

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ZONING BOARD OF APPEALS
REGULAR MEETING AGENDA
October 15, 2025

Notice and agenda of a regular Zoning Board of Appeals Meeting at 7:00 p.m. to be held in the City Hall Council Chambers, 519 Washington Ave. Zoning Board of Appeals members 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: Tyler Berg, Richard Norton, Vice-Chair Kerry Bridges, Amy Kozanecki, Brendan Pool, Chair Mark Hills, Paul Shibley

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES – June 18, 2025

5. CALL TO AUDIENCE – ONE OF TWO OPPORTUNITIES

6. PUBLIC HEARING

- A. Case 25-02:** A request by Richard McMahon of Casey's Retail, for property at 1102 Robbins Road, Grand Haven, MI, 49417 (parcel #70-03-33-201-001) for two (2) variances from the Grand Haven Zoning Ordinance related to the construction of an automobile gas station:
1. A variance from Sec. 40-705: to allow a ground sign of 10 ft. in height, in which the maximum height for a ground sign is 6 ft. in the Commercial district.
 2. A variance from Sec. 40-414.02.D: to allow ground floor building transparency of 26.6%, where the minimum approved ground floor building transparency is 40% in the Commercial District.
- B. Case 25-03:** Consideration of an appeal, submitted by St. John's Episcopal Church of 524 Washington Avenue Grand Haven, MI 49417, pursuant to Section 40-115.10 of the Zoning Ordinance, of the Planning Commission's September 9, 2025 denial of the site plan at 524 Washington Avenue, Grand Haven, MI, 49417 (parcels #70-03-21-355-016 & #70-03-21-355-008).

7. CITY PLANNER REPORT

8. CALL TO AUDIENCE – SECOND OPPORTUNITY

9. ADJOURNMENT

DRAFT - ZONING BOARD OF APPEALS
CITY OF GRAND HAVEN
MEETING MINUTES

June 18, 2025

A regular meeting of the Grand Haven Zoning Board of Appeals was called to order by Chair Hills at 7:00 p.m. in the Grand Haven Council Chambers. On roll call, the following members were:

Present: Vice-Chair Kerry Bridges, Amy Kozanecki, Richard Norton, Tyler Berg, Brendan Pool, Paul Shibley

Absent: Chair Mark Hills

Also present: Brian Urquhart, City Planner

Motion made by Kozanecki to excuse Pool. Seconded by Shibley. Motion passed unanimously with a voice vote.

Approval of Minutes

Motion by Kozanecki, seconded by Norton, to approve the February 19, 2025 minutes as written. Passed unanimously with a voice vote.

Approval of Agenda

Motion by Kozanecki, seconded by Berg, to approve the agenda as printed. Passed unanimously with a voice vote.

Call to the Audience – None

Election of Officers

Urquhart said the June meeting is the time to elect the officers. Currently the officers are: Chair – Hills, Vice-Chair – Bridges, Secretary – Pool.

Motion by Kozanecki, seconded to keep the officers as is for the next year. Voice vote: all ayes. **Motion passed.**

Extension Request to Case 24-05: Pursuant to Sec. 40-113.08.C.4.b the Zoning Board of Appeals will consider a request for an extension to the variance approval for Case 24-05, a request by Jeanne Fricano for a variance related to a new single family dwelling at 540 Lake Avenue (parcel #70-03-29-203-015): a variance from Sec. 40-404.02.C to allow a corner front yard setback of 17.5 feet where 20 feet is the minimum in the Moderate Density Residential District.

Urquhart said on June 26, 2024, the ZBA granted a variance to Jeanne Fricano of 540 Lake Ave. to permit a corner front yard setback of 17.5 ft. where the required corner front yard setback is 20 ft. in the Moderate Density Residential District. Ms. Fricano was originally denied her variance request to allow for a 15 ft. corner front yard setback in April 2023 and decided to wait 1 full year to reapply.

Urquhart clarified that a variance is valid for one (1) year from the date of issuance. The applicant must either act on the variance within that year, or it will expire. The minimum requirement to act of a variance is to apply for a building permit. The applicant can apply to the ZBA for an extension, providing reasons to extend the variance.

Fricano provided written documentation and presented to the ZBA her financial hardships for not acting on the variance. She said she has not been able to finalize a design for the home and apply for the building permit.

Shibley asked if she has a builder for the project yet. Fricano replied she does not.

Berg asked if she had a building after the variance was approved in June. He does not feel Fricano is acting in good faith, but knows it takes time to find the right builder, architect and financing to construct a home.

Norton asked if he was approved for the variance extension, when would she be able to build. Fricano replied she does not know for sure yet but would like a 12-month extension.

Kozanecki stressed if there would be any progress at all if the variance extension was approved. Fricano responded that she will be contacting builders soon.

ZBA members discuss the appropriate length of the extension. Pool and Norton preferred a 6-month extension. Berg wanted a 12-month extension. Kozanecki and Bridges suggested perhaps a 9-month extension.

Bridges asked Fricano if a 9-month extension would be suitable for her. Fricano replied she would be able to obtain the building permit and act on the variance within the 9-month time frame.

Motion by Kozanecki, seconded by Berg, to approve a request to extend the variance for a 17.5 ft. corner front yard setback for a new home at 540 Lake Ave. (parcel #70-03-29-203-015) to March 26, 2026 based on the following reason:

1. The applicant has provided evidence of a proven hardship in obtaining a building permit.

Yeas: Bridges, Norton, Kozanecki, Shibley, Hills. Nays: None. The variance extension was **APPROVED** on a 6-0 vote.

City Planner Report

Urquhart said there will not be a meeting in July.

Call to the Audience – Second Opportunity

None

Adjournment:

Motion by Kozanecki, seconded by Norton, to adjourn. Unanimously approved by voice vote. Meeting adjourned at 7:55 pm.

Brian Urquhart, City Planner

-STAFF REPORT

TO: Grand Haven Zoning Board of Appeals
FROM: Brian Urquhart, City Planner
MEETING DATE: October 15, 2025
CASE: 25-02
ADDRESS: 1102 Robbins Rd.

Proposal

Richard McMahon of Casey's General Store, submitted a variance application for a ground sign and ground floor primary wall transparency for a gas station at 1102 Robbins Rd. (parcel #70-03-33-201-001). The proposed ground sign is 10 ft. in height, in which the maximum height of a ground sign in the C, Commercial District is 6 ft. The minimum required transparency for a primary ground floor wall in the Commercial District is 40%, as approved by the Planning Commission. The applicant is requesting a ground floor transparency of 26.6% for the north and 19.9% for the west walls.

Case 25-02a Background

The property is located at the southeast corner of 172nd Ave. and Robbins Rd. The nearby uses are characterized by commercial uses, such as gas stations, pharmacy stores, banks, and other vehicle-oriented businesses. Casey's General Store selected this location likely due to its high visibility, traffic volume and proximity to complimentary uses. A gas station is permitted by special land use in the Commercial District. During the September meeting, the Planning Commission approved the site plan and special land use, with the condition the applicant receive variances for the proposed sign and ground floor transparency.

The Commercial zoning district applies various signage types, which most recently updated in 2019. Pole signs are only permitted in lieu of a ground sign on lots with at least 90 ft. of frontage on US-31. Most parcels in the Commercial district are located off US-31. There are about a dozen parcels located off Robbins which do not front US-31. These parcels would be ineligible for a pole sign. It should be noted currently numerous nonconforming pole signs existing off Robbins Rd. near this site. Sec. 40-705 also allows ground signs in the Commercial District to be up to 100 sq. ft., provided the parcel has at least 90 ft. of frontage off US-31. There is an inherited disadvantage for larger signs on lots that do not contain 90 ft. of US-31 frontage. The limitation of sign height and size in the Commercial district off Robbins Rd, is likely due to the reduced vehicle speed and volume, smaller lot sizes, and lesser setbacks.

1.0 Zoning of Subject Parcel

The property is located in the C – Commercial District

2.0 General Location

In the front yard near Robbins Rd.

3.0 Existing Land Use on the Parcel

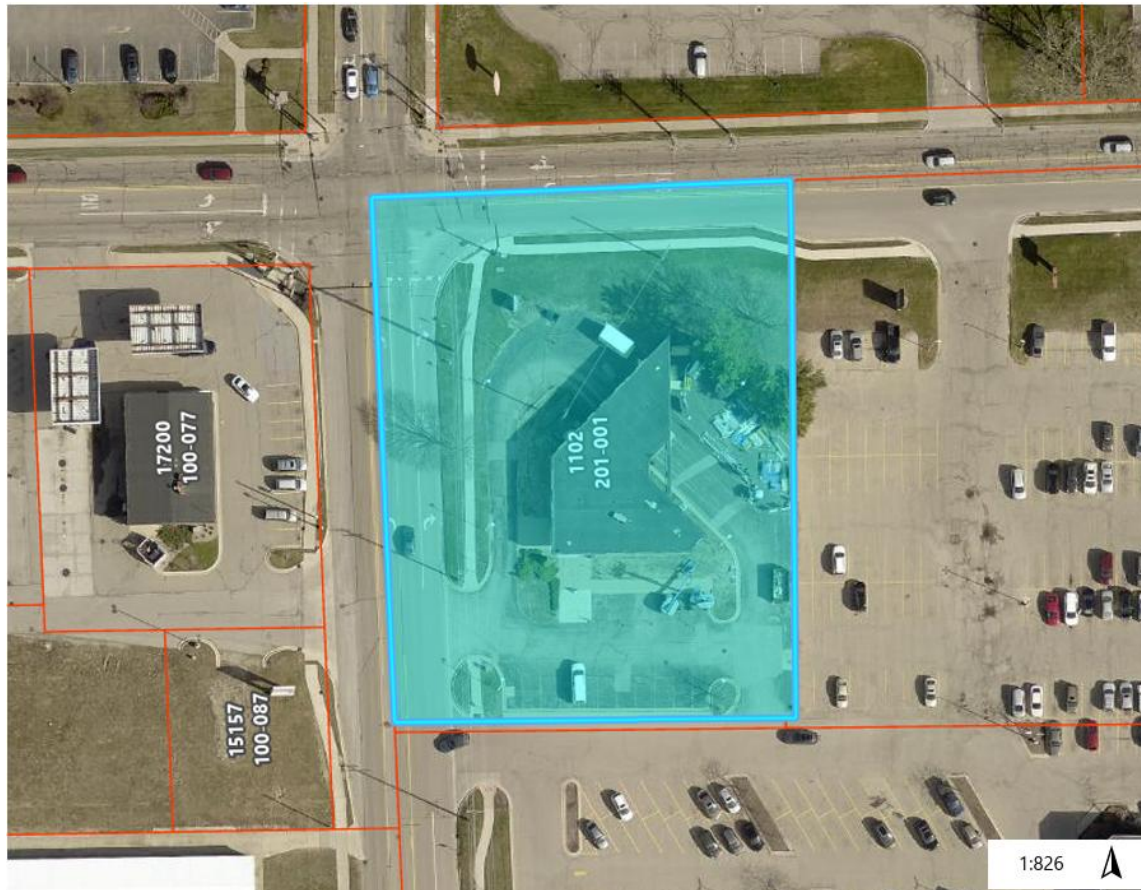
Vacant commercial building

4.0 Adjacent Area Land Uses

North: PNC Bank
South: D & W parking lot
East: Parking lot
West: D & W Gas station

5.0 Zoning on Adjacent Parcels

North: C
South: C
East: C
West: PUD (Grand Haven Township)



Aerial Map

6.0 Findings of Fact and Staff Analysis

The applicant has provided responses to the Basic Conditions for the requested variance.

1. **Basic Conditions:** The Board shall find that a variance request meets all of the following conditions.
 - a. *The requested variance shall not be contrary to the public interest or to the intent and purpose of the Ordinance.* **Comment:** The purpose and intent of the sign ordinance is to regulate the size, number, location and manner of construction and display of signs in the city. Is it further intended to protect the commercial district from visual chaos and clutter, eliminate distractions from motorists and protect appropriately identified uses from excessive signage. Sec. 40-705 allows a ground sign area up to 32 sq. ft. and height up to 6 ft. The intent of the ordinance to maintain ground signs at a reasonable height and size in locations within the Commercial district that area that are not a state highway.

- b. *The requested variance shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a special land use permit is required.* Comment: The proposed 10 ft. tall ground sign would not create a use that is not permitted by right or by special land use in the Commercial district.
- c. *The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located.* Comment: A 10 ft. tall ground sign would unlikely cause substantial adverse effect on properties in the vicinity. On the same corner, there are pole signs located at the 3 properties. However, these are lawful nonconforming signs or located within a different jurisdiction.
- d. *The conditions or situation of the property or its intended use is not so general or recurrent in nature as to make reasonably practicable a general regulation for the condition or situation.* Comment: Gas stations on corner lots are common in the commercial district. The proposed ground sign location takes advantage of the visibility of the intersection. There is no condition of the property which is not so general or recurrent in nature.
- e. *Any exceptional or extraordinary circumstances applying to the property in question are not self-created.* Comment: There are no exceptional or extraordinary circumstances that apply to the property. Furthermore, the applicant stated prior to submitting a site plan and special land use, they were fully aware of the sign ordinance. The request for a 10 ft. tall ground sign could be considered an act of self-creation.
- f. *There is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.* Comment: The applicant is not requesting a setback variance, therefore other locations for the sign could be considered. The ground sign is in the optimal location for visibility. The request for a 10 ft. tall ground sign may be a desire to compete with nearby uses with respect to signs, but the property allows for wall signs and gas station canopy signs.
- g. *The requested variance is the minimum variance that will make possible the reasonable use of the improvement.* Comment: The applicant originally planned for a 25 ft. tall pole sign, which necessitated the variance request. Since then, the sign was reduced to 10 ft. tall ground sign. Therefore, only a height variance would be needed, compared to sign height, size, type and location variances. A 10 ft. tall sign is 66% taller than the maximum height, which may be not the minimum variance necessary to make reasonable use of the sign. The applicant may also apply for a second ground sign, as Sec.40-705 permits 1 ground sign per frontage. As a corner lot, this option remains. The gas station also contains conforming gas station canopy and building wall signs.

7.0 Correspondence

As of the date of this memo, the City has not received any correspondence relating to this request.

