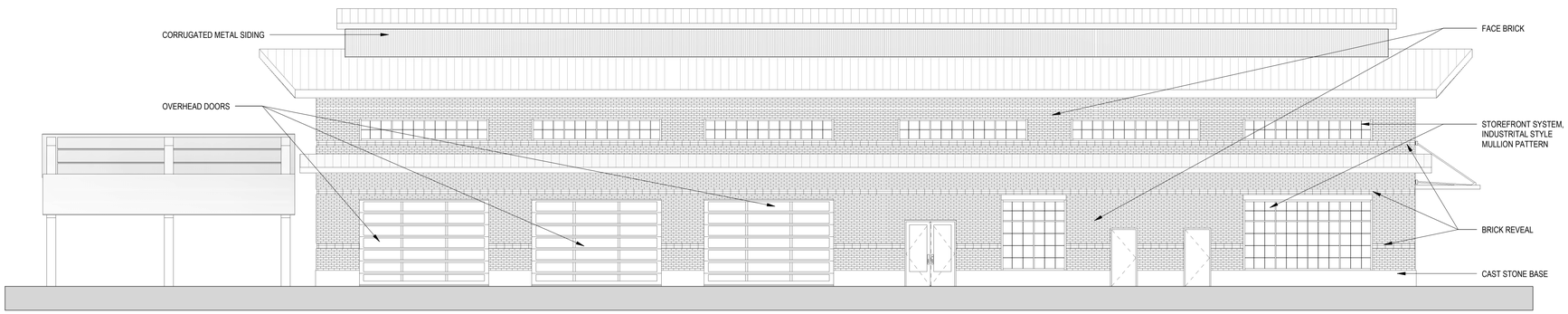
- FACE BRICK, SMOOTH RUNNING BOND PATTERN
- SMOOTH COMPOSITE PANEL
- CORRUGATED METAL SIDING
- CAST STONE
- STORE FRONT SYSTEM, TUBELITE 14000, ALUMINUM DOOR AND FRAME

COLOR PALETTE





EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

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REVISIONS

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

SCALE :
1/8" = 1'-0"

A-3

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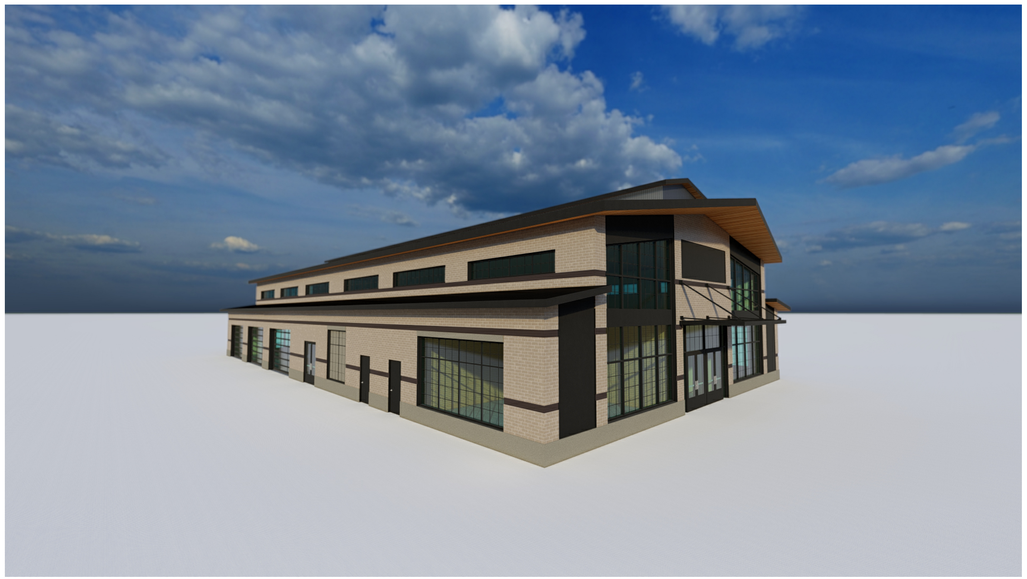
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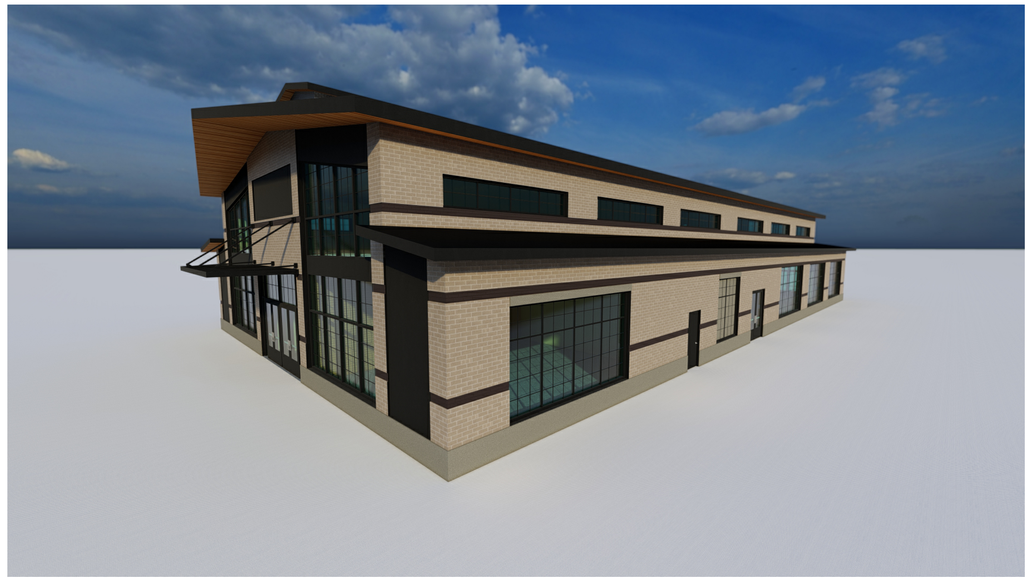
EXTERIOR MATERIALS LEGEND

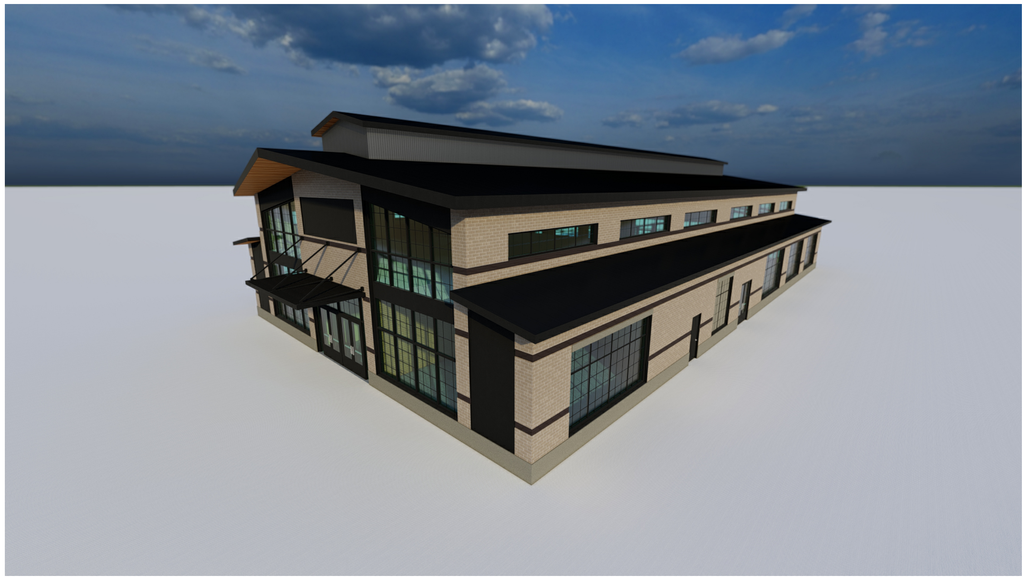
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- CAST STONE
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COLOR PALETTE











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MULTI-USE BUILDING Parcel #70-03-20-280-025

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PROJECT NO. 1359

ISSUANCES

6 AUG 2026	SPA / SLU / SAO REVIEW

REVISIONS

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NOT FOR CONSTRUCTION

EXTERIOR VIEWS

SCALE : 1/8" = 1'-0"

A-4

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City of Grand Haven
Department of Public Works
616-847-3493

MEMORANDUM

TO: Brian Urquhart – City Planner

CC: Michael England – Public Works Director

FROM: Logan Cuddington – Streets and Utilities Manager

DATE: 8/5/26

SUBJECT: Plan Review – Chinook Pier Development

Right-of-Way Review

1. A Right-of-Way Permit must be obtained prior to the commencement of any work within the public right-of-way.
2. Detectable warning surfaces shall be East Jordan cast iron, black dipped.
3. A traffic control plan shall be submitted and approved prior to any water service connections that require work within the roadway.

Public Water and Sanitary System Connection Review

1. A Water/Sewer Tapping Permit must be obtained prior to making any water or sanitary sewer connections.
2. All water and sanitary sewer connections shall be installed in accordance with the City of Grand Haven standards and applicable EGLE guidelines.
3. Sanitary sewer cleanouts located within paved or other hard surface areas shall be East Jordan cast iron.
4. Prior to demolition of any existing structures, all water and sanitary sewer services shall be properly capped and the work verified by the City.

Storm Sewer System Connection Review

1. A City Storm Water Permit is required for any connection to the City's storm sewer system.
2. Please provide stormwater calculations using the LGROW Grand Haven spreadsheet, available at: https://www.lgrow.org/ms4cogh.

If you have any questions regarding these review comments, please contact Michael England, Public Works Director, or Logan Cuddington, Streets and Utilities Manager.

Plan Review Report

General

Plan Review Property Address:

Plans Reviewed on:

Plan Review Notes/Comments: 301 N Harbor/Chinook Pier

-Ensure all turns are able to be navigated by our largest truck.

Questions or Comments? Please contact Fire Marshal Terry Turkelson at 616-842-3460 or tturkelson@grandhaven.org

From: Austin Gagnon
To: Brian Urquhart
Subject: RE: Plan Reviews for August PC meeting
Date: Monday, August 3, 2026 3:33:07 PM

Brian,

211-213 Washington

- No BLP concerns, just a comment. Electric service will be fed from a manhole in the alley behind the building. The available voltage is 120/208 WYE. The developer will be responsible for getting conduit/wire to this manhole, GHBLP will assist with making the final connection in the manhole.

Chinook Pier

- No major comments. GHBLP will provide a cost to extend the distribution system once final plans are available.

Austin Gagnon
Distribution and Engineering Manager
Grand Haven Board of Light and Power
616-607-1274
agagnon@ghblp.org

From: Brian Urquhart <burquhart@grandhaven.org>
Sent: Tuesday, July 28, 2026 3:51 PM
To: Austin Gagnon <AGagnon@ghblp.org>; Terry Turkelson <tturkelson@grandhaven.org>; Logan Cuddington <lcuddington@grandhaven.org>; Michael England <mengland@grandhaven.org>
Subject: Plan Reviews for August PC meeting

Austin, Terry, Mike and Logan,

Please send me plan reviews for Chinook Pier and 211-213 Washington by next week **Thursday August 6th**.

Most recent versions are attached.

