

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION WORK SESSION
AGENDA
March 10, 2026

Notice and agenda of a work session of the Planning Commission at 6:00 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. CALL TO THE AUDIENCE**
- 4. DISCUSSION ITEM**
 - A. Addressing housing challenges in Grand Haven**
- 5. ADJOURNMENT**

DATE: March 6, 2026
TO: City of Grand Haven Planning Commission
FROM: Brian Urquhart, City Planner
RE: **March Housing Work Session**

1.0 Request

Last month, Joe Pierce and staff introduced the problems and possible solutions to the housing situation in the City. These include the following zoning amendments:

1. Decreasing min. dwelling size in the LDR district to 570 sq. ft.
2. Permitting two-family homes by right in MDR
3. Permitting two-family homes with ADU
4. Permitting ADU by right
5. Establish the definition of triplex and quadplexes
6. Reduce the parking requirements from 2 spaces to 1.2 spaces per dwelling
7. Allow for on-street parking year-round with odd/even parking.
8. Require 10% dwelling units in a multiple-family dwelling or Planned Development be designated as affordable units

Each zoning ordinance amendment was met with different levels of acceptance and fact finding. Included in the packet are the findings based on comments by the Planning Commission.

2.0 Objective

The objective of the work session is to provide data supporting the discussion on the zoning text amendments. Through discussion, clarity on the actual feasibility of implementing the amendments is anticipated. Should the Planning Commission determine what amendments are appropriate to move forward, important stakeholders should be identified. A public outreach effort and public survey could be taken as the next step. If more time is needed to address feasibility, additional work sessions can be in order.

Attachment:

- A. Table of recommended amendments with comments

Housing Work Session				
Problem/issue	Possible action	Implementation Step	Feasibility	Comment
Dwelling Size	Decrease minimum housing size to 760 sf to 570 sf in LDR	Zoning Text Amendment	Low	Increase the MDR district to rezone LDR parcels south of Taylor, north of Ohio, between Despelder and Beechtree
# of dwelling units permitted	2-plex with ADU	Zoning Text Amendment	TBD	GR has text language
	2-plex by right in MDR		High	
	ADU by right in specific districts		Low	
Missing Middle Housing	Add definition of triplex, quad-plex, and other medium density housing	Zoning Text Amendment	Yes	Definitions included in packet
Lot Coverage minimums	Increase the minimum lot coverage from 35% to 50% in special districts	Zoning Text Amendment	Low	Allow for 50% lot coverage with ADU. Will promote for opportunity more attached and detached ADU
Residential Parking requirements	Decrease min. parking requirements from 2 per unit to 1.2 per unit	Zoning Text Amendment	High	Met favorably
On Street Parking	Allow for on street parking year round, with odd/even parking during winter	Traffic Control Order , Text Amendment	Very low	DPS and DPW prefer status quo
Seasonal vacancies	Limit the amount of short term rentals in residential districts	Zoning Text Amendment	High	Continue with SLU for STR
Affordable housing developments	Require 10% of all units in a multiple-family development be affordable units	ZTA	TBD	Need more discussion

Master Plan Goals and Objectives

Goal 1: Dwellings in Grand Haven will include a broad range of housing types, included detached and attached units, appropriate for segments of the population.

Objective A: Support a variety of housing types and densities and mixed-use developments for all segments of the population.

Goal 2: Residential neighborhoods will be attractive, well maintained, safe and inviting places with convenient connections to recreation facilities, employment, transportation, shops, services and natural areas.

Objective C: Protect the character, safety, and historic patterns of development in residential neighborhoods from inappropriate development

Goal 4: Residents and visitors to Grand Haven will move about the community safely and conveniently using private and public transportation options.

Objective G: Evaluate overnight parking policies.

Goal 5: Non-motorized connections, including sidewalks, bicycle paths and recreation trails, will serve all areas of the community.

Objective I: Consider creating sub-area specific parking requirements.

Goal 9: Hospitality and tourism will be an important part of the local economy.

Objective B: Evaluate the capacity of neighborhoods for accommodating season rentals and establish standards to balance local interests with hospitality and investment objectives.