8.0 Sample Motions

Note: A concurring vote of 4 members of the Zoning Board of Appeals is required to approve a non-use variance.

Motion to **APPROVE** ZBA Case 25-02a: A request by Richard McMahon for a variance related to a ground sign located at 1102 Robbins Rd. (parcel #70-03-33-201-001), a variance from Sec. 40-705 to allow a ground sign of 10 ft. in height where the maximum ground sign height in the C – Commercial District is 6 ft. The variance is granted based on the following finding(s) of fact:

1. *Insert ZBA finding(s) of fact.*

Motion to **DENY** ZBA Case 25-02a: A request by Richard McMahon for a variance related to a ground sign located at 1102 Robbins Rd. (parcel #70-03-33-201-001), a variance from Sec. 40-705 to allow a ground sign of 10 ft. in height where the maximum ground sign height in the C – Commercial District is 6 ft. The denial is based on the following finding(s) of fact:

1. *Insert ZBA finding(s) of fact.*

Motion to **POSTPONE** ZBA Case 25-02a, until the following information can be submitted for review:

1. *Insert ZBA recommendation(s).*

Attachments:

- A. ZBA application dated September 17, 2025 (3 pages)
- B. Response to variance standards (1 page)
- C. Sign Plan (9 pages)
- D. Site Plan (2 sheets)

ZONING BOARD OF APPEALS 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

To the Zoning Board of Appeals;

I (we) Richard McMahon of 3305 SE Delaware Ave
(Applicant Name) (Street Number)

Ankeny IA 50021
(City) (State & Zip Code)

Applicant Phone Number: 515 - 318 - 9944 Applicant Fax Number: _____

HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FOR A:

Variance (☒) Appeal (☐) Interpretation (☐) Change of Nonconforming Use (☐)

Address/location of property: 1102 Robbins Rd, Grand Haven, MI 49417

Parcel #: 70-03-33-201-001 Zoning District: C-1 General Commercial

2. Required Attachments

- 10 copies of site plan
- 10 copies of the application
- 10 copies of written response demonstrating how the request meets the 7 Basic Conditions
- Required fee (\$350 or \$450* if construction has begun)

3. Description of Case *(fill out only the items that apply to your case)*

A. Description of the property

- 1) Size of lot See Civil Plans for dimensions
- 2) Area of lot 1.24 Acres
- 3) Is lot a corner or interior lot Yes

B. Description of existing structures:

- 1) Number of buildings now on premises 1
- 2) Size of each building now on premises 2,870 SF
- 3) Use of existing buildings on premises Bank

C. Description of proposed structures:

- 1) Height of proposed structure 24' - 5"
- 2) Dimensions of proposed building or addition 40' - 10" x 78' - 10"
- 3) Area of proposed building 3,219
- 4) Percentage of lot coverage of building or addition 20%



D. Yard setbacks after completion of building or addition:

- 1) Front yard (measured from lot line) 175.5'
- 2) Side yard (measured from lot line) 126'
- 3) Rear yard (measured from lot line) 91.6'

E. A sketch depicting the above information shall accompany this application. The sketch shall be on a sheet of paper 8 1/2" x 11" in size.

F. Article and Section number of Zoning Ordinance that is being appealed: **Article 7, Sec 40-705**

G. Clearly state your request: See attached Narrative.

4. The Board shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height regulations, yard and depth regulations, and off-street parking and loading space requirements provided it finds that **all of the Basic Conditions** described below can be satisfied. The appellant shall submit, along with the established fee and other materials, a narrative demonstrating why a variance is sought.

A. Basic Conditions. The Board shall find that a variance request meets **all** of the following conditions.

- 1) The requested variance shall not be contrary to the public interest or to the intent and purpose of this Ordinance.
- 2) The requested variance shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a special land use permit is required.
- 3) The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located.
- 4) The conditions or situation of the property or its intended use is not so general or recurrent a nature as to make reasonably practicable a general regulation for the condition or situation.
- 5) Any exceptional or extraordinary circumstances applying to the property in question are not self-created.
- 6) There is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.
- 7) The requested variance is the minimum variance that will make possible the reasonable use of the improvement.

Section 40-113.08 (B)(3) states the following (*See Section for additional Rules*):

1. Each variance granted under the provisions of this Ordinance shall become null and void unless:
The construction authorized by such variance has received a City Land Use Permit within one (1)



year after the granting of the variance; and the occupancy of land, premises, or buildings authorized by the variance has taken place within one (1) year after the issuance of the Land Use Permit, unless an extension of time has been granted by the Zoning Board of Appeals. The Zoning Administrator may grant one six (6) month extension of construction. After expiration of a six (6) month extension, all extension shall be granted by the Zoning Board of Appeals.

2. No application for a variance which has been denied wholly or in part by the Board shall be re-submitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence of changed conditions found, upon inspection by the Board, to be valid.

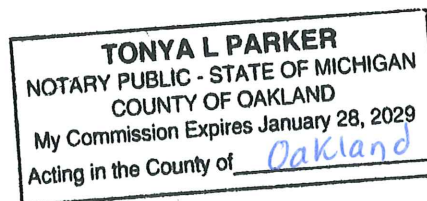
Signature of Owner: Michael C. Venetis Date: 9-15-25

Print Name: MICHAEL C. VENETIS - V.P. REAL ESTATE - COVERICA BANK

Subscribed and sworn before me on this 15th day of September, 2025

My Commission expires on: January 28, 2029

Tonya L. Parker
Notary Public



Variance Narrative

Casey's requests a variance to the ground sign code that allows a monument sign exceeding the maximum area and height requirements for the property zoning. This variance request is not contrary to public interest and will provide better visibility to traffic in the area. A ground sign is permitted by the property zoning and use. The circumstances causing the variance request are existing and cannot be resolved by Casey's. The proposed sign location meets all setback requirements and must be located near the intersection for peak visibility. Casey's is not requesting a pole sign as similar businesses in the area, but a ground sign that provides fair visibility and is similar in size to neighboring ground signs.



Casey's

SIGN PACKET

GRAND HAVEN, MI #5150

NEW STORE



PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE

700 21st St SW
Watertown, SD 57201
Tel: 800.843.9888
www.personatriangle.com

Customer:
CASEY'S

Location:
GRAND HAVEN, MI

File Name:
517247 - R4 - SITE 5150 - GRAND HAVEN, MI

Project No.:
517247

Prepared By:

Date:
17JUL25

Request No.:
80732

SC

Revision:
4



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):

Approval Date:

Building & Wall Signs (SStore)

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft²
1	"Casey's"	Surface	Building Front	Internal	5' 0"	12' 9-9/16"	15' 4"	20' 4"	55.33283
2	DO NOT INSTALL								
								Total	55.33283

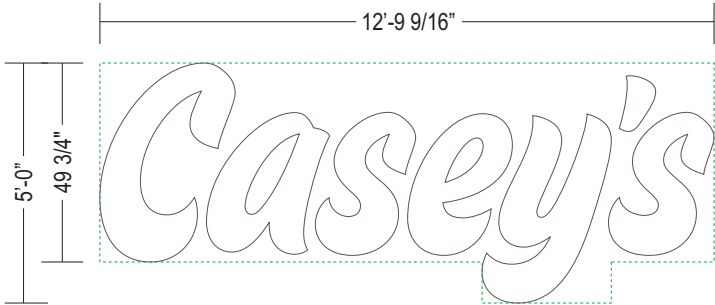
Canopy

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft²
5	"Casey's"	Surface	Canopy Front	Internal	2' 5"	6' 2-3/16"	17' 3"	19' 8"	6.14
5	"Casey's"	Surface	Canopy Side	Internal	2' 5"	6' 2-3/16"	17' 3"	19' 8"	6.14
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
								Total	80.76

Brick Monument Sign (10' OAH)

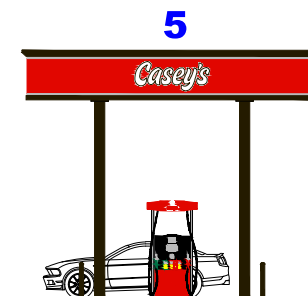
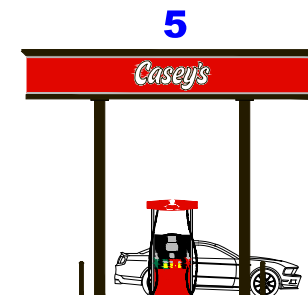
Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft²
6	Price Sign	Freestanding	Street	Internal	4' 4"	9' 9"	0' 11"	5' 3"	42.25
	Product Flag	Freestanding	Street	N/A	2' 0"	4' 0"	3' 1"	4' 4"	5
								Total	47.25

1



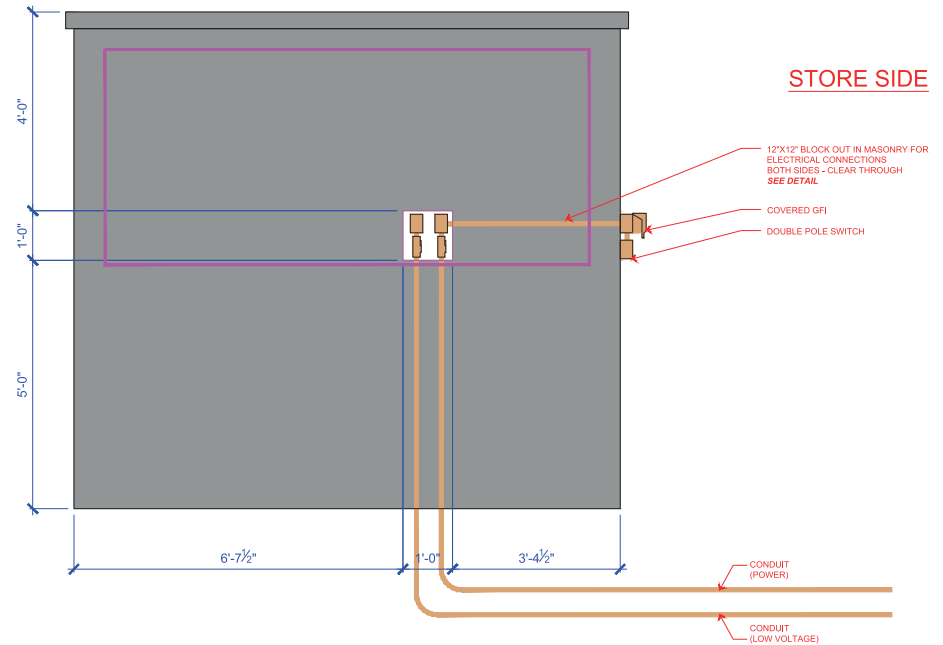
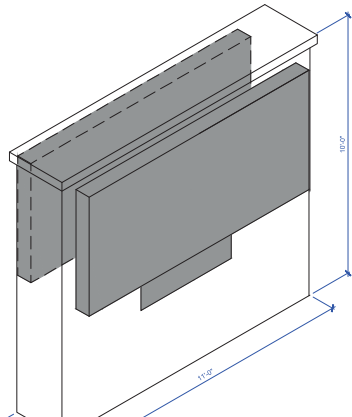
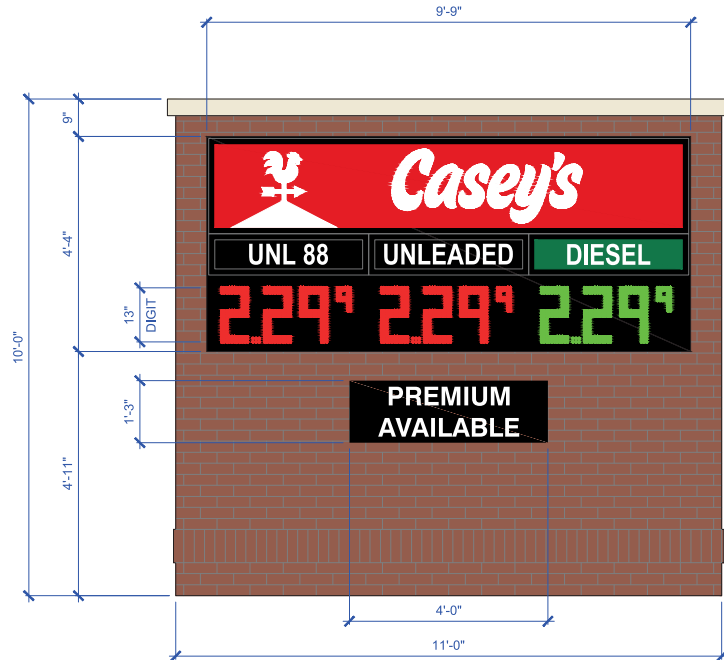
SQ FT - 55.33283
CHANNEL LETTER DETAIL
SCALE: 1/4" = 1'-0"

SIGNS 4, 5



Brick Monument Sign (10' OAH)

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
6	Price Sign	Freestanding	Street	Internal	4' 4"	9' 9"	0' 11"	5' 3"	42.25
	Product Flag	Freestanding	Street	N/A	2' 0"	4' 0"	3' 1"	4' 4"	5
Total								47.25	