Thanks,

Brian Urquhart, AICP

DATE: August 7, 2026

TO: Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-25:** 211-213 Washington Ave. Site Plan review

Current Zoning: CB, Central Business District

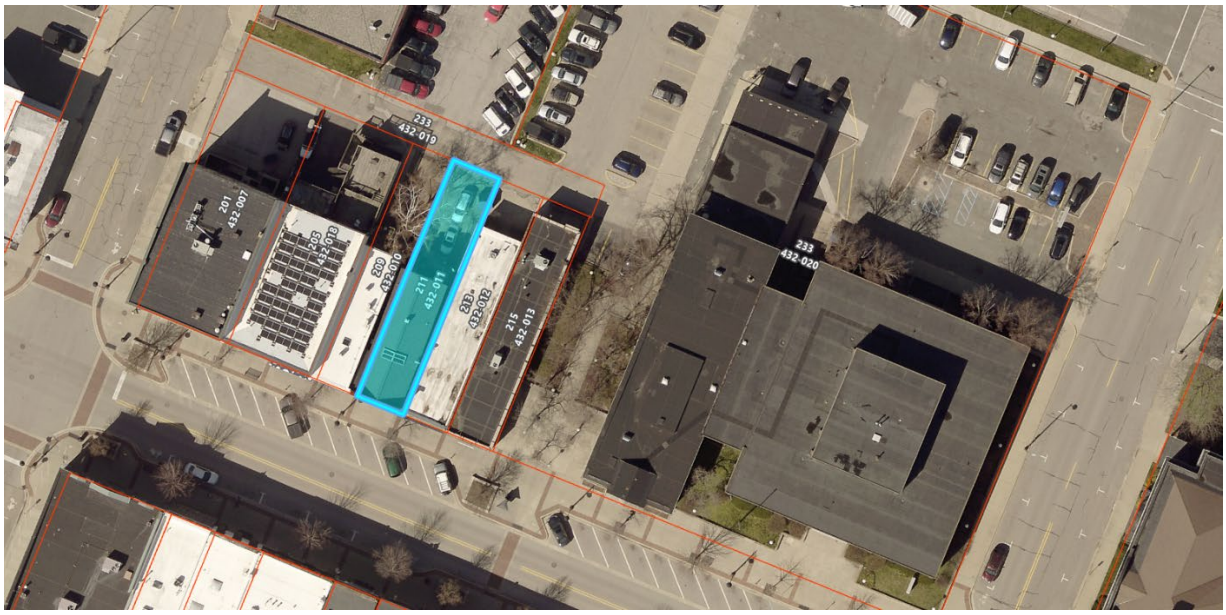
Existing Use: Retail, Residential above retail

Proposed Use: 3-story building – Residential above ground floor retail use

Future Land Use: Central Business

1.0 Request

Kirsten Runchske of Architektura on behalf of property owner BBH LLC, has submitted a site, conceptual, and elevation plans for the proposed residential above retail development at 211-213 Washington Ave. (parcels #70-0320-432-011 & 70-03-20-432-012). 211 Washington Ave. is a two-story structure, with residential units above the retail space. 213 Washington Ave. is a single-story structure currently the home of Blueberry Haven. The proposal is to demolish both buildings, and construct one building, continuing the retail space on the ground level for each, 5 residential dwelling units on the 2nd and 3rd stories. The property will include 2nd and 3rd story patios, and decks over Washington Ave.



Aerial View

2.0 Site Plan Review

The two buildings at 211 & 213 Washington will be demolished. A single building will be constructed on both parcels, which will be combined, resulting in 2 tenant retail spaces, 5 residential condo units in a 3-story building. The plans include enclosed garage with lifts, common rooftop deck, and deck patios overlooking Washington Ave. The proposed building will take advantage of the 0 ft. building setbacks. The building height for parapet wall is 40 feet, and to the top of the elevator is 52 ft., staying within the maximum building height of 52 ft. in the Central Business District. Each unit will have its own outdoor space and access to the roof top deck.

Residential above retail/office in the Central Business district is permitted by right. The exterior cladding materials and transparency requirements for primary walls in the ground and upper levels appear to be met.

Building
The front (south) façade contains the following

Floor	Transparency	Architectural Features	Proposed exterior material/cladding
Ground	69.85%	Sign band	Face brick (natural or cultured), stone, trim board base panel, storefront cornice
Second	38.88%	Balcony	Composite panel material/Hardi Board equivalent, window head lintel
Third	41.45%	Balcony, outdoor patio, parapet wall	Composite pale material/Hardi Board equivalent, window head lintel, wooden pergola material.

A color pallete was provided on Sheet A-4, depicting lighter tones of the face brick, with varying blues, tans, and grays for representing other materials. The architectural features of the building present a modern look but aligns with the vision in the DDA downtown guidelines. The property is located within a historic preservation district, but not a landmark. The historic commission did not raise any major concerns.

Roof top
The plan calls for an elevator shaft above the third story. The roof is designed for gathering space, with a maximum occupancy of 49 people. The rooftop above the second and third stories will be secured by a fence.

Parking
Sec, 40-604.03 requires 1.2 spaces per dwelling unit. Therefore 5 x 1.2 = 6 spaces. The are 3 doors entering into the garage, each space served with a car lift, for a total of 6 spaces. Parking for retail will be satisfied by existing on-street and public off-street spaces. The garages will be accessed by the existing alley behind the buildings from 2nd Street. The internal parking lot for the hotel at 233 Washington is not expected to serve as a private access easement,

Mechanical Equipment
Mechanical equipment will be interior, or any rooftop mechanical equipment will be effectively screened by the parapet wall. No ground mechanical equipment is planned.

Lighting. Refuse and signage
Wall pack lighting will be shown above the entry doors. No other lighting is proposed. Each dwelling unit will have their own individual roll out 30-gallon cart. No dumpster will be needed. Both storefronts will be permitted the appropriate amount of signage for retail use. Maximum square footage is 60 per parcel.

3.0 Sample motions

Motion to APPROVE Case 26-25, a site plan review for 5-dwelling unit addition for the residential above retail space at 211-213 Washington Ave. (parcels #70-03-20-432-011 & #70-03-20-432-012) based on the information submitted for review with the following conditions:

1. *Encroachment permit for the balconies shall be necessary.*
2. *All conditions of the BLP, DPW, and Fire Marshal shall be met.*

Motion to POSTPONE Case 26-25, a site plan review for 5-dwelling unit addition for the residential above retail at 211-213 Washington Ave. (parcels #70-03-20-432-011 & #70-03-20-432-012) until the following can be submitted:

1. *Insert required information.*

Attachments:

A. Site Plan application
B. Site Plan
C. BLP review comments
D. DPW review letter

SITE PLAN REVIEW PERMIT APPLICATION

Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

RECEIVED
JUL - 8 2026
GRAND HAVEN PLANNING
BUILDING AND ZONING

1. Project Information

Address/location of property: 211+213 WASHINGTON AVE
Parcel #: 70-03-20-432-011 and 70-03-20-432-012
Current Use: Mixed-Use Development
Area in Acres: 0.06 + 0.06 = 0.12ac
Zoning District: CB - CENTRAL BUSINESS
Proposed Use: Mixed-Use Development
Zoning of adjacent properties: CB

2. Applicant

Name: KIRSTEN RUNSCHKE
Company: ARCHITEKTURA PLC
Address #: 310 WASHINGTON AVE., M UNIT 19
GRAND HAVEN MI 49417
Phone #: 616-843-1002
Email: kirsten.runschke@architekturaplc.com

3. Property Owner

Name: KEEGAN BALK - BBH LLC
Address: 10357 LAKESHORE DR
WEST OLIVE, MI 49460
Phone #: 616-648-0893
Email: keeganbalk@gmail.com

4. Required Attachments

- PDF + 5 copies of the application
- PDF + 5 copies of site plan
- PDF + 5 copies of the building elevations
- PDF + 5 copies of the landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Proposed topographic map
- Existing topographic map

5. Fees and Escrow Deposit

Up to $100,000:	$200.00
$100,001 to $500,000:	$300.00
$500,001 to $1,000,000:	$400.00
$1,000,001 & Up:	$500.00

Estimate Project Cost: $ 2,8000,000

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

6. Details of the Nature of Work Proposed *(please identify materials and colors to be used)*

Demolish existing buildings at 211+213 Washington Avenue. Build new building on both lots (will be combined), resulting in (2) tenant retail spaces, (6) residential condo units, including garages, and a common rooftop deck.

7. Buildings and Structures

Number of buildings on site: 1
Use of buildings: RETAIL BUSINESS / RETAIL SALES RESIDENTAIL ABOVE RETAIL
Height of buildings & # of stories: 3-STORIES
Height of rooftop mechanical equipment: 52'-6"

8. Floor Use and Area (in square feet)

Commercial Structures

Total floor area: 5,210 SQ FT
Open space (area & %):
Office space (area):
Retail space (area): 3,500 SQ FT
Industrial space (area):
Assembly space (area):
Seating capacity:
Maximum occupancy load: 2,660 / 60 = 44

Residential Structures

Total floor area: 4,635 + 3,730 = 8,365 SQ FT
Total # of units: 5
# of 1 bedroom units:
# of 2 bedroom units: 4
# of 3 bedroom units: 1
Open space (area and %): 275 + 490 + 835 = 1,600 SQ FT
Rental or condominium?:
Maximum occupancy load: 8,365 / 200 = 42

9. Setbacks *(see Article Four: District Regulations, Table 40-402.02, for setback requirements)*

Required front yard: 70% IN BUILD-TO ZONE
Proposed front yard: 70% IN BUILD-TO ZONE
Required rear yard: 3' - ABUTTING COMMERICAL
Proposed rear yard: 0' - ABUTTING 16' EXCEPTION/ALLEY
Required total side yard: 0 FEET
Proposed total side yard: 0 FEET

10. Parking *(see Article Six: Parking, for zoning requirements)*

Required # of spaces: 6 - RESIDENTIAL, 6 - RETAIL
Proposed # of spaces: 6 - RESIDENTIAL
Typical angle of spaces:
Size of spaces: 11'x24'
Location of parking on site: GARAGE
Number of handicap spaces:
Shared parking agreement?:
Location and # of off-street spaces:
Number of employees:
Explanation of screening (including location and materials):

11. Loading *(see Section 40.605.04 for loading space requirements)*

Required # of spaces: NA
Proposed # of spaces:
Typical angle of space(s):
Size of space(s):
Location of loading space(s) on site:
Explanation of screening (including location and materials):

12. Site Lighting *(see Section 40-317 for lighting requirements)*

Building Lighting

# of fixtures proposed: 3
Type of lighting proposed: WALL PACK
Height of fixtures: ABOVE ENTRY DOORS
Location of fixtures: ABOVE ENTRY DOORS

Parking Area Lighting

# of fixtures proposed: NA
Type of lighting proposed:
Height of fixtures:
Location of fixtures:
Foot-candles at property line:

13. Landscaping *(see Article Eight: Landscaping, for zoning requirements)*

Location of landscape areas: NA
Proposed landscape material: NA

14. Exterior Trash Receptacles *(see Section 40-301.03 for Dumpster Enclosure requirements)*

Location of receptacle: IN GARAGE Size of receptacle: 30 GAL ROLL AWAY

Enclosure material: _____ Height of Enclosure: _____

15. Mechanical Equipment *(see Sections 40-306.08(C) & 40-322 for zoning requirements)*

Ground Mounted Mechanical Equipment

# of units: _____

Size of units (LxWxH): _____

Location of units: _____

_____

Screening: _____

Rooftop Mechanical Equipment

# of units: _____

Type of rooftop units: _____

Size of units (LxWxH): _____

Location of units: _____

Screening: _____

16. Accessory Buildings *(see Section 40-301 for standards for accessory buildings)*

# of accessory building(s): NA Size of accessory building(s) (LxWxH): _____

Location of accessory building(s): _____

17. Emergency Access Features *(contact City of Grand Haven Fire Marshal with questions)*

Emergency Access Roads: WASHINGTON / ALLEY

Location of hydrants and fire department connection (FDC): HYDRANT AT 2ND & WASHINGTON, FDC CONNECTION....

