

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION WORK SESSION
AGENDA
June 9, 2026

Notice and agenda of a work session of the Planning Commission at 6:30 p.m. to be held in the City Manager's Office Conference Room at 519 Washington Ave. Planning Commissioners unable to attend the meeting are requested to contact the City Planner at 616-935-3276 prior to the meeting.

- 1. WORK SESSION CALLED TO ORDER (CHAIR)**
- 2. ROLL CALL**
- 3. DISCUSSION ITEMS**
 - A. **Human Relations Commission presentation**
 - B. **PC Case 26-19: 301 Jackson STR**
 - C. **PC Case 26-20: 848 S. Harbor STR**
 - D. **PC Case 26-21: South Village Final PD**
 - E. **PC Case 26-22: 1350 Kooiman SPA**
- 4. ADJOURNMENT**

DATE: June 5, 2026
TO: City of Grand Haven Planning Commission
FROM: Brian Urquhart, City Planner
RE: **HRC Work Session**

1.0 Request

The Human Relations Commission (HRC) has expressed interest in the proposed amendments to zoning ordinance for the addition of attainable housing. Attached is the request from the HRC, which is requesting that a minimum of 10% of all dwelling units within a new Planned Development be designated and attainable housing, as defined under State of Michigan guidelines.

Estrellita Bazuin of the HRC will be in attendance to present the request.



MEMO

Date: 6/3/2026

To: Grand Haven Planning Commission

CC: Grand Haven City Council

From: Grand Haven Human Relations Commission

Subject: Encouraging Proportional Affordable Housing in Future Developments

Dear Planning Commission Members,

The Grand Haven Human Relations Commission (HRC) encourages the Planning Commission to advance equitable access to housing by recommending an amendment to the zoning ordinance applicable to Planned Developments (PDs).

Chapter 40 of the Code of Ordinances currently states:

“Where affordable housing units are incorporated within a new development, the design, layout, and finish of such units shall be generally consistent and in keeping with the remaining units such that the affordable nature of the units shall not be readily apparent.”

While this ensures design consistency, it establishes no minimum proportion for inclusion of affordable or attainable units.

To align with the City of Grand Haven Master Plan (2023), which calls for *diverse, attainable, and resilient housing opportunities that support the community's social and economic vitality*, the HRC recommends adding language requiring that a minimum of ten percent (10%) of all dwelling units within new Planned Developments (PDs) be designated as attainable housing, as defined and periodically updated under State of Michigan guidelines.

This approach:

- Implements Master Plan goals to expand housing diversity and maintain community affordability;
- Ensures new growth supports residents across a range of incomes; and



- Applies proportionally across all housing types within a Planned Development while maintaining consistent design standards.

This targeted, proportional requirement strengthens Grand Haven's long-term commitment to inclusion, sustainability, and balanced neighborhood development.

We appreciate your consideration and welcome the opportunity to discuss this proposal further.

Respectfully,
Grand Haven Human Relations Commission