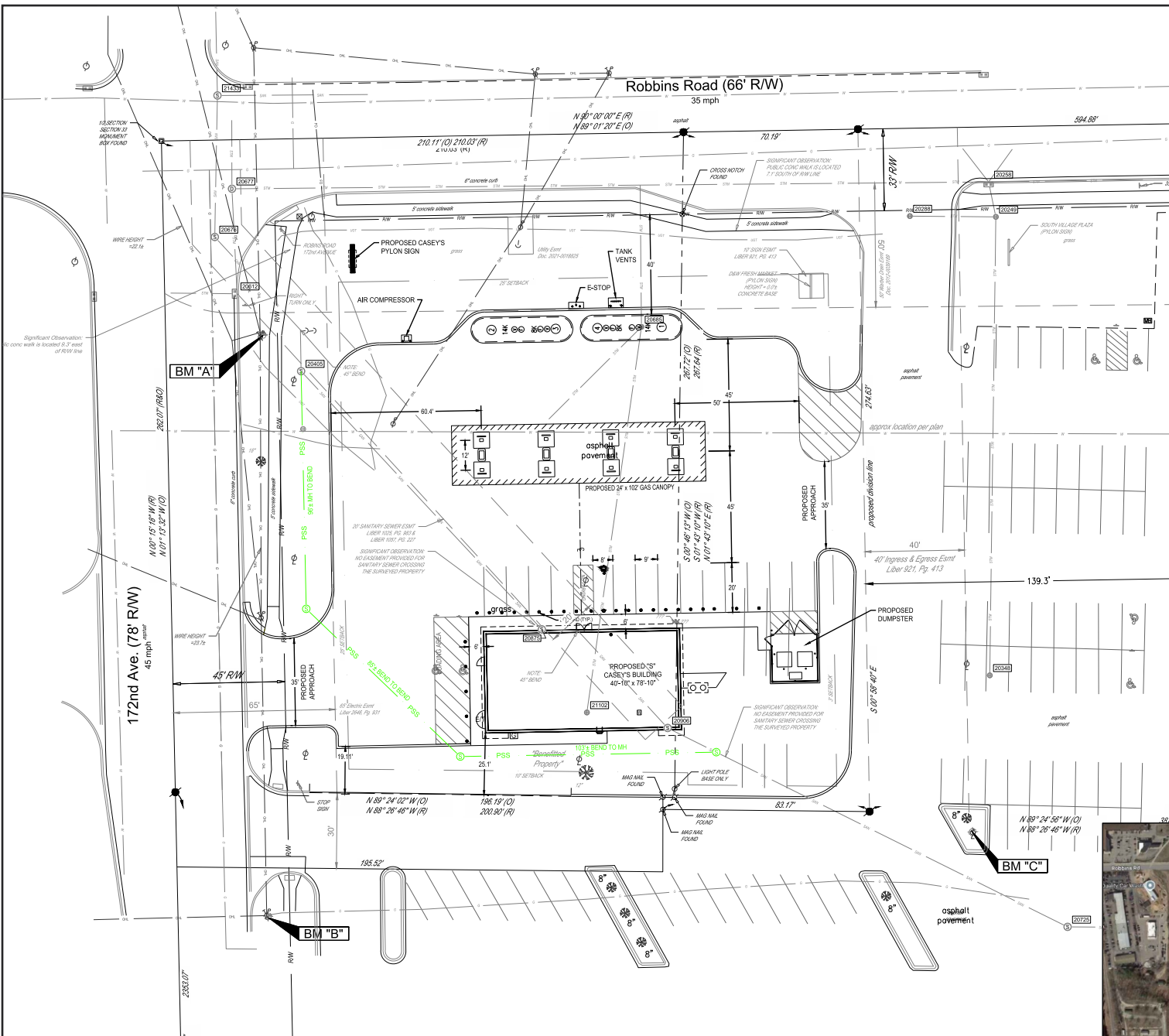
**PRICER NOTES:**

- 13" RED AND GREEN LED DIGITS
- STATIC LABELS, NON-INTERCHANGEABLE
- DIESEL ON THE RIGHT, BOTH SIDES

OTHER NOTES

- PRODUCT "TAG" IS NON-ILLUMINATED
- CABINET IS BLACK IN COLOR
- 300' WIRELESS KEYPAD RANGE





GENERAL INFO:

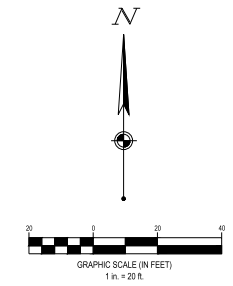
SITE ID: 5150_Grand Haven, MI #1
 SITE LOCATION: SEC Robins Rd & 172nd Ave
 STORE STYLE: S
 PUMPS STYLE: 4H
 DRAWN BY: KM
 DATE: 04.25.25

SPECIAL REQUIREMENTS:

LANDSCAPING PLAN REQUIRED
 SITE LIGHTING PLAN REQUIRED
 SUBDIVISION OF LOT SPLIT REQUIRED (TSD)
 ROOFTOP UNIT SCREENING REQUIRED
 BRICK DUMPSTER ENCLOSURE REQUIRED
 PUBLIC SIDEWALKS REQUIRED (EXISTING TO BE REPAIRED)
 TRAFFIC IMPACT STUDY REQUIRED
 KNOX BOX SYSTEM REQUIRED
 FLOODPLAIN DEVELOPMENT APPLICATION REQUIRED

PETROLEUM:

1. DISPENSED PRODUCTS:
 DIL, UBB, BTE, RSE
2. 2-22,000 GALLON DOUBLE WALL FIBERGLASS UNDERGROUND STORAGE TANKS
 TANK COMPARTMENT 1 - 14,000 GALLON (BTE)
 TANK COMPARTMENT 2 - 14,000 GALLON (DIESEL)
 TANK COMPARTMENT 3 - 8,000 GALLON (UNLBB)
 TANK COMPARTMENT 4 - 8,000 GALLON (RSE)
3. (4H)
 2 - GAS WAYNE OVATION DISPENSERS (BLENDED)
 2 - B23 - 4 NOZZLES & 6 METERS EACH
 2 - B34 - 6 NOZZLES & 8 METERS EACH



NOTE:
 SYMBOL INDICATES EXISTING UTILITY TO EXISTING STRUCTURE TO BE REMOVED OR DISCONNECTED BY APPROPRIATE CONTRACTOR. VERIFY WITH UTILITY COMPANY REPRESENTATIVE.



A1 Site Layout Plan

A2 Vicinity Map

OWNER/DEVELOPER:
CASEY'S GENERAL STORES, INC.
ONE SE CONVENIENCE BLVD.
ANKENY, IA 50021
PHONE: (515) 318-9944
CONTACT: RICHARD MCMAHON

ENGINEER:
CESO, INC.
7777 BONHOMME AVE.
CLAYTON, MO 63105
PHONE: (618) 604-7157
CONTACT: PAUL HANSON
EMAIL: PAUL.HANSON@CESOINC.COM
EOR: ZACH FRESHNER, P.E.

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:
CITY OF GRAND HAVEN
PHONE: (616) 847-3215
CONTACT: RYAN VREDEVELD
EMAIL: RVREDEVELD@GRANDHAVEN.ORG

GAS SERVICE:
MICHIGAN GAS
PHONE: (800) 401-6402

WATER:
CITY OF GRAND HAVEN
PHONE: (616) 847-3493
CONTACT: DANA KOLLEWEHR
EMAIL: DKOLLEWEHR@GRANDHAVEN.ORG

COMMUNICATIONS:
TCC GRAND HAVEN / VERIZON
PHONE: (616) 844-4096

STORMWATER:
CITY OF GRAND HAVEN
PHONE: (616) 847-3215
CONTACT: RYAN VREDEVELD
EMAIL: RVREDEVELD@GRANDHAVEN.ORG

ELECTRIC:
GRAND HAVEN LIGHT & POWER
PHONE: (616) 846-6250

ZONING:
CITY OF GRAND HAVEN
PHONE: (616) 935-3276
CONTACT: BRIAN URQUHART
EMAIL: BURQUHART@GRANDHAVEN.ORG

PROPERTY DATA:

PARCEL OWNER: COMERICA & KOLEAN PROPERTIES GH LLC

PARCEL ID: 70-03-33-201-002

ADDRESS: 1102 ROBBINS RD.
GRAND HAVEN, MI 49417

PROPERTY AREA: 16,168 SF (1.24 ACRES)

ZONING: C1 GENERAL COMMERCIAL

PROPOSED USE: CONVENIENCE STORE

	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONTAGE ALONG ROBBINS RD:	25'	200.7'
SIDE:	3'	127.2'
REAR:	10'	32.2'

PARKING AREA SETBACKS		
FRONT:	5'	175.5'
SIDE:	N/A	126'
REAR:	N/A	91.6'

SIGN SETBACKS:	12.5'	12.5'
----------------	-------	-------

MAXIMUM BUILDING HEIGHT:	40'	21.3'
--------------------------	-----	-------

BUILDING AREA:	N/A	3,219 SF
----------------	-----	----------

PARKING:		
TOTAL PARKING SPACES:	10	14
ADA PARKING SPACES:	1	1

FLOODPLAIN DESIGNATION: PARCEL IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 26139C0087E, EFFECTIVE DATE: 12/16/2011 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

EXISTING FEATURES LEGEND

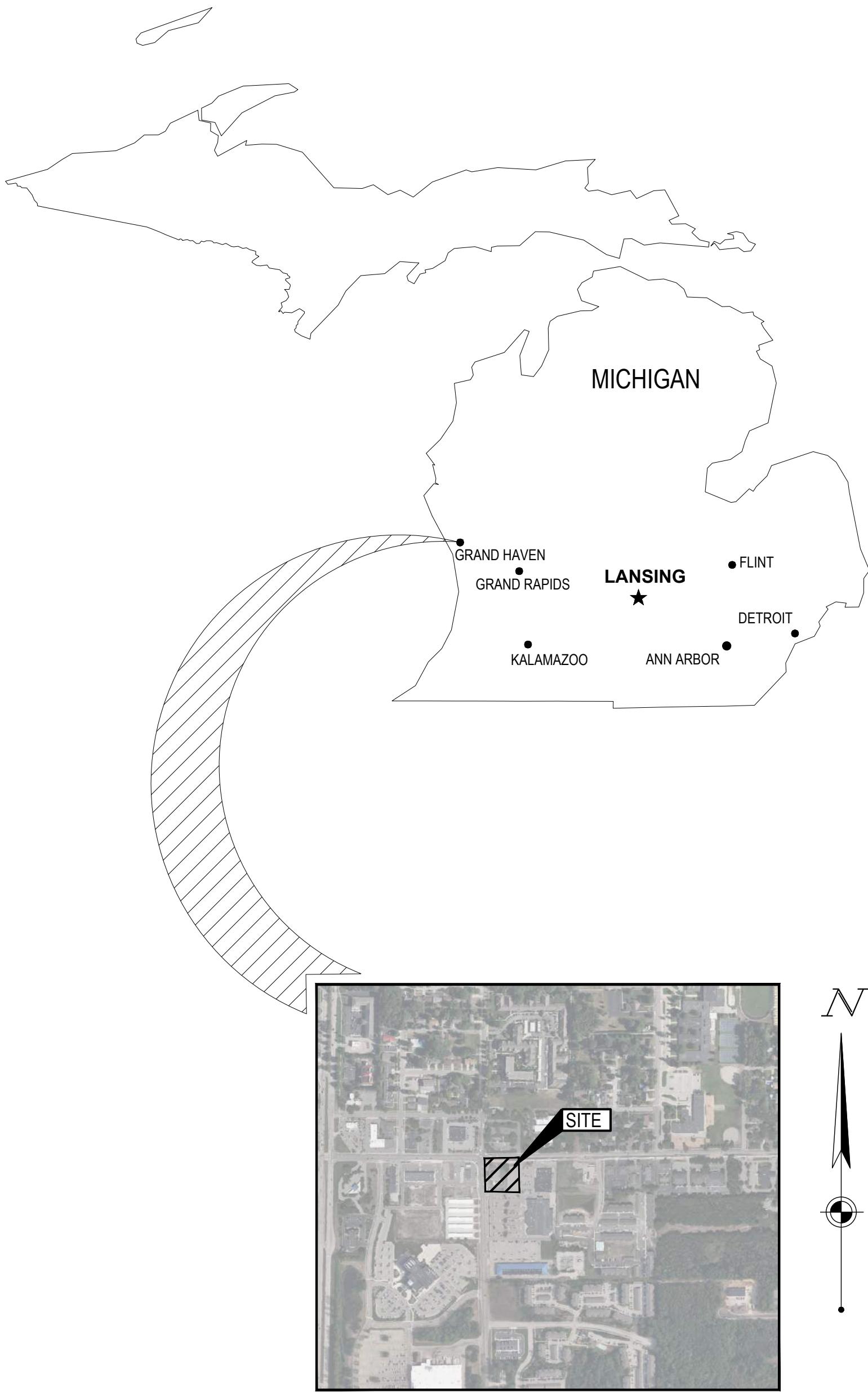
APPLIES TO ALL CIVIL SHEETS

	R/W	RIGHT OF WAY LINE		BENCHMARK
		PARCEL LINE		SET 5/8" x 30" IRON REBAR WITH YELLOW CAP STAMPED "CESO"
		SUBJECT PROPERTY BOUNDARY LINE		SANITARY MANHOLE
		EASEMENT LINE		TELEPHONE BOX
		CURB		CLEANOUT
		EDGE OF PAVEMENT		GUY WIRE ANCHOR
		EDGE OF WALK		CATCH BASIN
		PAVEMENT MARKINGS		CURB INLET
	STM	STORM SEWER		LIGHT POLE
	SAN	SANITARY SEWER		POWER POLE
	W	WATER LINE		ELECTRIC METER
	G	GAS LINE		GAS METER
	OHE	OVHD ELECTRIC LINE		SIGN
	UGE	UGND ELECTRIC LINE		ELECTRIC BOX
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	100'	MAJOR CONTOUR		WATER VALVE
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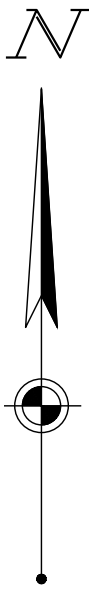
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN
SITE IMPROVEMENTS
FOR
CASEY'S #5150
1102 ROBBINS RD.
GRAND HAVEN, MI 49417



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-100	DEMOLITION PLAN
C-101	SITE PLAN
C-102	CIRCULATION PLAN
C-201	GRADING PLAN
C-202	DETENTION DETAIL
C-301	UTILITY PLAN
C-401	SWPPP
C-402	SWPPP DETAILS
C-601	CONSTRUCTION DETAILS
C-701	PLANTING PLAN
C-702	PLANTING DETAILS AND NOTES



VICINITY MAP
NO SCALE



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Merrimack, NH 03042
Phone: 937.435.8584 Fax: 888.208.4826



CASEY'S #5150

GRAND HAVEN, MI

1102 ROBBINS ROAD
GRAND HAVEN, MI 49417

Revisions / Submissions

ID	Description	Date
----	-------------	------

Project Number: 766144

Scale: NTS

Drawn By: JTP

Checked By: JMS

Date: 08/29/2025

Issue: NOT FOR CONSTRUCTION

Drawing Title:

COVER SHEET

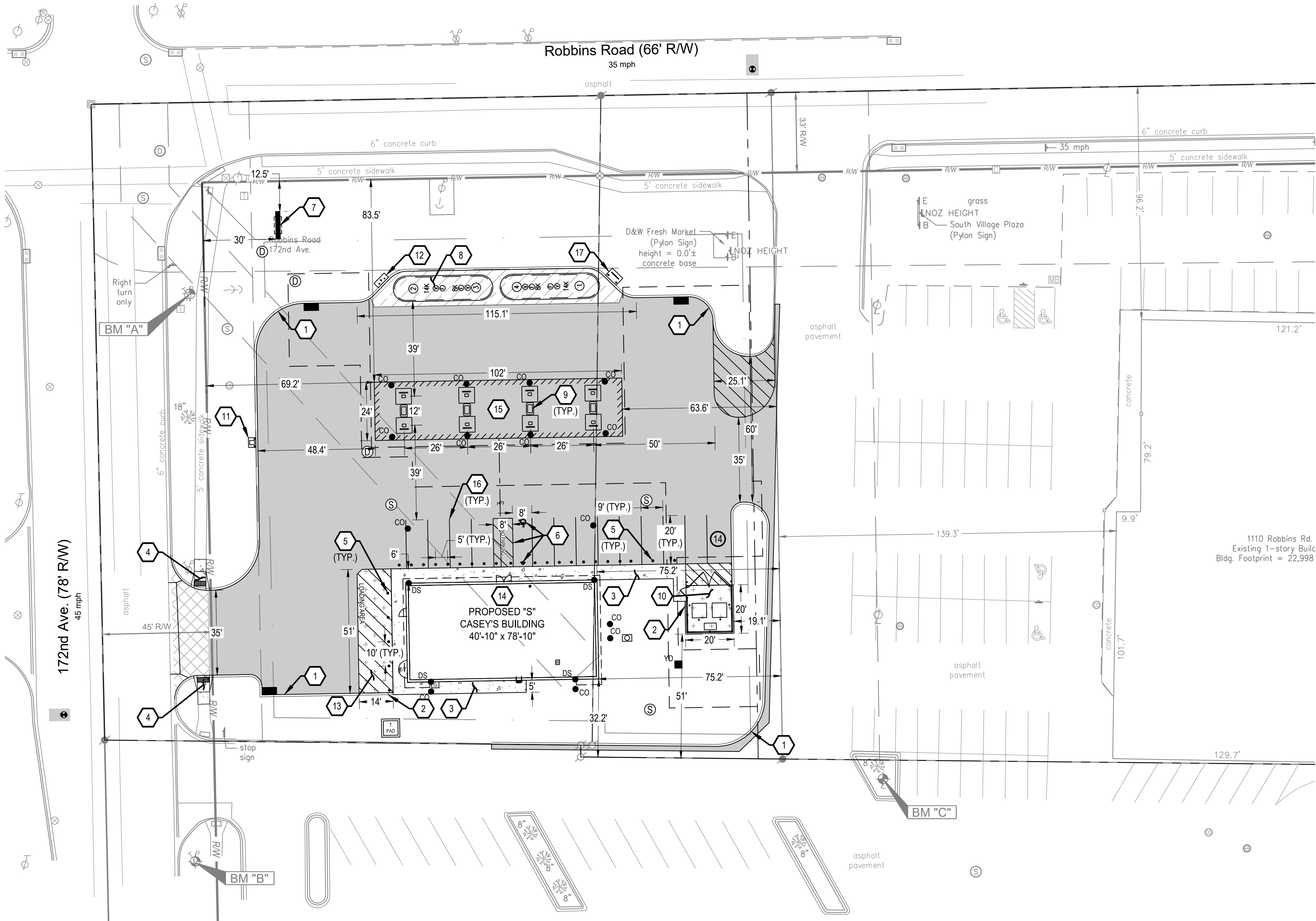
C-001

BENCHMARK	
Vertical Datum: NAVD88 derived from GPS Observations	
BM "A": 	Bench nail set east side of power telephone pole #3663, East side of 172nd Ave. between road and side walk, southeast corner of Robbins Rd. and 172 nd Ave. intersection. Elevation = 603.80'
BM "B": 	Bench nail set east side of power telephone pole #3665, East side of 172nd Ave between Road and sidewalk, south from north entrance to D & W Fresh market along 172nd Ave. Elevation = 605.98'
BM "C": 	Chiseled "X" on north side of concrete light pole base, in curb island out in parking lot between Goodwill and D & W Fresh market, pole #1, south side from access road in parking lot Elevation = 602.17'



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

C:\D\ACC\Draws\CESO\Caseys Grand Haven MI\Project Files_C\ES003-CIVIL\PLAN\LOT766144_SITE PLAN.dwg - 8/29/2025 - Janice Torres-Pirela



CODED NOTES:

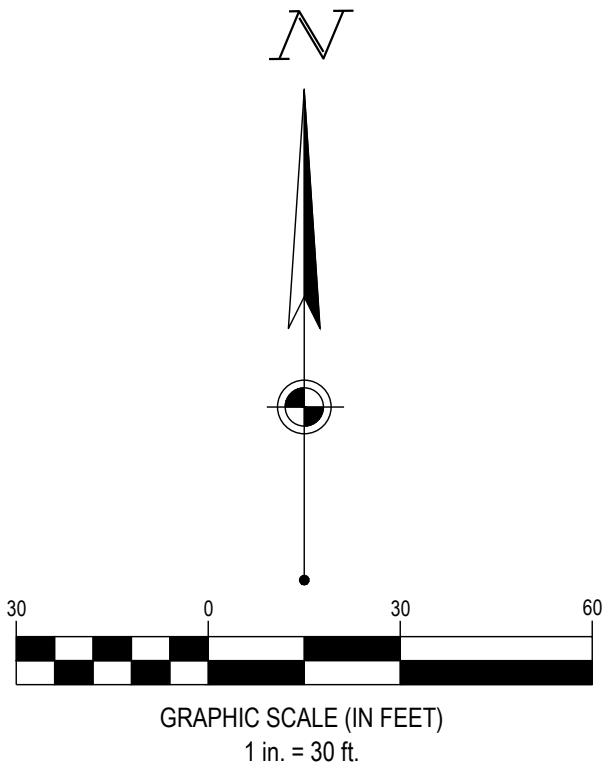
1. PROPOSED INTEGRAL CURB.
2. CURB TAPER.
3. PROPOSED SIDEWALK.
4. PROPOSED ADA COMPLIANT RAMP WITHIN RIGHT-OF-WAY.
5. CASEY'S TYPICAL BOLLARD.
6. CONTRACTOR TO CONSTRUCT ADA PARKING SPACE PER DETAILS AND ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
7. CASEY'S PYLON SIGN, PER SIGNAGE PLAN.
8. PROPOSED FUEL TANK AREA CONCRETE PAD.
9. PROPOSED GAS TAPERED FUEL ISLAND.
10. PROPOSED 20' X 20' DUMPSTER ENCLOSURE AND PAD. SEE ARCHITECTURAL PLANS FOR DETAILS.
11. AIR COMPRESSOR BOX.
12. EMERGENCY SHUTOFF FOR GASOLINE DISPENSERS. ALL DISPENSERS FALL WITHIN A 100-FOOT RADIUS OF SHUTOFF.
13. PROPOSED 14' x 51' LOADING ZONE.
14. PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
15. PROPOSED 24' x 102', 4 DISPENSER AUTO FUEL CANOPY. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
16. PROPOSED PAVEMENT MARKINGS.
17. PROPOSED FUEL TANK VENTS AND PAD.

SITE LEGEND

EXISTING	
REFER TO C-001 FOR EXISTING FEATURES LEGEND	
PROPOSED	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED FUEL TANK CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY NON-REINFORCED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED APPROACH CONCRETE PAVEMENT
	SETBACK
	EASEMENT
	BUILDING
	CANOPY
	CONCRETE CURB
	PAVEMENT/WALK
	PARKING SPACE COUNT
	SIGN
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CURB INLET
	CLEANOUT
	DOWN SPOUT
	BOLLARD

BENCHMARK	
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BM "C":	Chiseled "X" on north side of concrete light pole base, in curb island out in parking lot between Goodwill and D & W Fresh market, pole #1, south side from access road in parking lot Elevation = 602.17'

NOTE: REFER TO ALTA SURVEY, SHEET C-003, FOR BENCHMARK LOCATIONS



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CASEY'S #5150

GRAND HAVEN, MI

1102 ROBBINS ROAD
GRAND HAVEN, MI 49417

Revisions / Submissions		
ID	Description	Date

Project Number:	766144
Scale:	1"=30'
Drawn By:	JTP
Checked By:	JMS
Date:	08/29/2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SITE PLAN

C-101

Case 25-02b Background

The Planning Commission also included a condition of site plan approval the ground floor transparency as proposed receive a variance from the Zoning Board of Appeals. The Planning Commission held discussions regarding the new building and the architectural elements of the single-story building. The staff report noted the ground-floor transparency requirement for buildings facing the front or corner front lot line when located on the corner lot can be reduced. 1102 Robbins is on a corner lot, with the north and west walls fronting Robbins Rd. and 172nd Ave. respectively.

Discussion at the meeting centered around whether the Planning Commission could reduce the ground-floor transparency requirement to the current design of 26.6%. Staff noted permitting such a reduction is not under the authority of the Planning Commission, hence why the applicant applied for a variance.

A faux window is defined as a window feature or design that is architecturally integrated into a building façade for the purpose of aesthetic design. It does not permit light into the interior of a building. Transparency is defined per Sec. 40-201.20 as “the quality of transmitting light to permit the interior of a building to be seen from the outside. The applicant is making the case a faux window would be proper design because it would shield unsightly features such as mechanical rooms, restrooms, freezers into view.

Ground Floor Transparency	Min/Max	PC reduction limit	Variance request
	60%/85%	40%	26.6%
Primary Ground Floor wall	Total Size	Total window sq. ft.	Transparency
West	408 sq. ft.	176 sq. ft. (w/ faux windows)	43%
		96 sq. ft. (w/o faux windows)	19.9%
North	788 sq. ft.	354 sq. ft. (w/ faux windows)	45%
		208 sq. ft. (w/o faux windows)	26.6%

2. **Basic Conditions:** The Board shall find that a variance request meets all the following conditions.

- h. *The requested variance shall not be contrary to the public interest or to the intent and purpose of the Ordinance. **Comment:** The intent and purpose of requiring ground floor transparency for buildings in the Commercial District is to incorporate a community standard in building design. New construction is subject to this standard. Robbins Rd. showcases the east-west commercial corridor. The Planning Commission exercised their authority to reduce the minimum from 60% to 40%, based on the location. Furthermore, transparency is defined as the quality of transmitting light to permit the interior of a building to be seen from the outside. Faux windows give off an appearance of transparency from a distance, however, do not satisfy the intent permitting visibility into the interior of a building.*
- i. *The requested variance shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a special land use permit is required. **Comment:** The granting of this variance will not create a use that is not permitted in the Commercial District. The Planning Commission unanimously approved the special land use at the September 9, 2025 meeting.*
- j. *The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located. **Comment:***

Allowing a 26.6% transparency in the ground floor frontage would likely not have any substantial adverse effect on neighboring properties.

- k. *The conditions or situation of the property or its intended use is not so general or recurrent in nature as to make reasonably practicable a general regulation for the condition or situation.* Comment: A gas station is permitted by special land in the Commercial district, with a minimum lot size of 15,000 sq. ft. The size of the lot is satisfactory, and so are the setbacks, lot coverage, access drive locations, parking and circulations. The building contains the necessary exterior cladding materials. The condition of the property and use is recurrent and general by requiring a 40% minimum transparency for the primary walls at the selected building location is practically reasonable. The floor plan layout should not take precedent over exterior design compliance.
- l. *Any exceptional or extraordinary circumstances applying to the property in question are not self-created.* Comment: A gas station is permitted by special land use in the Commercial District which includes building form standards. There are no exceptional or extraordinary circumstances on the property that could justify the request for faux windows, reducing the minimum transparency requirement. The applicant did amend the site plan change the south wall from horizontal Hardie-plank siding to brick, bringing the building into greater compliance with the building form standard, demonstrating a willingness to comply.
- m. *There is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.* Comment: Because the request is to reduce the transparency of the ground floor primary wall, this standard is not applicable.
- n. *The requested variance is the minimum variance that will make possible the reasonable use of the improvement.* Comment: It could be argued the Planning Commission exercised the authority of granting the minimum ground floor frontage to 40% permitted within the ordinance. Issuing a variance of 26.6% ground floor transparency for the north and west walls is a reduction of 33% of the approved minimum amount. However, the applicant cites if the 40% transparency is required, the building floor plan places freezers, mechanical, restroom into view, and the faux windows provide an appearance of 45% transparency and block those from view. The ZBA did approve a variance for 29% ground floor transparency for the new building at 805 S. Beacon Blvd. in September 2023, however that variance has since expired.

9.0 Correspondence

As of the date of this memo, the City has not received any correspondence relating to this request.

10.0 Sample Motions

Note: A concurring vote of 4 members of the Zoning Board of Appeals is required to approve a non-use variance.