18. Historic District information *(contact City of Grand Haven Historic Conservation District Commission)*

Is this location within a Historic Conservation District? Yes/No/Unsure NO

Name of District, if applicable: _____

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: _____ Date: 7 July 2026

Print Name: KIRSTEN RUNSCHKE

Signature of Owner: Keegan Balk Date: 7-7-2026

Print Name: KEEGAN BALK

Office Use Only

Case #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Approved by: _____

RESIDENTIAL ABOVE RETAIL - Parcel # 70-03-20-432-011+ 70-03-20-432-012

BBH LLC, MIXED USE DEVELOPMENT

211 + 213 WASHINGTON AVE., GRAND HAVEN, MI 49417



DRAWING INDEX

GENERAL
T-1 TITLE DRAWING

CIVIL
1 OF 1 BOUNDARY SURVEY

ARCHITECTURAL
A-0 DEMOLITION + BASEMENT PLANS
A-1 FIRST + SECOND FLOOR PLAN
A-2 THIRD FLOOR + ROOF PLAN
A-5 EXTERIOR ELEVATIONS
A-6 EXTERIOR VIEWS

STORMWATER MANAGEMENT NOTE
THE PROPOSED DEVELOPMENT WILL NOT INCREASE THE SITE'S IMPERVIOUS SURFACE AREA. EXISTING IMPERVIOUS AREAS ARE BEING REPLACED WITH AN EQUIVALENT AMOUNT OF IMPERVIOUS SURFACE; THEREFORE, THE PROJECT WILL NOT INCREASE STORMWATER RUNOFF FROM EXISTING CONDITIONS. ROOF DRAINAGE FROM THE PROPOSED BUILDING SHALL BE COLLECTED AND CONNECTED TO THE EXISTING STORM SEWER LOCATED WITHIN THE ADJACENT ALLEY. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED TO THE GREATEST EXTENT PRACTICABLE, AND NO ADVERSE IMPACTS TO ADJACENT PROPERTIES OR THE EXISTING STORMWATER SYSTEM ARE ANTICIPATED.



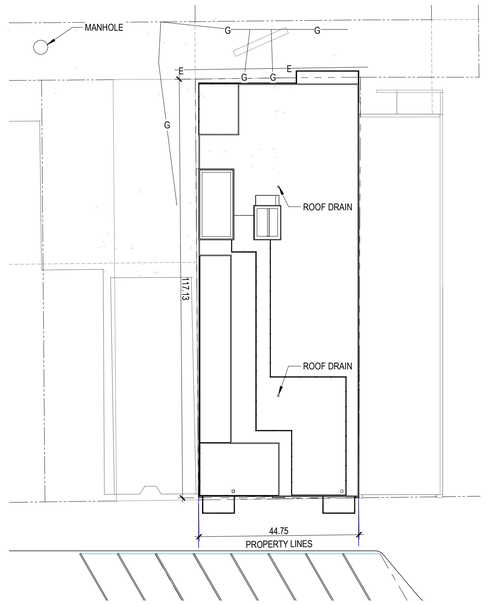
1 ON STREET PARKING
6" = 1'-0"



2 VICINITY MAP
12" = 1'-0"

ZONING DISTRICT LEGEND

PD	PLANNED DEVELOPMENT
OT	OLD TOWN
CB	CENTRAL BUSINESS
CC	CIVIC CENTER
S	SOUTHSIDE
WF2	WATERFRONT 2



PROPOSED SITE PLAN
1" = 20'-0"

ZONING

CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN
MICHIGAN BUILDING CODE (MBC 2021)

ZONING
AREA & HEIGHT:

DISTRICT:	CB, CENTRAL BUSINESS DISTRICT
CLIMATE ZONE:	5A - OTTAWA COUNTY
HEIGHT:	52' (4 STORIES)
PERMITTED USE:	RESIDENTIAL ABOVE RETAIL OR OFFICE RETAIL BUSINESS OR RETAIL SALES
SET BACKS:	
FRONT YARD	70% of building frontage in build-to zone
SIDE YARD	0'
REAR YARD	0'
Minimum/maximum transparency:	
GROUND FLOOR:	75% / 85%
UPPER STORIES:	40% / 85%
RECESSED ENTRIES	3' - 5'

PROPOSED PARKING :
Residential above retail or office 1.2 spaces for each dwelling unit, plus parking for the nonresidential uses as determined in this section 40-604.03
Retail business or retail sales dealing primarily in durable goods 1 space per 250 square feet of gross floor area up to 10,000 square feet, plus 1 space for each 350 square feet of gross floor area in excess of 10,000 square feet

RESIDENTIAL: (5) DWELLING UNITS @ 1.2 PER DWELLING UNIT = 6 SPACES PROVIDED
RETAIL: 1 PER 250 AT 750 SQ FT / 250 SQ FT = 3 PER RETAIL FRONT (2) = 6 SPACES REQUIRED
40-603.B - 50% on street parking within 400' = 52/2 = 26 spaces available on Washington Ave. same side of street.
40-600.01.C

CALL 811

CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811. www.CALL811.com

811 Know what's below. Call before you dig.

PREPARER NOTES:

ARCHITEKTURA PLC'S LIABILITY IS LIMITED TO THE AMOUNT OF FEE THAT IS REIMBURSED FOR SERVICES RENDERED ON THIS PROJECT.

THESE DRAWINGS ARE THE SOLE PROPERTY OF ARCHITEKTURA PLC AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS SHEET NUMBER: xxx THRU xxx ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME ISSUE DATE AS THE SEALED COPY.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

KIRSTEN A. RUNSCHKE
LICENSE EXPIRES

DATE
09-27-2027

architektura PLC
310 Washington Ave., Unit 19
Grand Haven, MI 49417
p: 616.843.1002
www.architekturaplc.com

RESIDENTIAL ABOVE RETAIL - Parcel # 70-03-20-432-011+ 70-03-20-432-012
BBH LLC, MIXED USE DEVELOPMENT
211 + 213 WASHINGTON AVE., GRAND HAVEN, MI 49417

PROJECT NO. 1373

ISSUANCES

6 AUG 2026	SPA PACKET

REVISIONS

NO.	DATE	DESCRIPTION

TITLE DRAWING

SCALE :
As indicated

T-1

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BOUNDARY SURVEY

Surveyor's Notes

Basis of Bearings: Michigan State Plane South Zone.

211 Washington has an area of 2,707 sq ft, 0.06 acres

213 Washington has an area of 2,613 sq ft, 0.06 acres

Legal Description of Record

DESCRIPTION FOR 211 WASHINGTON AVENUE, GRAND HAVEN, MICHIGAN PARCEL # 70-03-20-432-011:

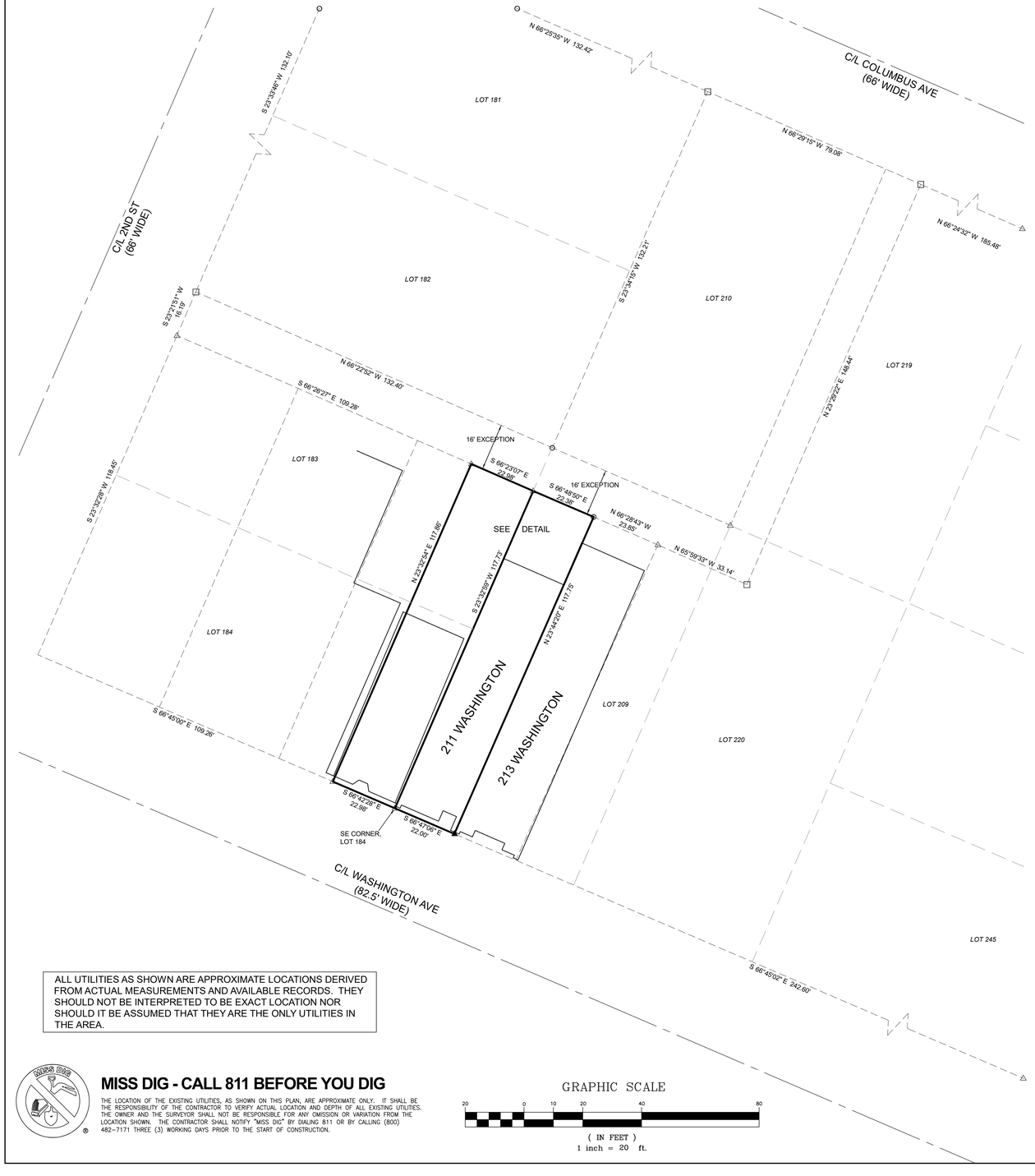
THAT PART OF LOTS 183 AND 184 OF THE ORIGINAL PLAT OF THE CITY OF GRAND HAVEN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF LOT 184; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 184 FOR A DISTANCE OF 23 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF LOTS 183 AND 184 FOR A DISTANCE OF 132 FEET TO THE NORTH LINE OF LOT 183; THENCE EASTERLY ALONG THE NORTH LINE OF LOT 183 FOR A DISTANCE OF 23 FEET TO THE NORTHEAST CORNER OF LOT 183; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 183 AND 184 TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 16 FEET OF LOT 183;

DESCRIPTION FOR 213 WASHINGTON AVENUE, GRAND HAVEN, MICHIGAN, PARCEL # 70-03-20-432-012:

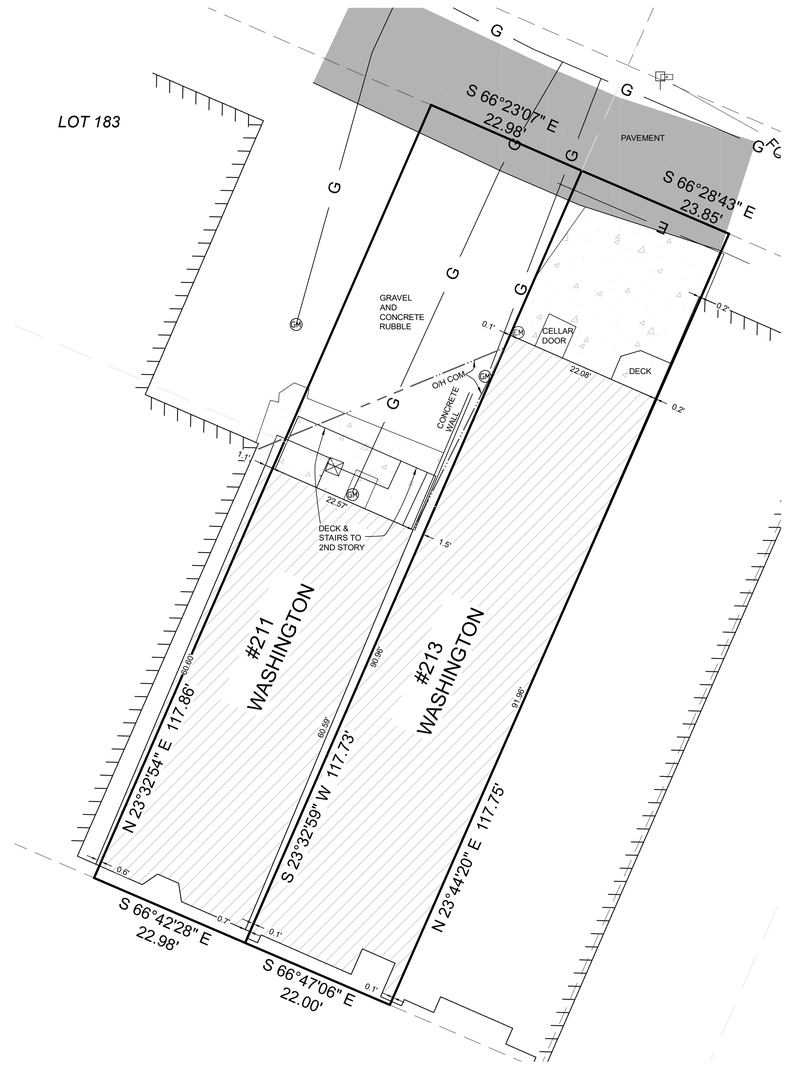
THE WESTERLY 22 FEET OF LOT 209, EXCEPT THE NORTHERLY 16 FEET THEREOF, OF THE ORIGINAL PLAT OF THE CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN RECORDED IN LIBER 1 OF PLATS, PAGE 1.



VICINITY MAP
NOT TO SCALE



DETAIL
SCALE: 1"=10'



LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- STUMP
- BOLLARD
- FLAGPOLE
- MAILBOX
- POST
- STREET SIGN
- AC UNIT
- HANDHOLE
- VAULT
- TRANSFORMER
- ELECTRIC METER
- GAS METER
- GUY ANCHOR
- GAS MARKER
- CABLE MARKER
- FIBER MARKER
- ELECTRIC MANHOLE
- UTILITY MANHOLE
- PEDESTAL
- PEDESTAL
- GUY POLE
- UTILITY POLE
- POWER POLE
- METAL LIGHT POLE
- WOOD LIGHT POLE
- YARD LIGHT
- GAS VALVE
- CURB STOP
- HYDRANT
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- MONITOR WELL
- WELL
- WATER METER PIT
- WATER VALVE
- CATCH BASIN IN FLOW LINE
- ROUND CATCH BASIN
- SANITARY MANHOLE
- UNKNOWN MANHOLE
- SQUARE CATCH BASIN
- STORM MANHOLE
- SANITARY CLEAN OUT
- FOUND IRON
- FOUND NAIL
- FOUND CUT 'X'
- SET NAIL

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

MISS DIG - CALL 811 BEFORE YOU DIG

THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN. THE CONTRACTOR SHALL NOTIFY "MISS DIG" BY DIALING 811 OR BY CALLING (800) 482-7171 THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STATE OF MICHIGAN
NICHOLAS J. BATTJES
PROFESSIONAL SURVEYOR
4001065041
LICENSED PROFESSIONAL SURVEYOR

03/27/2026
Date of Plat or Map

Professional Surveyor No. 4001065041

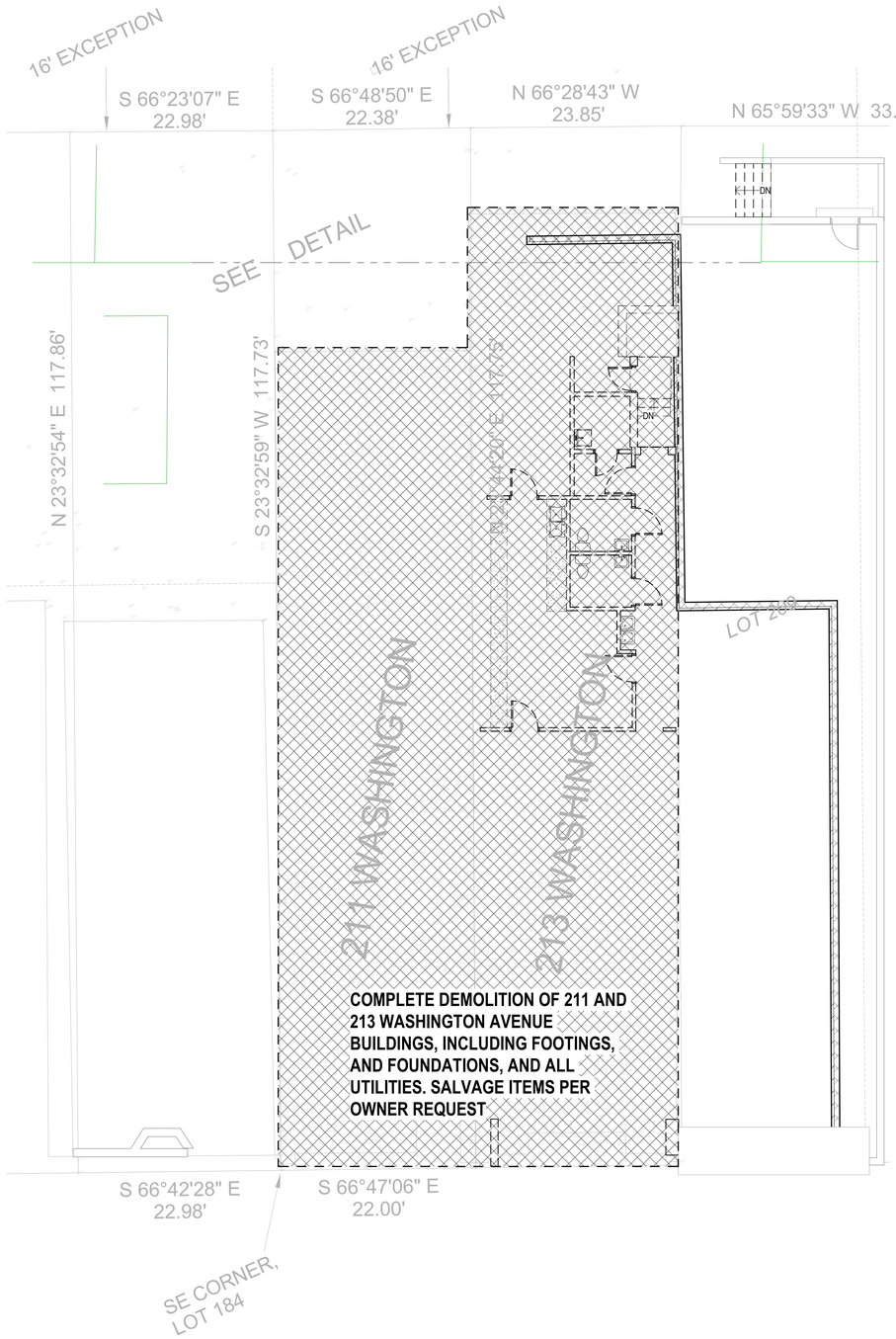
LOCATION: 211 & 213 WASHINGTON AVE GRAND HAVEN OTTAWA COUNTY, MICHIGAN 49417

DESCRIPTION: BOUNDARY SURVEY

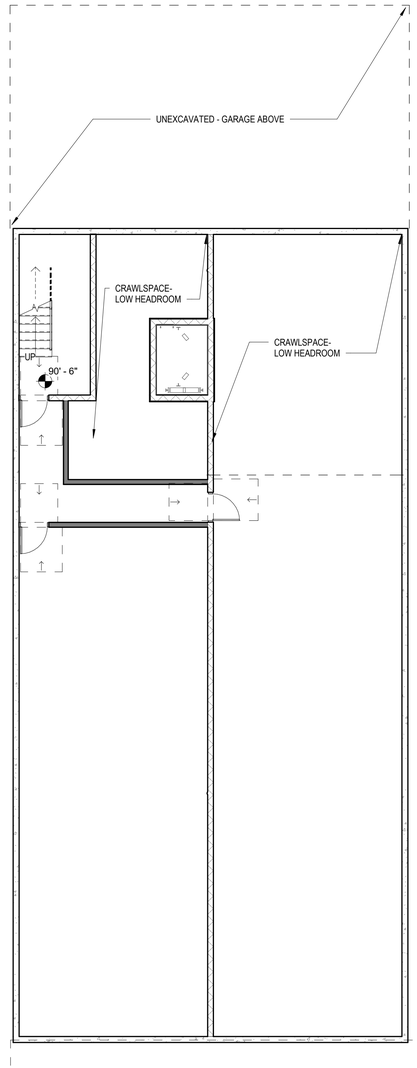
DATE: 03/27/2026

Lake Michigan Surveying LLC
108 E Savidge St
Spring Lake, MI 49456
(616) 843-7599
www.lakemichigansurveying.com

FILE NO. 2026065
DWG. NAME Lot209.dwg
SCALE: AS NOTED
DWN. NJB CHK. NJB
DATE 03/27/2026
1 OF 1



DEMOLITION PLAN
1/8" = 1'-0"



BASEMENT
1/8" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. FINISH FLOOR ELEVATION = 100' - 0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
3. EXISTING BUILDING CONDITIONS BASED ON OWNER PROVIDED DRAWINGS AND LIMITED FIELD VERIFICATION. VERIFY EXACT CONDITIONS IN FIELD. SHOULD DISCREPANCIES OCCUR, NOTIFY ARCHITECT FOR CLARIFICATIONS.
4. BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
5. REFER TO CODE COMPLIANCE DRAWING(S) FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
6. WALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN OR EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
8. REFER TO ALL DRAWINGS SHOWING NEW CONSTRUCTION AND COORDINATE DEMOLITION REQUIRED TO COMPLETE NEW WORK SHOWN.
9. REFER TO DEMOLITION DRAWINGS AND OTHER DRAWINGS TO DETERMINE LOCATIONS THAT REQUIRE PATCHING DUE TO REMOVAL OF EXISTING ITEMS, INCLUDING MECHANICAL, PLUMBING AND ELECTRICAL ITEMS.
10. PATCH ALL DISTURBED EXISTING SURFACES WITH MATERIALS TO MATCH EXISTING ADJACENT SURFACE CONSTRUCTION.
11. REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR SIZE AND LOCATION OF CHASES, WALL AND FLOOR OPENINGS AND RECESSES, ETC. COORDINATE WITH CONSTRUCTION MANAGER / GENERAL CONTRACTOR AND ALL AFFECTED TRADES.
12. PROVIDE APPROVED SMOKE/FIRESTOPPING ASSEMBLIES AT ALL MECHANICAL AND ELECTRICAL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT PARTITIONS IDENTIFIED ON CODE COMPLIANCE DRAWINGS.

INTERIOR WALL GENERAL NOTES

EXISTING WALL CONSTRUCTION — NEW WALL CONSTRUCTION

1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING ____ ROOF/FLOOR DEFLECTION.
3. REFER TO CODE COMPLIANCE PLAN FOR RATED WALL LOCATIONS. FIRE RATED AND SMOKE RESISTANT ASSEMBLIES SHALL BE CONTINUOUS, WITH OTHER PARTITIONS ABUTTING THEM.
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5. PERMANENTLY IDENTIFY FIRE RATED AND SMOKE RESISTANT PARTITIONS ON WALL ABOVE CEILINGS AT 30 FEET ON CENTER.
6. PROVIDE ACOUSTICAL SEALANT AT ALL WALLS WITH ACOUSTICAL INSULATION.
7. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD AT ALL WALLS OF TOILET ROOMS, WALLS RECEIVING TILE, AND WALLS BEHIND AND ADJACENT TO SINKS.
8. PROVIDE 5/8 TILE BACKER AT ALL WALLS OF SHOWER ENCLOSURES.
9. REFER TO STRUCTURAL DRAWINGS FOR MASONRY REINFORCING AND GROUTING.
10. PROVIDE BULLNOSE CONCRETE MASONRY UNITS AT EXPOSED SILLS AND AT ALL INTERIOR EXPOSED VERTICAL CORNERS, INCLUDING WINDOW AND DOOR JAMBS.
11. ALL WALLS ARE 2x6 WOOD FRAMING AT 16" O/C WITH 5/8" GYPSUM WALLBOARD EA SIDE, EXTEND TO UNDERSIDE OF DECK UNLESS NOTED OTHERWISE.

architektura PLC
310 Washington Ave., Unit 19
Grand Haven, MI 49417
p: 616.843.1002
www.architekturaplc.com