Motion to **APPROVE** ZBA Case 25-02b: A request by Richard McMahon for a variance related to a gas station building at 1102 Robbins Rd. (parcel #70-03-33-201-001), a variance from Sec. 40-414.02.D to ground floor building transparency of 26.6% and 19.9% where the minimum approved transparency for primary walls in the C – Commercial District is 40%. The variance is granted based on the following finding(s) of fact:

1. *Insert ZBA finding(s) of fact.*

Motion to **DENY** ZBA Case 25-02b: A request by Richard McMahon for a variance related to a gas station building at 1102 Robbins Rd. (parcel #70-03-33-201-001), a variance from Sec. 40-414.02.D to allow a minimum ground floor transparency of 26.6%, and 19.9% where the minimum approved transparency in the C - Commercial district is 40%. The denial is based on the following finding(s) of fact:

1. *Insert ZBA finding(s) of fact.*

Motion to **POSTPONE** ZBA Case 25-02b, until the following information can be submitted for review:

1. *Insert ZBA recommendation(s).*

Attachments:

- E. ZBA application dated September 17, 2025 (3 pages)
- F. Responses to basic ZBA conditions (1 page)
- G. Building elevation and floor plan (3 pages)
- H. Draft Planning Commission meeting minutes from September 9, 2025

ZONING BOARD OF APPEALS 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

To the Zoning Board of Appeals;

I (we) Richard McMahon of 3305 SE Delaware Ave
(Applicant Name) (Street Number)

Ankeny IA 50021
(City) (State & Zip Code)

Applicant Phone Number: 515 - 318 - 9944 Applicant Fax Number: _____

HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FOR A:

Variance (☒) Appeal (☐) Interpretation (☐) Change of Nonconforming Use (☐)

Address/location of property: 1102 Robbins Rd, Grand Haven, MI 49417

Parcel #: 70-03-33-201-001 Zoning District: C-1 General Commercial

2. Required Attachments

- 10 copies of site plan
- 10 copies of the application
- 10 copies of written response demonstrating how the request meets the 7 Basic Conditions
- Required fee (\$350 or \$450* if construction has begun)

3. Description of Case *(fill out only the items that apply to your case)*

A. Description of the property

- 1) Size of lot See Civil Plans for dimensions
- 2) Area of lot 1.24 Acres
- 3) Is lot a corner or interior lot Yes

B. Description of existing structures:

- 1) Number of buildings now on premises 1
- 2) Size of each building now on premises 2,870 SF
- 3) Use of existing buildings on premises Bank

C. Description of proposed structures:

- 1) Height of proposed structure 24' - 5"
- 2) Dimensions of proposed building or addition 40' - 10" x 78' - 10"
- 3) Area of proposed building 3,219
- 4) Percentage of lot coverage of building or addition 20%



D. Yard setbacks after completion of building or addition:

- 1) Front yard (measured from lot line) 175.5'
- 2) Side yard (measured from lot line) 126'
- 3) Rear yard (measured from lot line) 91.6'

E. A sketch depicting the above information shall accompany this application. The sketch shall be on a sheet of paper 8 1/2" x 11" in size.

F. Article and Section number of Zoning Ordinance that is being appealed: **Article 7, Sec 40-414.02.D**

G. Clearly state your request: See attached Narrative.

4. The Board shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height regulations, yard and depth regulations, and off-street parking and loading space requirements provided it finds that **all of the Basic Conditions** described below can be satisfied. The appellant shall submit, along with the established fee and other materials, a narrative demonstrating why a variance is sought.

A. Basic Conditions. The Board shall find that a variance request meets **all** of the following conditions.

- 1) The requested variance shall not be contrary to the public interest or to the intent and purpose of this Ordinance.
- 2) The requested variance shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a special land use permit is required.
- 3) The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located.
- 4) The conditions or situation of the property or its intended use is not so general or recurrent a nature as to make reasonably practicable a general regulation for the condition or situation.
- 5) Any exceptional or extraordinary circumstances applying to the property in question are not self-created.
- 6) There is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.
- 7) The requested variance is the minimum variance that will make possible the reasonable use of the improvement.

Section 40-113.08 (B)(3) states the following (*See Section for additional Rules*):

1. Each variance granted under the provisions of this Ordinance shall become null and void unless:
The construction authorized by such variance has received a City Land Use Permit within one (1)



year after the granting of the variance; and the occupancy of land, premises, or buildings authorized by the variance has taken place within one (1) year after the issuance of the Land Use Permit, unless an extension of time has been granted by the Zoning Board of Appeals. The Zoning Administrator may grant one six (6) month extension of construction. After expiration of a six (6) month extension, all extension shall be granted by the Zoning Board of Appeals.

2. No application for a variance which has been denied wholly or in part by the Board shall be re-submitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence of changed conditions found, upon inspection by the Board, to be valid.

Signature of Owner: Michael C. Venetis Date: 9-15-25

Print Name: MICHAEL C. VENETIS - V.P. REAL ESTATE - COMERICA BANK

Subscribed and sworn before me on this 15th day of September, 2025

My Commission expires on: January 28, 2029

Tonya J. Parker

Notary Public



Variance Narrative

Casey's requests that faux windows be permitted in locations that would view operational rooms such as freezers, mechanical, and restrooms. The requested variance is for the betterment of the public and does not contradict the Ordinance. The request does not result in a use change or need for a special land use permit. There will be no adverse effects on the neighboring properties. In order to meet the building code requirement of 40% transparency across the front and side of the store that face public Right-of-Way, additional windows were proposed that are not standard locations for Casey's. Fully transparent windows are proposed on the entrance door and on the sides of the entrance area. Please see the attached exhibit highlighting in yellow (fully transparent window locations) and in blue (faux window locations). The variance is the minimum request to meet the code requirement while being practical in intent.

OWNER/DEVELOPER:
CASEY'S GENERAL STORES, INC.
ONE SE CONVENIENCE BLVD.
ANKENY, IA 50021
PHONE: (515) 318-9944
CONTACT: RICHARD MCMAHON

ENGINEER:
CESO, INC.
7777 BONHOMME AVE.
CLAYTON, MO 63105
PHONE: (618) 604-7157
CONTACT: PAUL HANSON
EMAIL: PAUL.HANSON@CESOINC.COM
EOR: ZACH FRESHNER, P.E.

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:
CITY OF GRAND HAVEN
PHONE: (616) 847-3215
CONTACT: RYAN VREDEVELD
EMAIL: RVREDEVELD@GRANDHAVEN.ORG

GAS SERVICE:
MICHIGAN GAS
PHONE: (800) 401-6402

WATER:
CITY OF GRAND HAVEN
PHONE: (616) 847-3493
CONTACT: DANA KOLLEWEHR
EMAIL: DKOLLEWEHR@GRANDHAVEN.ORG

COMMUNICATIONS:
TCC GRAND HAVEN / VERIZON
PHONE: (616) 844-4096

STORMWATER:
CITY OF GRAND HAVEN
PHONE: (616) 847-3215
CONTACT: RYAN VREDEVELD
EMAIL: RVREDEVELD@GRANDHAVEN.ORG

ELECTRIC:
GRAND HAVEN LIGHT & POWER
PHONE: (616) 846-6250

ZONING:
CITY OF GRAND HAVEN
PHONE: (616) 935-3276
CONTACT: BRIAN URQUHART
EMAIL: BURQUHART@GRANDHAVEN.ORG

PROPERTY DATA:

PARCEL OWNER: COMERICA & KOLEAN PROPERTIES GH LLC

PARCEL ID: 70-03-33-201-002

ADDRESS: 1102 ROBBINS RD.
GRAND HAVEN, MI 49417

PROPERTY AREA: 16,168 SF (1.24 ACRES)

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PROPOSED USE: CONVENIENCE STORE

	REQUIRED	PROPOSED
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MAXIMUM BUILDING HEIGHT: 40 21.3'

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ADA PARKING SPACES:	1	1

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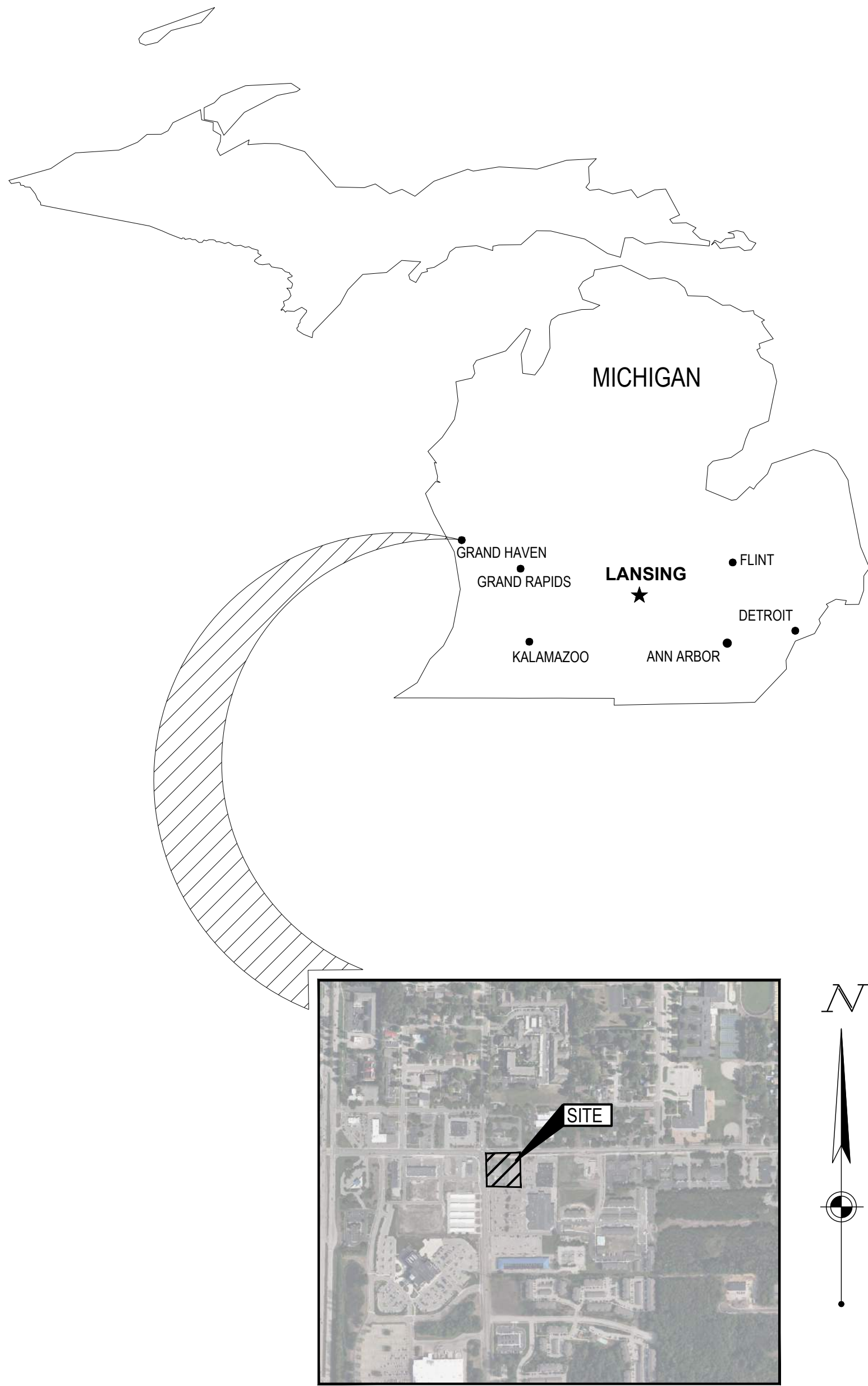
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CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN
SITE IMPROVEMENTS
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VICINITY MAP
NO SCALE

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3601 Rigby Rd., Suite 300
Marmoring, OH 43042
Phone: 937.435.8584 Fax: 888.208.4826



CASEY'S #5150

GRAND HAVEN, MI

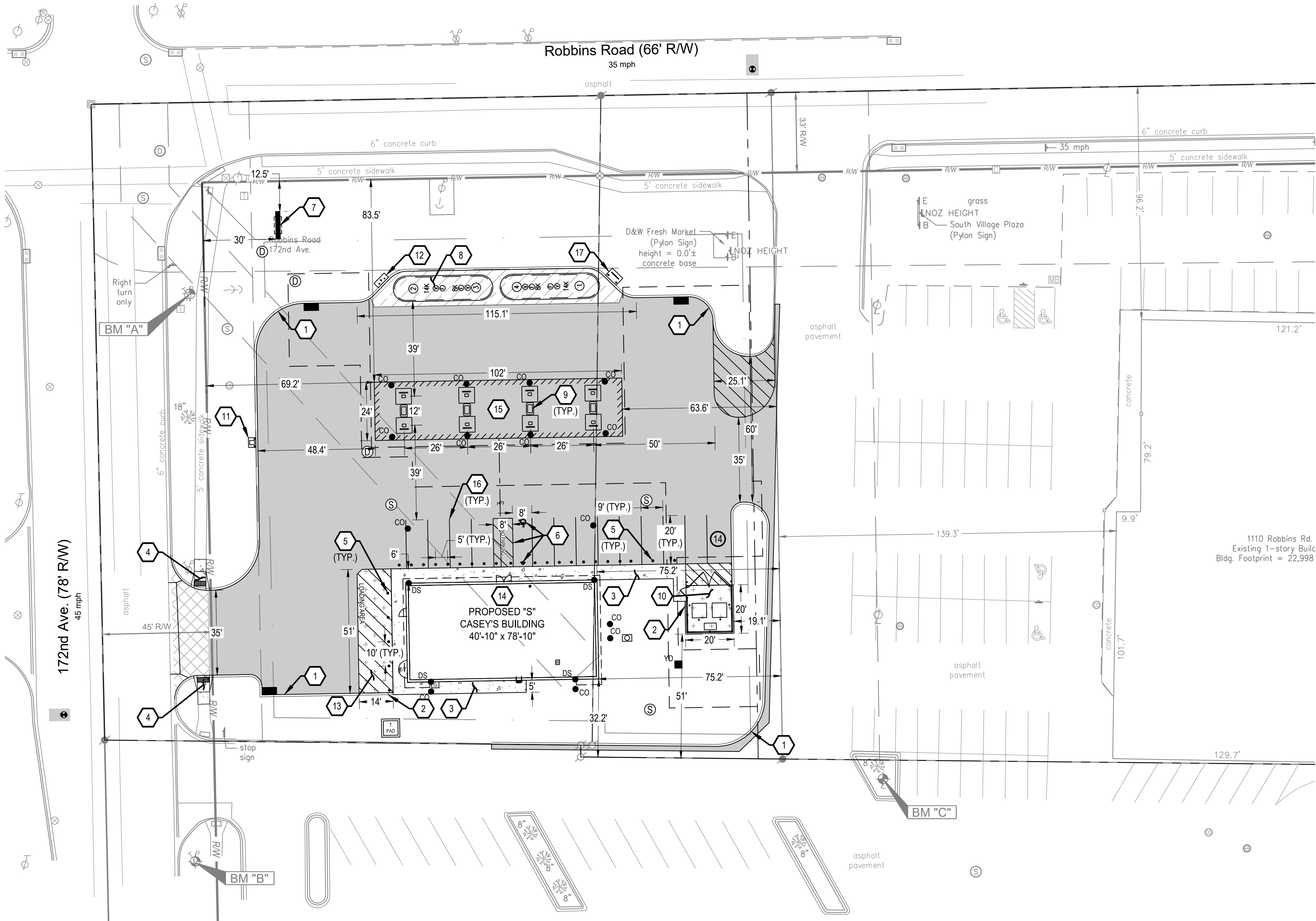
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Issue: NOT FOR CONSTRUCTION		