RESIDENTIAL ABOVE RETAIL - Parcel # 70-03-20-432-011+ 70-03-20-432-012

BBH LLC, MIXED USE DEVELOPMENT

211 + 213 WASHINGTON AVE., GRAND HAVEN, MI 49417

PROJECT NO. 1373

ISSUANCES

6 AUG 2026	SPA PACKET

REVISIONS

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

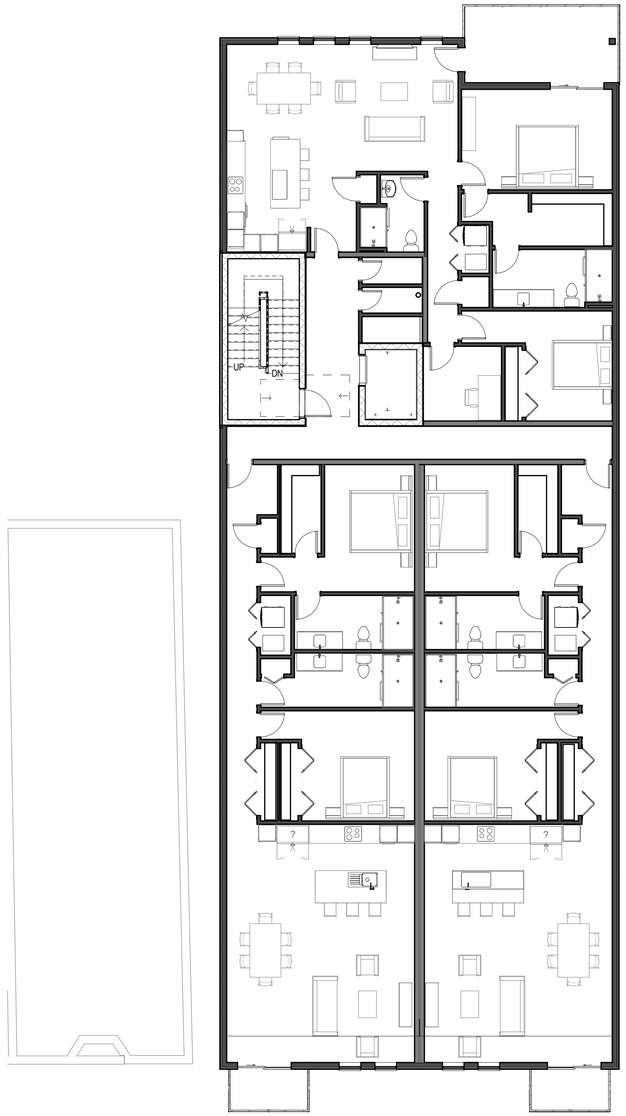
DEMOLITION + BASEMENT PLANS

SCALE : As indicated

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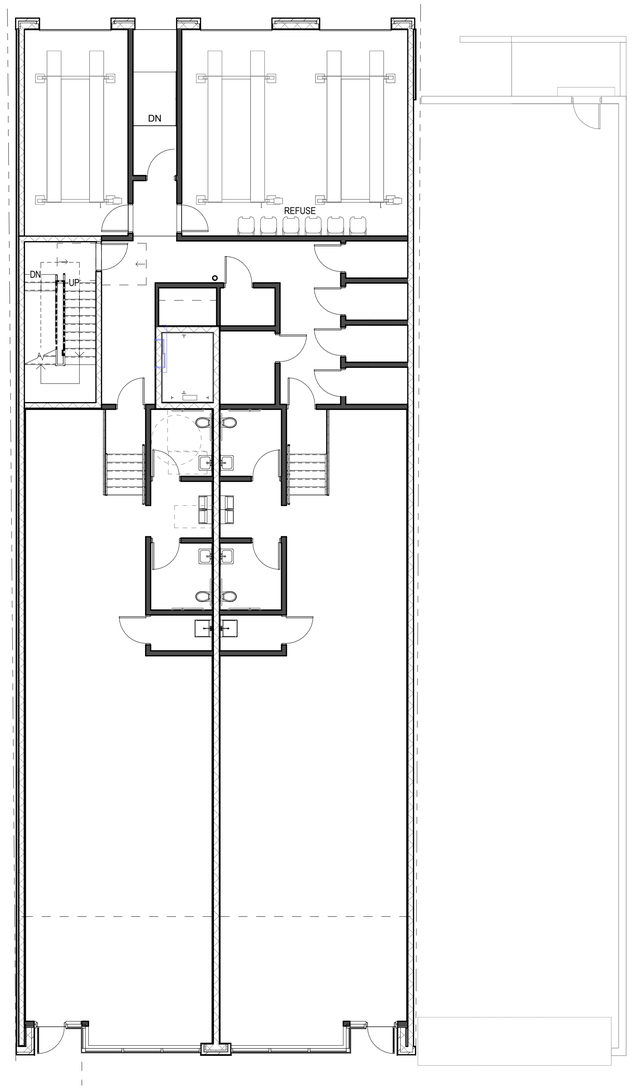
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SECOND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

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12. PROVIDE APPROVED SMOKE/FIRESTOPPING ASSEMBLIES AT ALL MECHANICAL AND ELECTRICAL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT PARTITIONS IDENTIFIED ON CODE COMPLIANCE DRAWINGS.

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RESIDENTIAL ABOVE RETAIL - Parcel # 70-03-20-432-011+ 70-03-20-432-012

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6 AUG 2026	SPA PACKET

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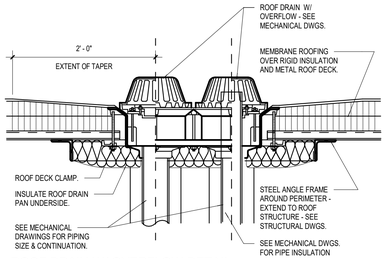
FIRST + SECOND FLOOR PLAN

SCALE : As indicated

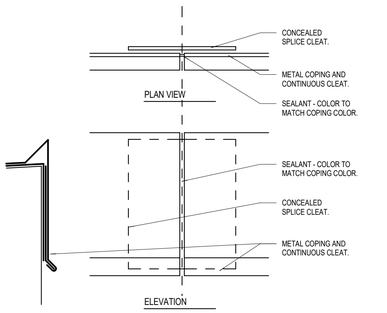
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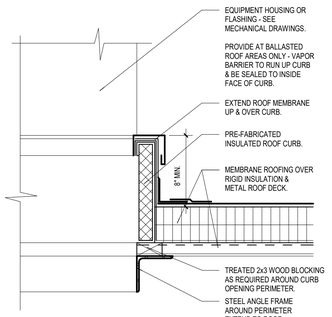
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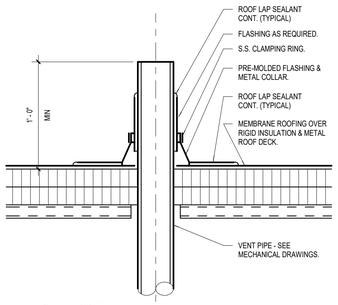
3 ROOF DRAIN W/ OVERFLOW DETAIL
1" = 1'-0"



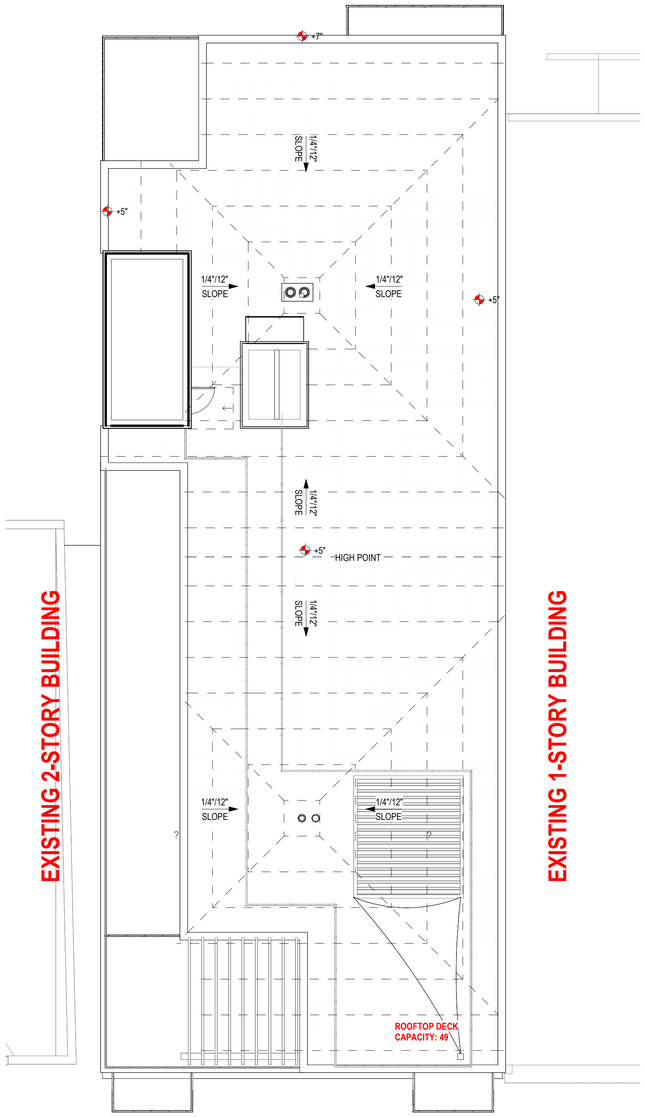
4 METAL COPING SPLICE DETAIL
3" = 1'-0"



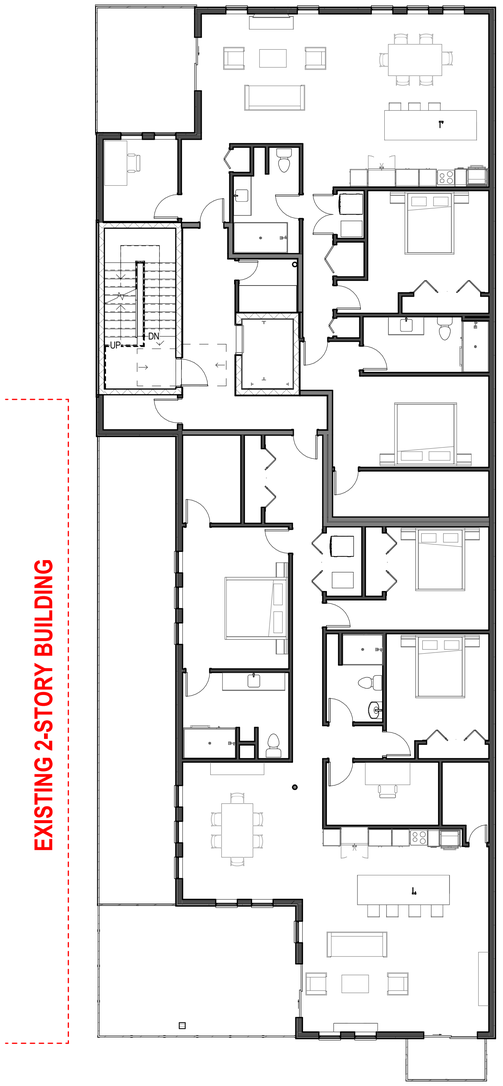
5 TYPICAL ROOF CURB DETAIL
1 1/2" = 1'-0"



6 TYPICAL ROOF VENT DETAIL
1 1/2" = 1'-0"



ROOF PLAN
1/8" = 1'-0"



THIRD FLOOR
1/8" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. FINISH FLOOR ELEVATION = 100' - 0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
3. EXISTING BUILDING CONDITIONS BASED ON OWNER PROVIDED DRAWINGS AND LIMITED FIELD VERIFICATION. VERIFY EXACT CONDITIONS IN FIELD. SHOULD DISCREPANCIES OCCUR, NOTIFY ARCHITECT FOR CLARIFICATIONS.
4. BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
5. REFER TO CODE COMPLIANCE DRAWING(S) FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
6. WALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN OR EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
8. REFER TO ALL DRAWINGS SHOWING NEW CONSTRUCTION AND COORDINATE DEMOLITION REQUIRED TO COMPLETE NEW WORK SHOWN.
9. REFER TO DEMOLITION DRAWINGS AND OTHER DRAWINGS TO DETERMINE LOCATIONS THAT REQUIRE PATCHING DUE TO REMOVAL OF EXISTING ITEMS, INCLUDING MECHANICAL, PLUMBING AND ELECTRICAL ITEMS.
10. PATCH ALL DISTURBED EXISTING SURFACES WITH MATERIALS TO MATCH EXISTING ADJACENT SURFACE CONSTRUCTION.
11. REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR SIZE AND LOCATION OF CHASES, WALL AND FLOOR OPENINGS AND RECESSES, ETC. COORDINATE WITH CONSTRUCTION MANAGER / GENERAL CONTRACTOR AND ALL AFFECTED TRADES.
12. PROVIDE APPROVED SMOKE/FIRESTOPPING ASSEMBLIES AT ALL MECHANICAL AND ELECTRICAL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT PARTITIONS IDENTIFIED ON CODE COMPLIANCE DRAWINGS.

INTERIOR WALL GENERAL NOTES

EXISTING WALL CONSTRUCTION — NEW WALL CONSTRUCTION

1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING ____ ROOF/FLOOR DEFLECTION.
3. REFER TO CODE COMPLIANCE PLAN FOR RATED WALL LOCATIONS. FIRE RATED AND SMOKE RESISTANT ASSEMBLIES SHALL BE CONTINUOUS, WITH OTHER PARTITIONS ABUTTING THEM.
4. PROVIDE FIRESTOPPING/ SMOKE SEALANT AT ALL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT ASSEMBLIES, CORRIDORS, AND FLOOR/CEILING OCCUPIABLE SPACES ABOVE AND BELOW.
5. PERMANENTLY IDENTIFY FIRE RATED AND SMOKE RESISTANT PARTITIONS ON WALL ABOVE CEILINGS AT 30 FEET ON CENTER.
6. PROVIDE ACOUSTICAL SEALANT AT ALL WALLS WITH ACOUSTICAL INSULATION.
7. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD AT ALL WALLS OF TOILET ROOMS, WALLS RECEIVING TILE, AND WALLS BEHIND AND ADJACENT TO SINKS.
8. PROVIDE 5/8 TILE BACKER AT ALL WALLS OF SHOWER ENCLOSURES.
9. REFER TO STRUCTURAL DRAWINGS FOR MASONRY REINFORCING AND GROUTING.
10. PROVIDE BULLNOSE CONCRETE MASONRY UNITS AT EXPOSED SILLS AND AT ALL INTERIOR EXPOSED VERTICAL CORNERS, INCLUDING WINDOW AND DOOR JAMBS.
11. ALL WALLS ARE 2x6 WOOD FRAMING AT 16" O/C WITH 5/8" GYPSUM WALLBOARD EA SIDE, EXTEND TO UNDERSIDE OF DECK UNLESS NOTED OTHERWISE.

ROOF LEGEND

- ELASTOMERIC MEMBRANE ROOFING OVER (2) LAYERS OF POLYISOCYANURATE INSULATION STAGGERED OVER METAL DECK FOR A TOTAL OF R30
- TAPERED INSULATION
- ROOF WALKWAY PAD
- SLOPE — INDICATES DIRECTION OF SLOPE
- X — INDICATES THICKNESS OF INSULATION ABOVE 2.5" OF BASE LAYER INSULATION
- ROOF DRAIN (RD) OR OVERFLOW ROOF DRAIN (ORD)

architektura PLC
310 Washington Ave., Unit 19
Grand Haven, MI 49417
p: 616.843.1002
www.architekturaplc.com

RESIDENTIAL ABOVE RETAIL - Parcel # 70-03-20-432-011+ 70-03-20-432-012

BBH LLC, MIXED USE DEVELOPMENT

211 + 213 WASHINGTON AVE., GRAND HAVEN, MI 49417

PROJECT NO. 1373

ISSUANCES

6 AUG 2026	SPA PACKET

REVISIONS

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

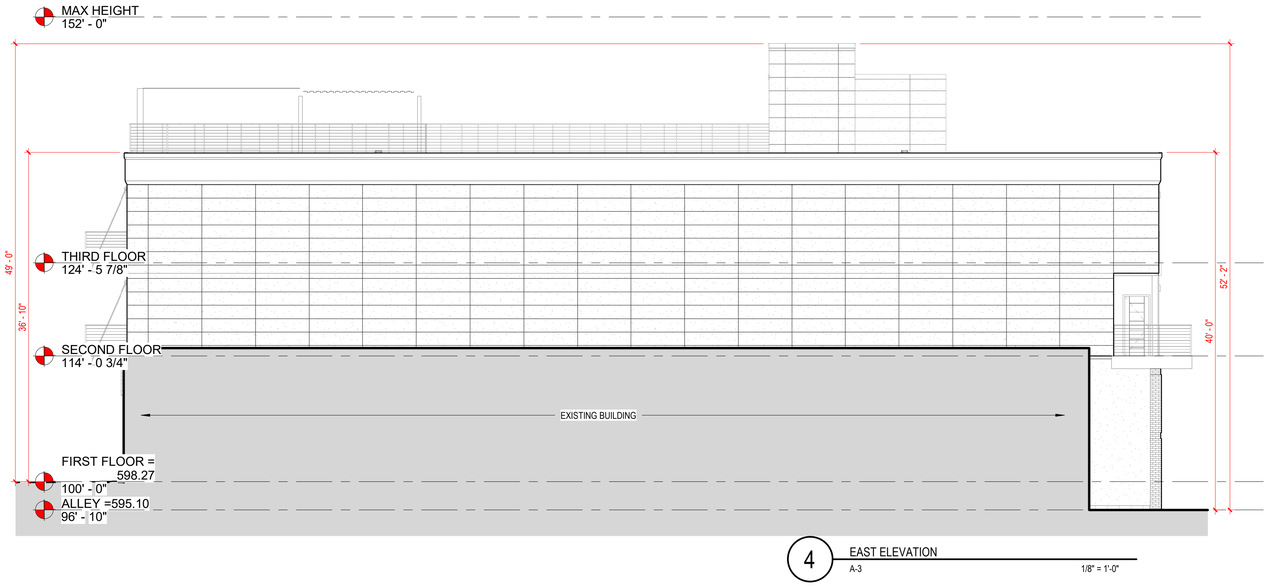
THIRD FLOOR + ROOF PLAN

SCALE : As indicated

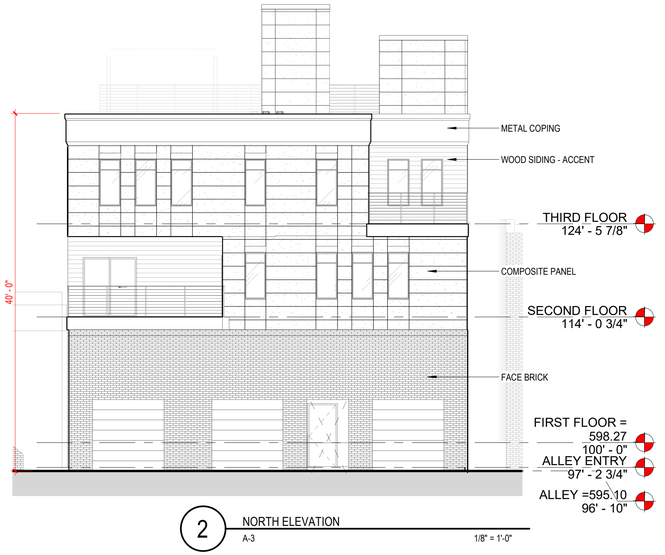
A-2

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4 EAST ELEVATION
A-3 1/8" = 1'-0"



2 NORTH ELEVATION
A-3 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- COMPOSITE PANEL MATERIAL, JAMES HARDI CEMENT BOARD OR EQUAL
- FACE BRICK, SMOOTH RUNNING BOND PATTERN
- WOOD SIDING - ACCENT
- PREFINISHED METAL COPING
- STOREFRONT - TUBELITE T14000 OR EQUAL

COLOR PALETTE

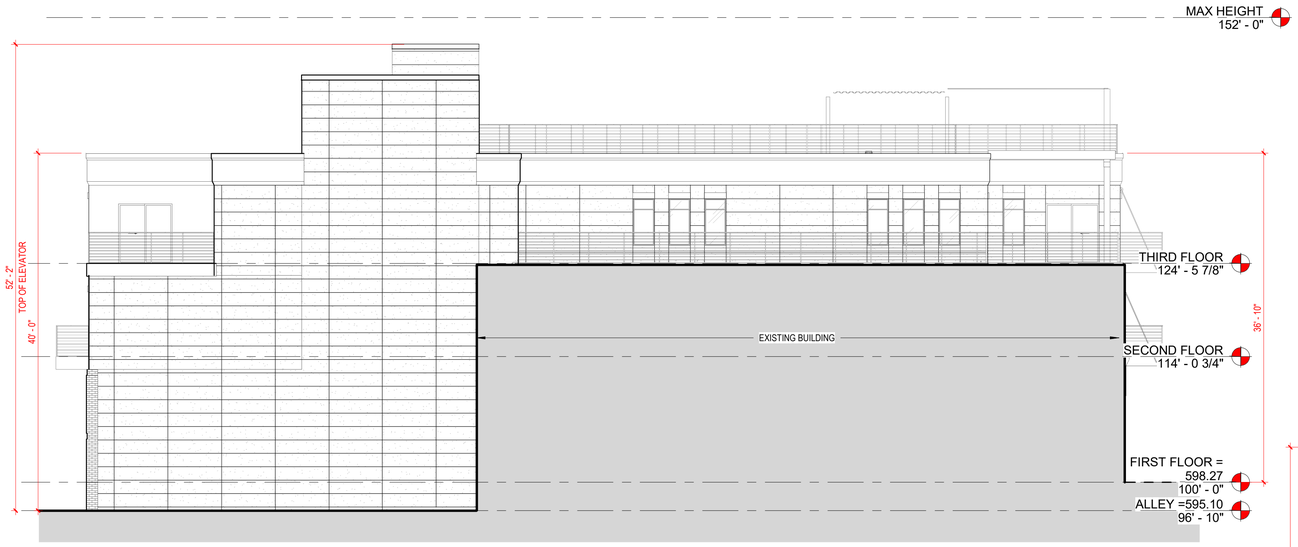


EXTERIOR FORM CALCULATIONS: CB

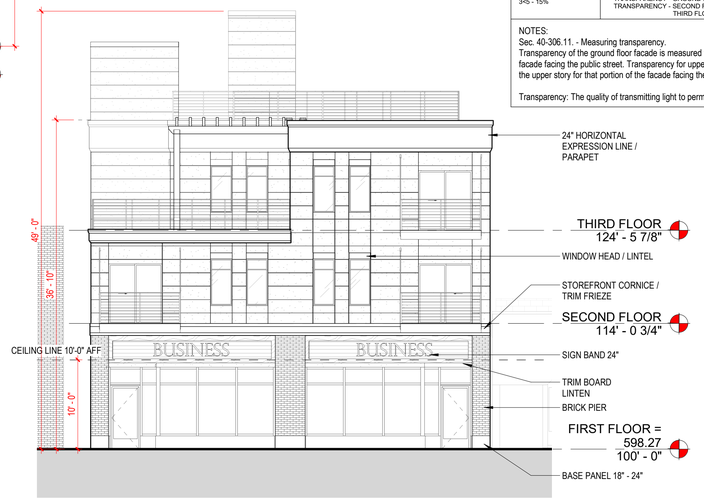
ELEVATION	BUILDING ELEMENT (MATERIAL DESCRIPTION)	PROPOSED sq ft	
NORTH		TOTAL 1,371	
SECONDARY WALLS	FACE BRICK (NATURAL OR CULTURED) STONE SOLID WOOD FIBER CEMENT BOARD COMPOSITE SIDING DECORATIVE CONCRETE BLOCK ACCENT / TRIM 20% MAX - METAL, CONCRETE	- - - - - -	- - - - - -
	TRANSPARENCY - GROUND FLOOR TRANSPARENCY - SECOND FLOOR THIRD FLOOR		
EAST		TOTAL 2,658	
SECONDARY WALLS **NOTE:** MBC 705.8 LIMITS OPENINGS BASED FIRE SEPARATION AT PROPERTY LINES **0<3 - NOT PERMITTED** 5<10 - 25%	FACE BRICK (NATURAL OR CULTURED) STONE SOLID WOOD FIBER CEMENT BOARD COMPOSITE SIDING DECORATIVE CONCRETE BLOCK ACCENT / TRIM 20% MAX - METAL, CONCRETE	- - - - - -	- - - - - -
	TRANSPARENCY - GROUND FLOOR TRANSPARENCY - SECOND FLOOR THIRD FLOOR		-
SOUTH		TOTAL 1,102	
PRIMARYARY WALLS	FACE BRICK (NATURAL OR CULTURED) STONE SOLID WOOD FIBER CEMENT BOARD ACCENT / TRIM 20% MAX - METAL, CONCRETE	- - - - -	- - - - -
	TRANSPARENCY - GROUND FLOOR TRANSPARENCY - SECOND FLOOR THIRD FLOOR	310/447 - GROUND FLOOR 175/450 - SECOND FLOOR 85/205 - THIRD FLOOR	69.35% 38.88% 41.46%
WEST		TOTAL 2,658	
SECONDARY WALLS **NOTE:** MBC 705.8 LIMITS OPENINGS BASED FIRE SEPARATION AT PROPERTY LINES **0<3 - NOT PERMITTED** 3<5 - 15%	FACE BRICK (NATURAL OR CULTURED) STONE SOLID WOOD FIBER CEMENT BOARD COMPOSITE SIDING DECORATIVE CONCRETE BLOCK ACCENT / TRIM 20% MAX - METAL, CONCRETE	- - - - - -	- - - - - -
	TRANSPARENCY - GROUND FLOOR TRANSPARENCY - SECOND FLOOR THIRD FLOOR		