Drawing Title:
COVER SHEET

C-001

C:\D\ACC\Draws\CESO\Caseys Grand Haven MI\Project Files_Civil\PLAN\LOT766144_SITE PLAN.dwg - 8/29/2025 - Janice Torres-Pirela



CODED NOTES:

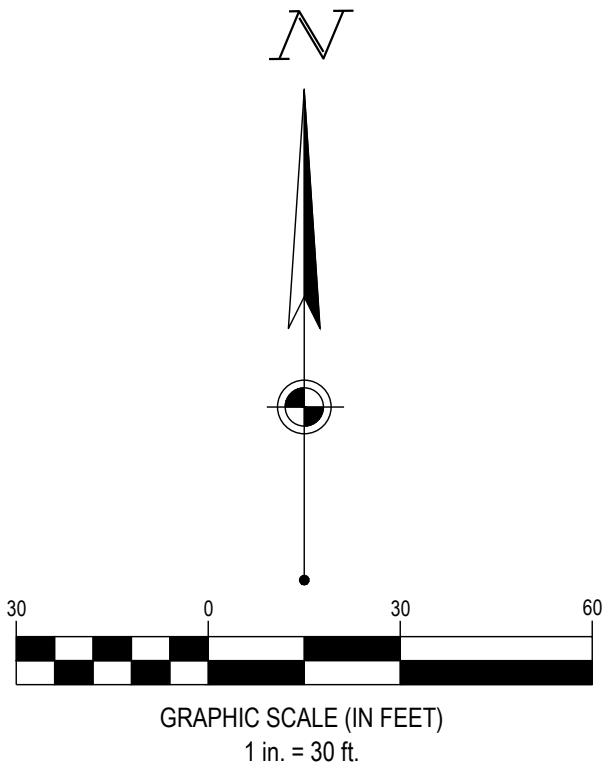
1. PROPOSED INTEGRAL CURB.
2. CURB TAPER.
3. PROPOSED SIDEWALK.
4. PROPOSED ADA COMPLIANT RAMP WITHIN RIGHT-OF-WAY.
5. CASEY'S TYPICAL BOLLARD.
6. CONTRACTOR TO CONSTRUCT ADA PARKING SPACE PER DETAILS AND ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
7. CASEY'S PYLON SIGN, PER SIGNAGE PLAN.
8. PROPOSED FUEL TANK AREA CONCRETE PAD.
9. PROPOSED GAS TAPERED FUEL ISLAND.
10. PROPOSED 20' X 20' DUMPSTER ENCLOSURE AND PAD. SEE ARCHITECTURAL PLANS FOR DETAILS.
11. AIR COMPRESSOR BOX.
12. EMERGENCY SHUTOFF FOR GASOLINE DISPENSERS. ALL DISPENSERS FALL WITHIN A 100-FOOT RADIUS OF SHUTOFF.
13. PROPOSED 14' x 51' LOADING ZONE.
14. PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
15. PROPOSED 24' x 102', 4 DISPENSER AUTO FUEL CANOPY. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
16. PROPOSED PAVEMENT MARKINGS.
17. PROPOSED FUEL TANK VENTS AND PAD.

SITE LEGEND

EXISTING	
REFER TO C-001 FOR EXISTING FEATURES LEGEND	
PROPOSED	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED FUEL TANK CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY NON-REINFORCED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED APPROACH CONCRETE PAVEMENT
	SETBACK
	EASEMENT
	BUILDING
	CANOPY
	CONCRETE CURB
	PAVEMENT/WALK
	PARKING SPACE COUNT
	SIGN
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CURB INLET
	CLEANOUT
	DOWN SPOUT
	BOLLARD

BENCHMARK	
Vertical Datum: NAVD88 derived from GPS Observations	
BM "A":	Bench nail set east side of power telephone pole #3663, East side of 172nd Ave., between road and side walk, southeast corner of Robbins Rd. and 172 nd Ave. intersection. Elevation = 603.80'
BM "B":	Bench nail set east side of power telephone pole #3665, East side of 172nd Ave between Road and sidewalk, south from north entrance to D & W Fresh market along 172nd Ave. Elevation = 605.98'
BM "C":	Chiseled "X" on north side of concrete light pole base, in curb island out in parking lot between Goodwill and D & W Fresh market, pole #1, south side from access road in parking lot Elevation = 602.17'

NOTE: REFER TO ALTA SURVEY, SHEET C-003, FOR BENCHMARK LOCATIONS



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Merrimack, NH 03042
Phone: 937.435.8584 Fax: 888.208.4826



CASEY'S #5150

GRAND HAVEN, MI

1102 ROBBINS ROAD
GRAND HAVEN, MI 49417

Revisions / Submissions		
ID	Description	Date

Project Number:	766144
Scale:	1"=30'
Drawn By:	JTP
Checked By:	JMS
Date:	08/29/2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SITE PLAN

C-101

General Notes

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. **RELATED DRAWING SHEETS:** REFER TO THE FOLLOWING:
G-011: FOR BUILDING LOCATION ON SITE
AL-601: FOR INFORMATION RELATING TO SIGNAGE
A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
A-121: ROOF PLAN/ROOF TOP EQUIPMENT
A-601: DOOR & WINDOW SCHEDULES AND NOTES
S-101: FOOTINGS AND FOUNDATIONS
S-102: ROOF TRUSSES

3. **WORKING POINT:** THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS

4. **HARDIE SIDING PAINT FORMULA:** SHERWIN WILLIAMS / SATIN FINISH

COLOR: CUSTOM ARNING C/N ETT TAN

BAC Blend-a-Color	OZ	32	64	128
B1 Black	-	-	1	-
N1 Raw Umber	-	23	1	1
Y3 Deep Gold	-	5	1	-

WHITE & PASTEL TINT BASE (1 GALLON USE)

(CUSTOM SHER-COLOR FORMULA MATCH)

HARDIE PLANK LAP SIDING (MECHANICAL PLATFORM):

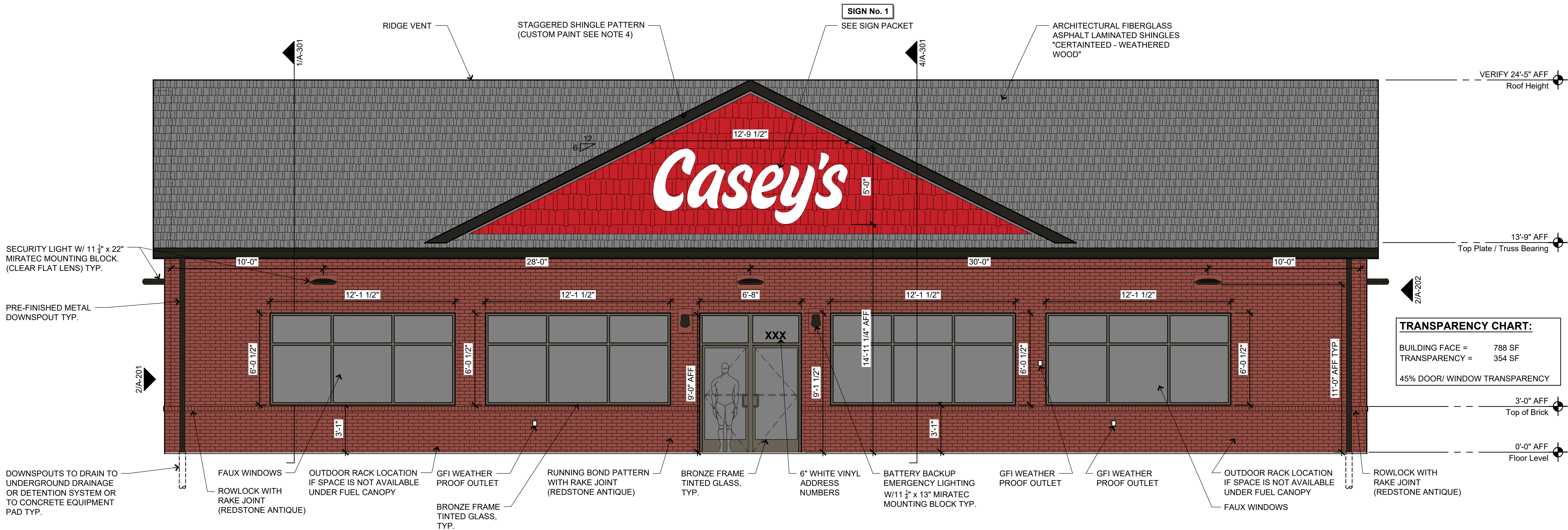
EXTERIOR SATIN LATEX SUPER PAINT
SHERWIN-WILLIAMS - SW 7020 - BLACK FOX

STAGGERED SHINGLE PAINT FORMULA:

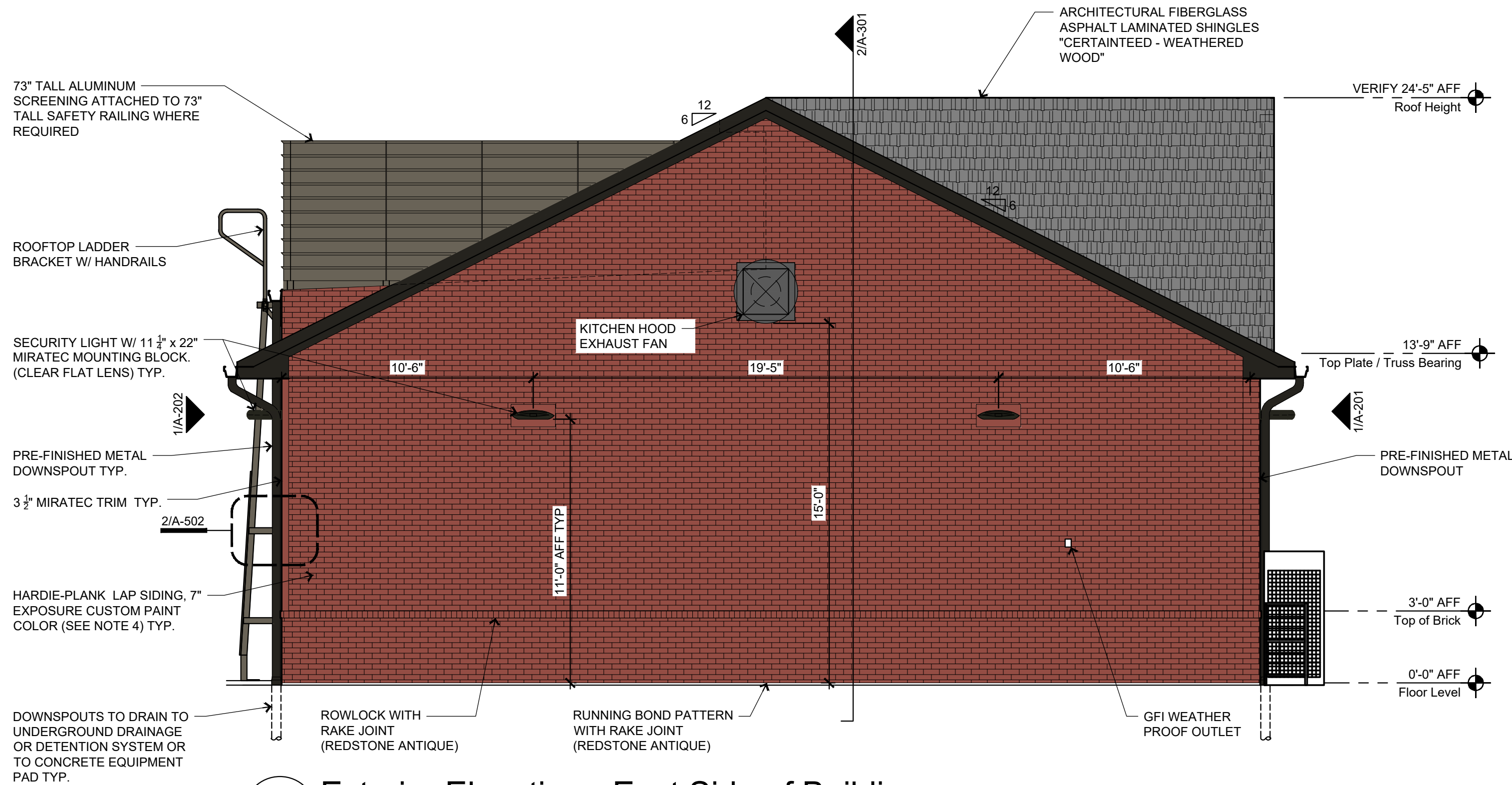
SHERWIN-WILLIAMS "CASEY'S NEW RED 2020"
(MATCHES ALPOLIC BTR RED)
EXTERIOR SEMI-GLOSS LATEX - DURATION ARCHITECTURAL LATEX
1 GALLON MIX - K33T00254
ULTRADEEP - 650406333

OZ	32	64	128
R4-NEW RED	14	--	--
Y1-YELLOW	--	5	--





5. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.