NOTES:
Sec. 40-306.11. - Measuring transparency.
Transparency of the ground floor facade is measured from grade to the ceiling height of the first story for that portion of the facade facing the public street. Transparency for upper stories is measured from the floor of the upper story to the ceiling of the upper story for that portion of the facade facing the public street.

Transparency: The quality of transmitting light to permit the interior of a building to be seen from the outside.



3 WEST ELEVATION
A-3 1/8" = 1'-0"



1 SOUTH ELEVATION
A-3 1/8" = 1'-0"

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p: 616.843.1002
www.architekturaplc.com

RESIDENTIAL ABOVE RETAIL - Parcel #
70-03-20-432-011+ 70-03-20-432-012
BBH LLC, MIXED USE DEVELOPMENT
211 + 213 WASHINGTON AVE., GRAND HAVEN, MI 49417

PROJECT NO. 1373

ISSUANCES

6 AUG 2026	SPA PACKET

REVISIONS

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

SCALE : As indicated

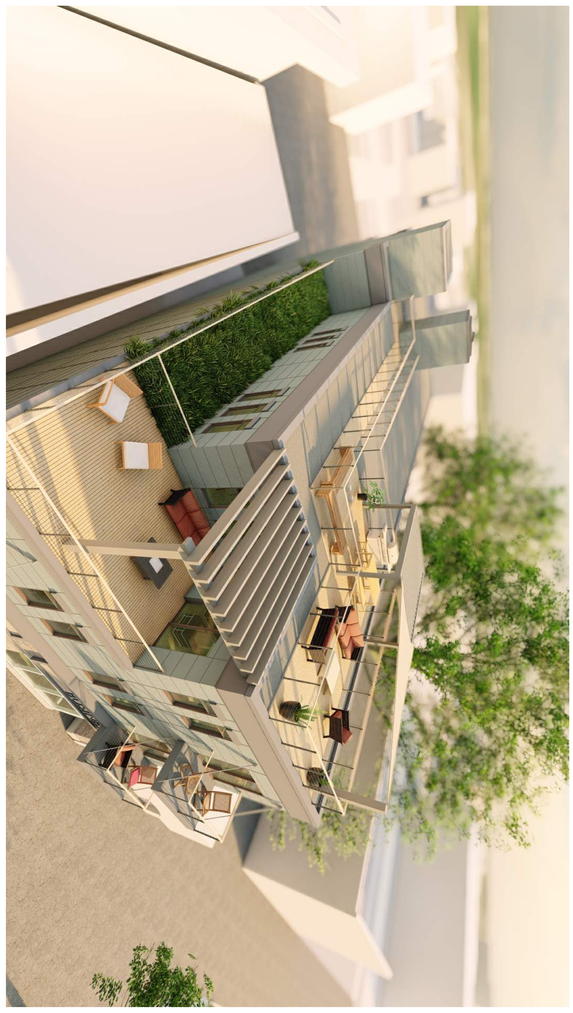
A-5

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NOT FOR CONSTRUCTION

A-6

SCALE :

EXTERIOR VIEWS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 1373

ISSUANCES

6 AUG 2026	SPA PACKET

RESIDENTIAL ABOVE RETAIL - Parcel # 70-03-20-432-011+ 70-03-20-432-012

BBH LLC, MIXED USE DEVELOPMENT

211 + 213 WASHINGTON AVE., GRAND HAVEN, MI 49417

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211 + 213 Washington – SITE PLAN REVIEW

Parcels #70-03-20-432-011 & 70-03-20-432-012

Site Plan Review – Details of the Nature of the Work

BBH LLC is looking to construct a new Mixed-Use building with (2) new retail spaces on Washington Avenue, and (5) residential units on Second and Third Floors. The main level will remain as two separate retail storefronts with common area and garage space in the rear. 2-stories consisting of (5) market rate residential units will be constructed above. Unit layout ranges from 2-bedroom, 2-bath to 3-bedroom, 3-bath. Each unit will have its own outdoor space as well as access to a 750 sq ft roof top deck.

Currently, 211 Washington Avenue is deemed condemned, and the property at 213 Washington Avenue does not meet the minimum height requirements of the Central Business District. Neither property meets the minimum glazing requirements. The new building will bring both units into conformance with zoning and building code.

Blueberry Haven will temporarily be moved to a nearby location will the construction takes place and will have an option to return to its original location once the construction is completed.

Construction type will meet all zoning and building code requirements. The new building will be fully accessible to both retail spaces, as well as residential units with the Elevator. Basement and Main level construction will be concrete masonry, with brick façade, the upper levels will be wood construction with traditional siding that will be fiber cement or wood.

New building is compatible with MSDDA standards, specifically, with the goal of making the building compatible with the surrounding buildings, but identifiable as new construction. We used materials similar to adjacent buildings, design elements, and proportions. Additionally, according to the guidelines, minimum two-story buildings should be developed, allowing for second story residential opportunities. The building is built up to the sidewalk and up to property sidelines. The building utilizes brick and natural surface facades in earthtones and muted colors.

Kirsten Runschke, AIA, NCARB, LEED® AP
Owner | Architect

City of Grand Haven
Department of Public Works
616-847-3493

MEMORANDUM

TO: Brian Urquhart – City Planner

CC: Michael England – Public Works Director

FROM: Logan Cuddington – Streets and Utilities Manager

DATE: 8/5/26

SUBJECT: Plan Review – 211-213 Washington Ave.

Right-of-Way Review

1. A Right-of-Way Permit must be obtained prior to the commencement of any work within the public right-of-way if impacting sidewalk along Washington Ave.

Public Water and Sanitary System Connection Review

1. A Water/Sewer Tapping Permit must be obtained prior to making any water or sanitary sewer connections.
2. Prior to demolition of any existing structures, all water and sanitary sewer services shall be properly capped and the work verified by the City.

If you have any questions regarding these review comments, please contact Michael England, Public Works Director, or Logan Cuddington, Streets and Utilities Manager.

DATE: August 7, 2026

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: Centertown Vision Plan

Planning consultants McKenna will be available for a presentation of the update to the Centertown Vision Plan. The work session will include Q and A, discussion, and possible revisions.

During the regular meeting, a motion is anticipated to send the Centertown Vision Plan update to city council for distribution to satisfy the Michigan Planning Enabling Act, as an update to the exiting Master Plan.

DATE: August **7**, 2026

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-16:** Special Land Use Permit – 26 Edward Ave. Short-Term Rental

---

Current Zoning: DR, Dune Residential

Existing Use: Residential

Proposed Use: Short-Term Rental

1.0 Request

Applicant Patrick and Emily Kurtz applied for a Special Land Use Permit for Short-Term Rental located at 26 Edward Ave. (parcel #70-03-29-156-033). The Dune Residential District allows short-term rentals as a special land use.

2.0 Background

At the May meeting, the Planning Commission made a motion to approve the special land use for a short-term rental at 26 Edward Ave. The motion did not pass on a 4-4 tie vote. Originally considered a denial, staff consulted with the City Attorney who verified the case is still before the Planning Commission, as the special land use was neither approved nor denied.

Many short-term rentals have been denied due to nonconformities with lot size and width in the respective zoning districts. 26 Edwards does meet the required minimum lot size and width in the DR District. Also, no changes to the site plan or use are proposed, therefore another public hearing is not required.

The applicant was made aware of the attorney's determination and elected to come before the Planning Commission. Based on the comments from other commissioners, parking was the greatest concern. The applicant is willing to offer a condition to limit the occupancy and total parking spaces required.

3.0 Sample Motions

Motion to APPROVE Case 26-16, a request for a Special Use Permit for a short-term rental located at 26 Edward Ave. (parcel #70-03-29-156-033) based on the information submitted for review with the following condition:

1. *Parking shall not exceed three (3) spaces and limitation of occupancy to 9 people.*
2. *(Insert additional conditions as necessary)*

Motion to DENY Case 26-16, a request for a Special Use Permit for a short-term rental located at 26 Edward Ave. (parcel #70-03-29-156-033) based on the following:

1. *Insert reasons for denial.*

Attachments:

A. Special Land Use application
B. Property survey, floor plan and site plan
C. Correspondence

DATE: May 8, 2026

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-16:** Special Land Use Permit – 26 Edward Ave. Short-Term Rental

---

Current Zoning: DR, Dune Residential

Existing Use: Residential

Proposed Use: Short-Term Rental

1.0 Request

Applicant Patrick and Emily Kurtz submitted an application for a Special Land Use Permit for Short-Term Rental located at 26 Edward Ave. (parcel #70-03-29-156-033). The Dune Residential District allows short-term rentals as a special land use.

2.0 Special Land Use Regulations & Conditions

26 Edward Ave. is a single-family dwelling located in the Dune Residential District. The floor plan shows 4-bedrooms, 2-bathrooms, a screened porch, and outdoor gathering space. There are 6 designated parking spaces in front of the property. The parcel conforms to lot size at a size of 0.45-acre and lot width of 100 ft. The property on its own appears suitable for special land use as a short-term rental.

The neighborhood characteristic is primarily single-family homes. There are a few short-term rentals nearby, all of which have received prior approval. Last year, 36 Edward and 4 Edward were denied special land uses, due to nonconforming lot widths.

Section 40-513 provides a list of ten (10) regulations and conditions for a Short-Term Rental. The review of the Special Land Use Permit application is also subject to the standard regulations and conditions of all Special Land Uses outlined in Section 40-116.03.

Adjacent uses

Address	Use	Short Term Rental?
34 Edward Ave	Single-family	No
36 Edward Ave.	Single-family	No, denied SLU in 2025
9 Peterson Ridge	Single-family	No
7 Peterson Ridge	Single-family	No
6 Peterson Ridge	Single-family	No
5 Peterson Ridge	Single-family	No, unlawfully operated as STR until 2025
4 Peterson Ridge	Single-family	Yes
3 Peterson Ridge	Single-family	Yes
2 Peterson Ridge	Single-family	No
20 Edward Ave.	Single-family	Yes
22 Edward Ave.	Single-family	Yes
38 Edward Ave	Single-family	No
40 Edward Ave	Single family	No
44 Edward Ave	Single family	Yes
46 Edward Ave.	Single family	Yes, via SLU

COPY

The city placed a tracking list of all registered short term rentals on the city webpage. For reference, please see the link: https://grandhaven.org/downloads/depts/public-safety/short-term-rental-properties.pdf



STR nearby

3.0 Correspondence

As of the date of this staff report, the City has received six emails regarding the case, all against the short-term rental.