1 Exterior Elevation - North side of Building
1/4"=1'-0"



2 Exterior Elevation - East Side of Building
1/4"=1'-0"

 CESO WWW.CESOINC.COM <small>2012 W. 25th Street, Suite 200, Cleveland, OH 44113 PHONE: (330) 955-0960 FAX: (888) 258-4626</small>		SHOWN FOR REFERENCE ONLY
  		
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100		
PROJECT: #5150 GRAND HAVEN, MI #1 1106 ROBBINS ROAD GRAND HAVEN, MI 49417 S-STYLE STORE (GABLE ROOF) - 2025 VERSION 1	DATE: 09/15/25	EXTERIOR ELEVATIONS
DRAWING INFORMATION: CESO PROJECT NO.: 766144 DRAWN BY: AR CHECKED BY: GB		
A-201		

General Notes

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. **RELATED DRAWING SHEETS:** REFER TO THE FOLLOWING:
G-011: FOR BUILDING LOCATION ON SITE
AL-601: FOR INFORMATION RELATING TO SIGNAGE
A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
A-121: ROOF PLAN/ROOF TOP EQUIPMENT
A-601: DOOR & WINDOW SCHEDULES AND NOTES
S-101: FOOTINGS AND FOUNDATIONS
S-102: ROOF TRUSSES

3. **WORKING POINT:** THE WORKING POINT (*WP*) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS

4. **HARDIE SIDING PAINT FORMULA:** SHERWIN WILLIAMS / SATIN FINISH

COLOR: CUSTOM ARNING C/N ETT TAN

BAC Blend-a-Color	OZ	32	64	128
B1 Black	-	-	1	-
N1 Raw Umber	-	23	1	1
Y3 Deep Gold	-	5	1	-

WHITE & PASTEL TINT BASE (1 GALLON USE)

(CUSTOM SHER-COLOR FORMULA MATCH)

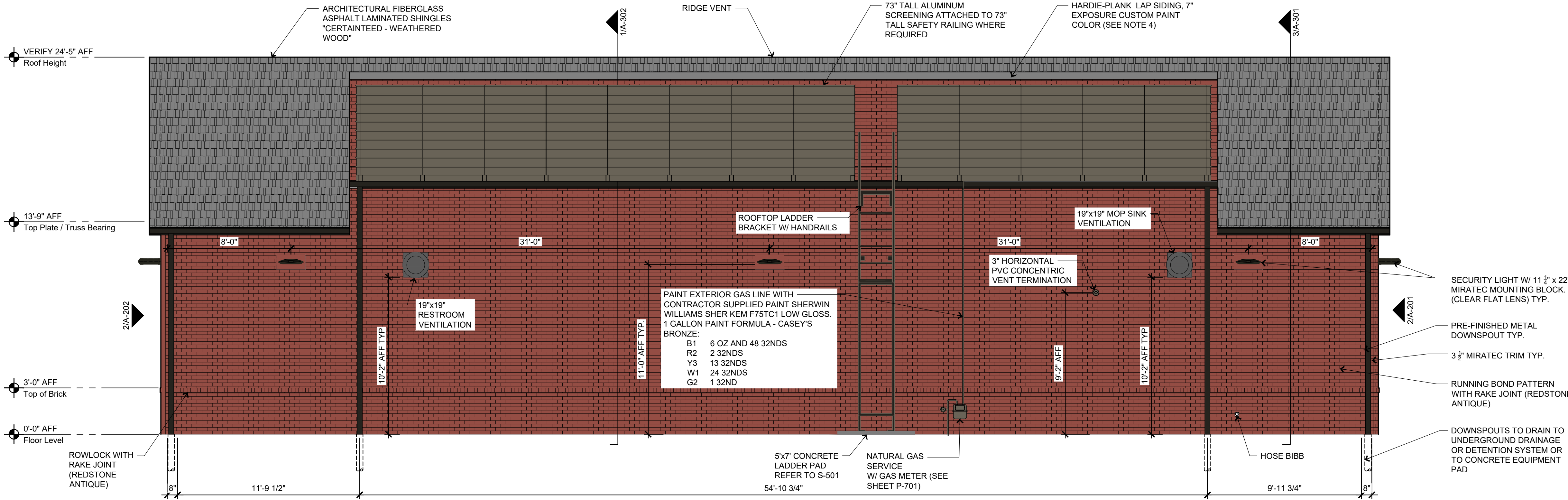
HARDIE PLANK LAP SIDING (MECHANICAL PLATFORM):

EXTERIOR SATIN LATEX SUPER PAINT
SHERWIN-WILLIAMS - SW 7020 - BLACK FOX

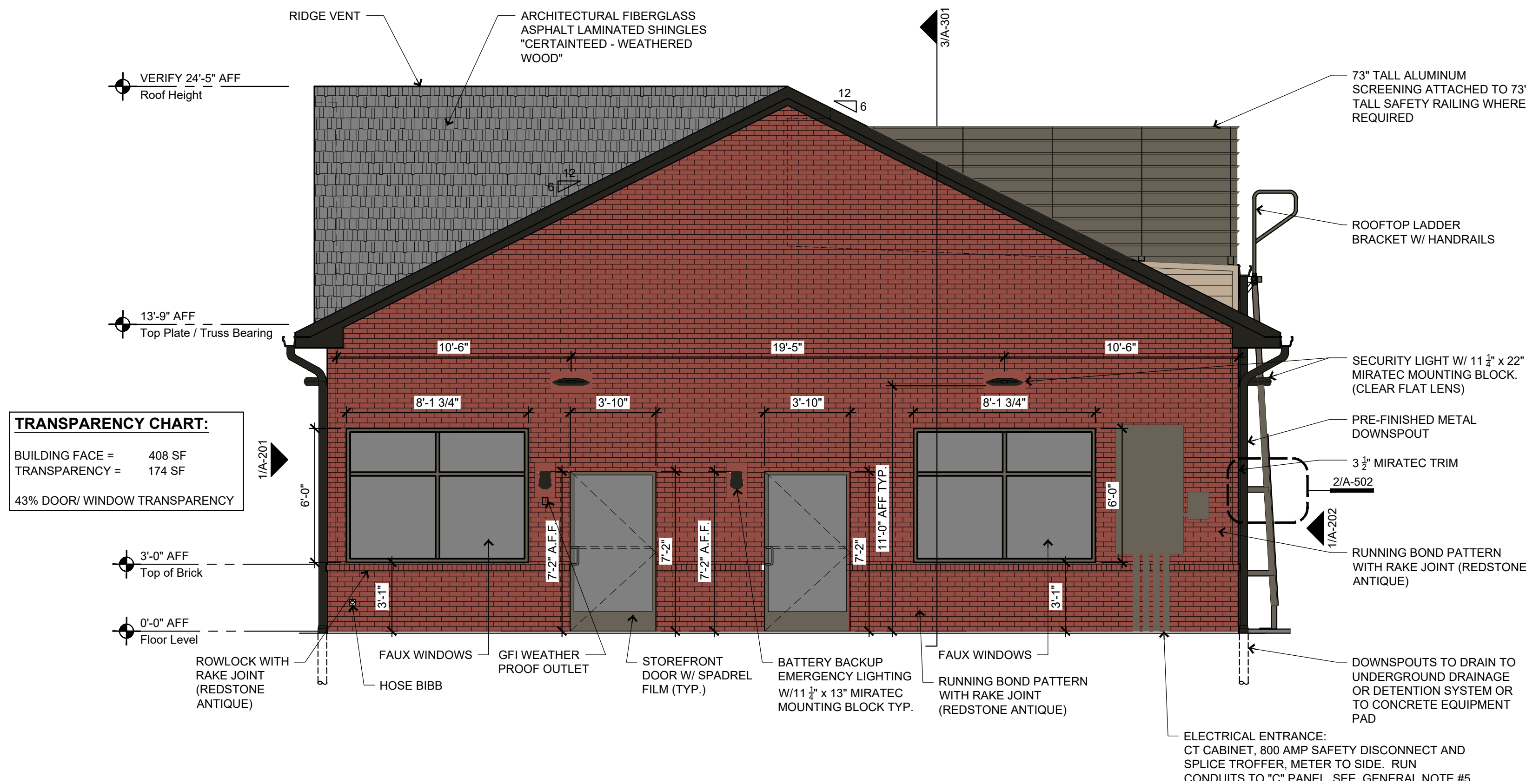
STAGGERED SHINGLE PAINT FORMULA:

SHERWIN-WILLIAMS "CASEY'S NEW RED 2020" (MATCHES ALPOLIC BTR RED)				
EXTERIOR SEMI-GLOSS LATEX - DURATION ARCHITECTURAL LATEX				
1 GALLON MIX - K33T00254				
ULTRADEEP - 650406333				
	OZ	32	64	128
R4-NEW RED	14	--	--	--
Y1-YELLOW	--	5	--	--


5. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.



1 Exterior Elevation - South side of Building
1/4"=1'-0"




2 Exterior Elevation - West Side of Building
1/4"=1'-0"



2012 W. 25th Street, Suite 200, Cleveland, OH 44113
PHONE: (330) 955-0960 FAX: (888) 258-4626

SHOWN FOR REFERENCE ONLY



CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

Casey's

Casey's

PROJECT: **#5150 GRAND HAVEN, MI #1**

1106 ROBBINS ROAD
GRAND HAVEN, MI 49417

S-STYLE STORE (GABLE ROOF) - 2025 VERSION 1

DRAWING INFORMATION:
CESO PROJECT NO.: 766144

DRAWN BY: AR
CHECKED BY: GB

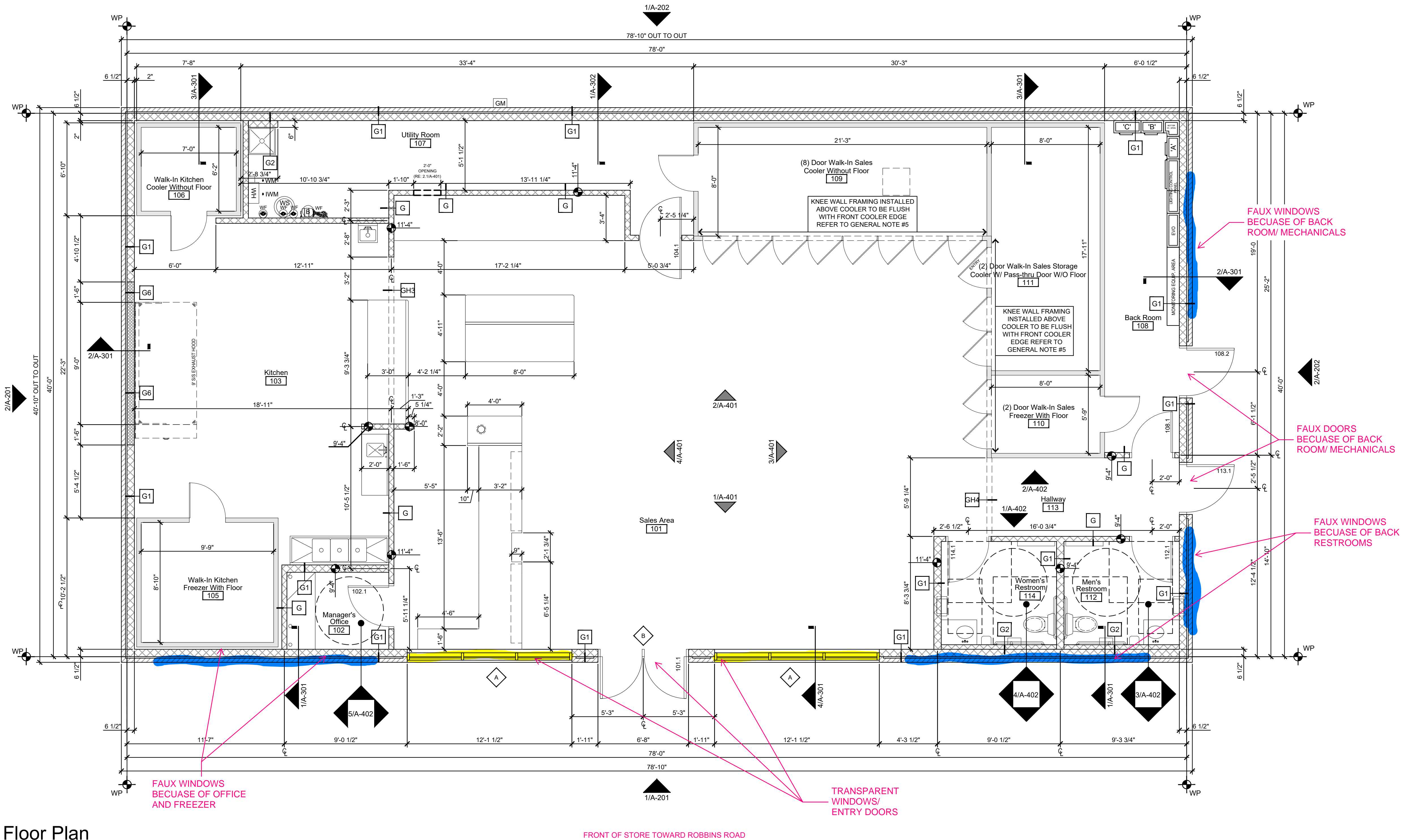
DATE: **09/15/25**

REVISIONS:

NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

A-202



1 Floor Plan
1/4"=1'-0"

General Notes

- REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN. NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
- RELATED DRAWING SHEETS:** REFER TO THE FOLLOWING:
A-100: WALL BLOCKING PLAN AND NOTES
A-601: DOOR, WINDOW & FINISH SCHEDULES AND NOTES
A-701: FLOOR FINISH PLAN
AQ-101: EQUIPMENT AND FIXTURE INSTALLATION PLAN AND SCHEDULE
S-101: FOOTINGS AND FOUNDATIONS PLAN
S-102: FIRST FLOOR BEARING WALL AND SHEAR WALL FRAMING
P-101: COORDINATE WITH UNDER SLAB SANITARY WORK
P-102: COORDINATE WITH UNDER SLAB PLUMBING WORK
- WORKING POINT:** THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
- INDICATES WALL AND HEADER HEIGHTS
- KNEE WALL FRAMING ABOVE COOLER / FREEZER TO BE INSTALLED FLUSH WITH FRONT FACE OF COOLER / FREEZER.
- WINDOW FRAME ELEVATIONS - REFER TO PLAN SHEET A-601, DETAIL 1
- DOOR TYPES - REFER TO PLAN SHEET A-601, DETAIL 2

Framing Notes

- FRAMING INSTRUCTIONS:**
1.1 ALL PERIMETER FRAMED WALLS, 2x6 WD STUDS @ 16" OC, VERIFY HEIGHTS; INSULATED WITH 6"x16" WIDE FRICTION FIT INSULATION, EXCEPT AS DIRECTED BY KEYED NOTES.
1.2 FRONT WALL SAME AS ABOVE, EXCEPT 2x6 WD STUDS, SEE STRUCTURAL DRAWINGS FOR FRAMING ELEVATION AND DETAILS.
1.3 ALL INTERIOR FRAMED PARTITION WALLS, 2x4 WD STUDS @ 16" OC, VERIFY HEIGHTS; EXCEPT AS DIRECTED BY KEYED NOTES.
1.4 ALL FRAMING MATERIAL, CONSTRUCTION GRADE OR BETTER.
1.5 USE TREATED (WOLMANIZED) BOTTOM PLATE, WHEREVER MEETS CONCRETE, SEAL TO CONC FLOOR WITH CONSTRUCTION ADHESIVE.
1.6 ALL BACKING/BLOCKING 2x6, FLUSH W/ ROUGH FRAMING; HEIGHTS INDICATED ON PLANS (BK @ xx") ARE FROM FLOOR (AFF) CENTER OF BLOCKING.
1.7 EXTERIOR NON-COMBUSTIBLE WALL, 2x6, 18 GAGE STEEL STUDS, ENTIRE END WALL, USING STEEL TOP AND BOTTOM PLATES.
- SEAL ALL CABINETS AND SALES COUNTER TO FLOOR.
- ALL EXTERIOR WALLS ARE SUPPLIED BY OWNER
- ALL INTERIOR WALL MATERIALS SUPPLIED WITH BUILDING PACKAGE TO BE BUILT BY CONTRACTOR ON-SITE.