4.0 Sample Motion

Motion to APPROVE Case 26-16, a request for a Special Use Permit for a short-term rental located at 26 Edward Ave. (parcel #70-03-29-156-033) based on the information submitted for review with the following condition:

1. *Sleeping occupancy shall be determined by the building official.*

Motion to DENY Case 26-16, a request for a Special Use Permit for a short-term rental located at 26 Edward Ave. (parcel #70-03-29-156-033) based on the following:

1. *Insert reasons for denial.*

Attachments:

A. Special Land Use application
B. Property survey, floor plan and site plan
C. Applicant narrative
D. Correspondence

SPECIAL LAND USE PERMIT APPLICATION

Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information

Address/location of property: 26 Edwards Ave
Parcel #: 70-03-29-156-033
Current Use:
Area in Acres or Sq. Ft.: 0.45 Acres
Zoning District: DR – Dune Residential district
Proposed Use: Short Term Rental
Zoning of adjacent properties: DR – Dune Residential district

2. Applicant

Name: Patrick & Emily Kurtz
Company:
Address:
26 Edwards Ave
Phone: 8474361309
Email: patrick.kurtz@gmail.com

3. Property Owner

Name: Patrick & Emily Kurtz
Address:
26 Edwards Ave
Phone: 8474361309
Email: patrick.kurtz@gmail.com

4. Required Application Materials

- Application (PDF + 5 copies)
- Site Plan (PDF + 5 copies)
- Letter or signed narrative describing the proposed special land use and detailing why the location selected is appropriate. Narrative must include responses to the special land use review standards of Section 40-116.03 and the specific review standards of Article V of the Zoning Ordinance.
- Statement of expected effect of the special land use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns and local traffic volumes
- Additional information which may be necessary (i.e. soil erosion, dune protection, view protection, shoreline protection, excessive noise or adverse impact on surrounding properties).
- Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing a Special Use permit application as provided in Section 40-116.03.
- Required fee

1. Fees and Escrow Deposit

Application Fee: $350.00 *(any Site Plan Review is in addition to this review)*

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

2. Details of the Nature of Work Proposed

Utilization of the Property in question to be used as a Short Term rental similar to other properties in the area

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: _____ Date: 4/14/26

Print Name: Patrick Kurtz Emily Kurtz

Signature of Owner: _____ Date: 4/14/26

Print Name: Patrick Kurtz Emily Kurtz

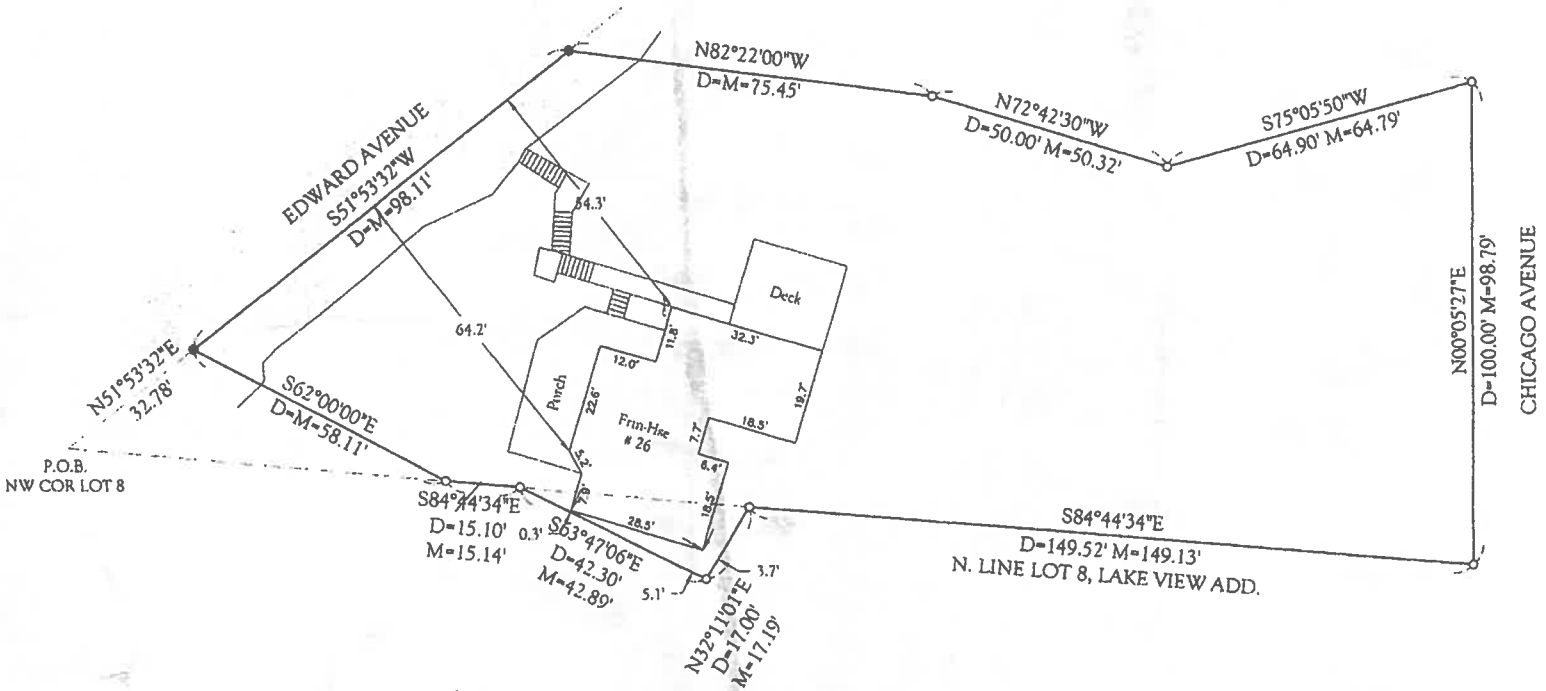
Office Use Only

Case #:_____ Date Received:_____ Fee:_____

Date of Approval:_____ Date of Denial:_____ Approved by:_____

Date	Drawn	Job Number
12/16/13	acb	1330502

We certify that we have examined the premises described, that buildings and improvements are within the property lines, and that they do not encroach except as noted below.



Scale 1" = 30'
▨ = Concrete
▦ = Brick Pavers
D = Description dimension
M = Measured dimension
P = Platted dimension
● = Set iron stake
○ = Found iron stake
—, —, — = Fence

Prepared for: @HomeRealty Lakeshore

RE: Cary and Cathrine Glonek
26 Edward Avenue
Grand Haven, MI 49417

Legal Description:
Part of Government Lot 2, Section 29, Town 8 North, Range 16 West, and part of Lot 8, Plat of Lake View Addition, according to the recorded plat thereof as recorded in Liber 2 of Plats, Page 22, Ottawa County Records, described as Commencing at the Northwest corner of Lot 8, Plat of Lake View Addition; thence North 51°53'32" East 32.78 feet along the East line of Edwards Avenue to the Point of Beginning; thence South 62°00'00" East 58.11 feet to the North line of said Lot 8; thence along said line, South 84°44'34" East 15.10 feet (M=15.14 feet); thence South 63°47'06" East 42.30 feet (M=42.89 feet); thence North 32°11'01" East 17.00 feet (M=17.19 feet) to the North line of said Lot 8; thence along said line, South 84°44'34" East 149.52 feet (M=149.13 feet) to the Northeast Corner of said Lot 8; thence North 00°05'27" East 100.00 feet (M=98.79 feet) along the West line of Chicago Avenue; thence South 75°05'50" West 64.90 feet (M=64.79 feet); thence North 72°42'30" West 50.00 feet (M=50.32 feet); thence North 82°22'00" West 75.45 feet to the East line of Edward Avenue; thence along said line, South 51°53'32" West 98.11 feet to the Point of Beginning.

Note: This drawing was made from the description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

STATE OF MICHIGAN
ADAM C. BURGESS
PROFESSIONAL SURVEYOR
No. 55446
LICENSED PROFESSIONAL SURVEYOR

By: _____
Adam C. Burgess
Licensed Professional Surveyor No. 55446

BURGESS Surveying
8375 RIDGESTONE DR. SW BYRON CENTER, MI 49315
PHONE: (616)437-2249 EMAIL: burgessurveying@gmail.com

26 Edwards Avenue Grand Haven MI 49417: 1st floor



Disclaimer: the floor plan is for illustrative purposes only. The measurements contained therein are an approximation and may not be exact. While we do not doubt the floor plan's accuracy to within +/- 5%, we make no guarantee or representation and grant no warranty, express or implied, regarding the floor plan or its accuracy or completeness.
You or your advisors must conduct an independent investigation of the property to confirm the accuracy and completeness of the floor plan and to determine if the property is suitable for your space requirements.

26 Edwards Avenue Grand Haven MI 49417: 2nd floor



Disclaimer: the floor plan is for illustrative purposes only. The measurements contained therein are an approximation and may not be exact. While we do not doubt the floor plan's accuracy to within +/- 5%, we make no guarantee or representation and grant no warranty, express or implied, regarding the floor plan or its accuracy or completeness.
You or your advisors must conduct an independent investigation of the property to confirm the accuracy and completeness of the floor plan and to determine if the property is suitable for your space requirements.

From: Katie Johnson
To: Brian Urquhart
Subject: Fw: Letter of reference for Patrick and Emily Kurtz
Date: Friday, August 7, 2026 11:27:49 AM

See below. Thank you!

From: Ray Swanson <pandr_swanson@yahoo.com>
Sent: Friday, 07 August 2026 11:21:59
To: Katie Johnson <katie@katiejohnsonplc.com>
Cc: Patrick.Kurtz@gmail.com <Patrick.Kurtz@gmail.com>
Subject: Letter of reference for Patrick and Emily Kurtz

Ms. Johnson, I consider being asked to send you this message a privilege! As a 50 year resident of the immediate area, I was thrilled to learn that Patrick and Emily had purchased a home at 26 Edward's st in the city of Grand Haven.
Patrick and I met coincidentally while playing American Dunes Golf Club 6 years ago. My interactions and experiences while playing golf with Patrick have been
extremely positive! He speaks highly of his family and the Grand Haven/West Michigan area.
I consider the Kurtz family a welcome addition to our lakeshore community. They are proud new neighbors of the highest standards.
Should you need additional input or information please call me at 616-402-2322.
Ray Swanson

Sent from my iPhone

Charles Hannema
22 Edwards Avenue
Grand Haven, Michigan 49417
chuckhannema@gmail.com | 651.353.3111

August 5, 2026

City of Grand Haven Planning Commission
City Hall
519 Washington Avenue
Grand Haven, Michigan 49417

Re: Support for Short-Term Rental Application at 26 Edwards; Public Hearing August 11, 2026

Dear Planning Commission Members:

My wife Liz and I own the property known as "Windrift" at 22 Edwards, immediately next door to the home at 26 Edwards owned by Patrick and Emily Kurtz. I write, as a neighbor who has come to know the family and who cares about the character of this stretch of Grand Haven, in support of the Kurtzes' application to operate their property as a registered short-term rental.

Patrick and Emily are conscientious, community-minded owners. They intend to use the property themselves with their own family and to hold it to the standard of their own home, because it is their own home. The rental will be professionally managed by Unsalted, with local, responsive oversight of guests and maintenance. In my experience, a well-managed rental with an engaged owner is a good neighbor, often better maintained and better monitored than a home left vacant much of the year.

Responsibly operated rentals like this one also contribute meaningfully to Grand Haven. Visitors who stay here support our downtown shops, restaurants, and lakefront businesses, and the tourism revenue they generate helps keep this community vibrant. The City's own significant investment in the new downtown hotel reflects a shared recognition of how important visitor activity is to Grand Haven's economy. A limited, well-regulated rental at 26 Edwards is consistent with that support for tourism, on a modest and neighborhood-appropriate scale.

I understand short-term rentals raise real and reasonable concerns for full-time residents, and I respect both sides of that conversation. My support rests on the specifics here: these owners' commitment to being present, their use of professional management, their sensible approach to length of stay, and their genuine desire to be good neighbors and to respond if issues ever arise. Those are exactly the safeguards that let a rental fit comfortably into a neighborhood like ours. For these reasons, I respectfully ask the Commission to approve the Kurtzes' application for 26 Edwards.

Respectfully,



Charles Hannema
Owner, "Windrift," 22 Edwards, Grand Haven, Michigan