Key - Wall Type

- G 3 1/2" WOOD STUD (TYPICAL UNLESS NOTED OTHERWISE). RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL.
- G1 5 1/2" WOOD STUD. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL.
- G2 3 1/2" WOOD STUD FUR OUT OF EXTERIOR WALL FOR PLUMBING.
- G3 5 1/2" METAL STUD. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL.
- G4 7 1/2" WOOD STUD. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL.
- G5 3 1/2" METAL STUD HOOD WALL FRAMED TO BOTTOM OF TRUSS. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIALS.
- G6 5-1/2" NON-COMBUSTIBLE METAL STUD WALL FRAMED TO BOTTOM OF TRUSS. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL.
- G7 5 1/2" WOOD STUD. FUR OUT OF EXTERIOR WALL FOR PLUMBING.
- GH1 5 1/2" WOOD STUD. FINISH HEIGHT = 5'-2" A.F.F. CORNER BEAD ALL OUTSIDE CORNERS. WOOD CAP AND COVE ON TOP OF WALL.
- GH2 3 1/2" WOOD STUD SHEAR WALL. SHEET BOTH SIDES WITH 1/2" OSB.
- GH3 2"x4" WOOD FLOOR TYPE TRUSS BEAM SUPPLIED BY STRUCTURAL COMPONENT SYSTEMS. CONTRACTOR TO SHEET SALES AREA SIDE WITH 3/4" PLYWOOD BEFORE FINISHING. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL. RE: A-401, DETAIL 4 & 6, INTERIOR ELEVATIONS.
- GH4 3 1/2" WOOD STUD (FRAMING HEIGHT 7'-5") BULKHEAD BUILT ACROSS OPENINGS FOR GRAPHICS ATTACHMENT. FACE BOTH SIDES, REFER TO FINISH SCHEDULE (A-601) FOR FACE MATERIAL AND FINISH.

CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100			
PROJECT 2025 "S"-STYLE STORE V.01 (GABLE ROOF)	PUBLISHED 03/17/25 REVISIONS	DRAWING INFORMATION FLOOR PLAN	
DRAWING INFORMATION 2025 - S - V.01		CHECKED BY ARLON GOFORTH III	
		A-101	

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES
TUESDAY, SEPTEMBER 9, 2025**

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

Present: Joe Pierce, Dan Borchers, Vice-Chair Ryan Galligan, Tamera Owens, Jennifer Smelker, David Skelly, Magda Smolenska, Chair Mike Dora.

Absent: Amy Kozanecki

Also Present: City Planner Brian Urquhart, Mayor Bob Monetza.

Approval of Minutes

Motion by **Skelly**, seconded by **Vice-Chair Galligan**, to approve the August 12, 2025 meeting minutes. All ayes. **Motion passes.**

Approval of Agenda

Motion by **Vice-Chair Galligan**, seconded by **Smelker**, to approve the agenda. All ayes. **Motion passes.**

Call to the Audience: First Opportunity:

Jim Hagen, 400 Lake Dr., spoke concerning the site plan review for 524 Washington and stated he was in favor of the parking lot.

Public Hearing:

Case 25-31: A rezoning application from Moderate Density Residential, MDR, to Beechtree, B for a portion of 601 S. Beechtree (parcel #70-03-28-277-017).

Urquhart introduced the case. Steve Musiall of 601 Beechtree, submitted a zoning change application to rezone a vacant portion of their parcel at 601 S. Beechtree St. (parcel #70-03-28-277-017). The Clover Bar is situated at the northeastern portion of the property, leaving the remainder parcel a rarely used parking lot and wooded area. The parcel is oddly shaped, with a significant portion located behind 1428 and 1420 Waverly Ave., and abuts up to the cul-de-sac of Woodlawn Ave. The total parcel is 1.4 acres, and the portion to be rezoned is approximately 0.59 acres. By rezoning the parcel to Beechtree, the applicant may split off the property for potential development that is permitted in the Beechtree district. The applicant has indicated they are leaning towards a multiple-family attached dwelling. The MDR district does permit multiple-family dwellings, but only along a Key Street.

Sec. 40-121.A. listed the standards for the Planning Commission to consider for rezoning requests:

1. If the proposed zoning amendment is consistent with the city's adopted master plan.
Comment: The City adopted the Master Plan in May 2023, and the future land use classification for this parcel is. Service/Residential. Beechtree is identified as a potential compatible zoning district in the Zoning Plan on page 125 of the Master Plan.
2. If the proposed zoning amendment is consistent with recent development trends in the area.
Comment: The rezoning would allow for best practice of keeping a parcel within the same zoning district. It is unknown why the zoning map bisected the parcel into both MDR and B zoning districts. It may be a mapping error. However, amending the parcel to become entirely Beechtree would be consistent with recent development trends in the area.
3. If the zoning amendment is compatible with existing or future land uses in the vicinity of the subject site or throughout the zoning district(s) affected by the proposed amendment. Comment: The future land use map lists these properties as Service/Residential use.
4. If existing or planned public infrastructure, including streets, sanitary sewers, storm water, water, sidewalks, and street lighting are capable of accommodating potential changes in land use resulting from the proposed amendment. Comment: 601 S. Beechtree can be fully served by a major street, fire protection, sanitary sewer, street lighting, water, and emergency access.
5. If the proposed amendment is consistent with the intent and purpose of this ordinance and whether the proposed amendment would protect the health, safety, and welfare of the city.
Comment: Rezoning the property from MDR to B would not compromise the public health safety, and welfare. Rezoning would also provide clarity to have a single parcel within the same zoning district.

Applicant was available to address any questions.

The City has not received any correspondence regarding this case.

Chair Dora opened public meeting at 7:07 p.m.

No public comment.

Motion by **Owens**, seconded by **Vice-Chair Galligan**, to close the public hearing. All ayes.

Public Hearing closed at 7:08 p.m.

The commissioners were unified in their opinions this would be a great way to move forward and were okay with proceeding.

Motion by **Pierce**, seconded by **Smelker**, to recommend approval to City Council a zoning map change from Moderate Density Residential, MDR, to Beechtree, B for a portion of 601 S. Beechtree (parcel #70-03-28-277-017) based on the following findings:

1. The rezoning complies with the standards in Sec. 40-121.A.

Roll Call Vote.

Yeas: Pierce, Smolenska, Skelly, Galligan, Smelker, Borchers, Owens, Dora

Nays: None

Motion passed.

Case 25-32: A special land use request for an accessory dwelling unit at 533 Lafayette (parcel #70-03-20-483-021).

Urquhart introduced the case. Applicant Renee Denslow is requesting to construct a garage with a living space above the dormered attic on the property 533 Lafayette Ave, Grand Haven, MI. The structure is measured at approximately 30' x 30' (900 square feet) and will not exceed the 20' height limitation to comply with local zoning and building codes. In addition, the proposed structure will meet the minimum 3' side and rear setbacks to meet the required guidelines. Accessory dwelling units are permitted as a special land use in the Southside District.

Section 40-525 of the Zoning Ordinance provides a list of building regulations and conditions that comply with dwelling requirements for accessory dwelling units. 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. The applicant has provided a narrative that responds to these review standards.

The city has not received any public comments regarding this request.

Renee Denslow was available for questions.

Dora opened a public hearing at 7:12 p.m.

No comments.

Motion by **Pierce**, seconded by **Vice-Chair Galligan**, to close the public hearing.
All ayes.

Public Hearing closed at 7:13 p.m.

While commissioners did not have any further questions, many wish the site plan was included in the packet. Chair Dora stated that Urquhart could handle this administratively for approval.

Motion by **Smolenska**, seconded by **Borchers**, to approve Case 25-32: A special land use request for an accessory dwelling unit at 533 Lafayette (parcel #70-03-20-483-021) subject to the following conditions:

1. *Applicant shall record the Deed Restriction as required per Sec. 40-525.4 of the zoning ordinance.*

Roll Call Vote.

Yeas: Pierce, Smolenska, Skelly, Galligan, Smelker, Borchers, Owens, Dora

Nays: None

Motion passed.

Case 25-33: A site plan and special land use for an automobile gas station at 1102 Robbins Rd. (parcel #70-03-33-201-001).

Urquhart introduced the case. Richard McMahon, of Casey's Retail Company, on behalf of property owner Comerica, has submitted a special land use permit application and site plan review application to construct automobile gas station at 1102 Robbins Rd. (parcel #70-03-33-201-001). A gasoline station is permitted in the Commercial district as a special land use per Sec. 40-414.01.B.

The Zoning Ordinance provides regulations and conditions for a gasoline station found in Sec. 40-506. 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. The applicant provided responses in the narrative.

Adjacent Zoning

North Commercial

East Commercial

South Commercial

West Commercial (Grand Haven Township)

Adjacent Uses

PNC Bank

Business Center

D&W Foods

D&W Gas Station

The parcel is 1.7 acres. Per Sec. 40-506, the minimum lot size for a gas station is 15,000 sq. ft. The parcel certainly meets this standard.

1102 Robbins Rd. is home to the vacant Comerica Bank, which has been unoccupied for

numerous months. Sheet C-100 depicts the demolition plan will remove the entire building, asphalt, and others, with minimal grading occurring.

Casey's is proposing a 2,852 sq. ft. type C-store gas station building, which includes 1,550 sq. ft. of retail space. The total building height is 24' 5". The gas station canopy contains dimensions of 102' x 24' with 4 fuel dispensaries. The canopy sits at a height of 15 ft. This meets the standards for the Fire Marshal as shown in the circulation plan on sheet C-102.

Sheets A-201 and A-202 show the north, east, and west walls are cladded with rowlock brick, with a redstone color. Whereas the south wall will be cladded with Hardie-plank lap siding of a lighter tan shade. The roof is shingled and set at a 6:12 pitch.

The cladding and accent/trim materials for the Commercial District are met. However, the transparency requirement is not met. The elevation drawing shows the west wall will have a transparency of 43%, and the north wall will have a transparency of 45%. The minimum is 60% for ground floor primary walls. The Planning Commission may reduce this amount to 40%. However, the plans call for faux windows on the north and west walls. Faux windows are considered decorative and do not permit light from entering the building, therefore, the faux windows shall not count towards the transparency calculations.

Ground Floor Transparency		PC reduction limit	Proposed
Min./max	60%/85%	40%	Less than 40%

Based on the proposed site plan, the applicant will need to apply for a variance from the ZBA or submit an amended site plan.

Sec. 40-604.C, a gasoline station requires 1 space per 150 sq. ft. dedicated to retail activity. Therefore, 1,550 sq. ft. of retail space / 150 sq. ft. = 10.33 or 10 spaces. The applicant is proposing 14 spaces located in front of the building. The parking spaces will be protected by bollards to prevent vehicles from encroaching onto the sidewalk.

No curb cuts will take place. Access to the gas station will utilize the existing entrance off 172nd Ave. and the shared driveway with the business center off Robbins Rd. The existing ingress/egress easement off Robbins will remain in place, providing access from the east. All drive aisles will satisfy the fire truck, fuel truck, and dumpster truck movements.

The plans call for a 51' x 14' loading space near the west entrance of the building. The hours of operation have not been fully indicated; however, it is expected that loading will occur during overnight and early morning hours.

According to the plan, 10 wall pack lighting fixtures will be placed along all four walls of the building. The parking lot will be illuminated by 5 light fixtures along the perimeter. All lighting will comply with Sec. 40-317, requiring 100% cut off at the horizontal plane. A photometric plan has been provided. The signage plan calls for a 58.85 sq. ft. wall sign on the north wall. Two gas station signs on the west and east sides of the canopy, totaling 80 sq. ft. A 25 ft. tall pylon (pole) sign is proposed near the NW corner of the site. The sign exceeds the maximum 20 ft. height of a pole sign. Furthermore, the pole signs are permitted in the Commercial District, only in lieu of a ground sign on lots abutting US-31 with at least 90 ft. of frontage. It is known the area is characterized by existing pole signs; however, any new development will need to satisfy the ordinance. A variance would be required from the ZBA.

A 20 ft. x 20 ft. dumpster enclosure is shown east of the building on sheet C-101. The dumpster enclosure will be comprised of block/brick, satisfying the ordinance.

Sheet C-301 depicts a large underground storm water detention area located in parking lot around the gas station canopy. The DPW has reviewed and approved this design.

Sheet C-701 shows some landscaping and trees will be retained, particularly near Robbins Rd. The landscape plan calls for trees comprised of red maples and honey locusts, and shrubs planted along the exterior of the parking lot and in the lawn area around the building. This satisfies the ordinance.

The plan calls for mechanical equipment located on top of the roof on the north wall. Sheet A-202 shows the equipment will be screened with 73" tall aluminum material.

Sheet C-707 depicts snow will be stored in the NE corner of the site.

Urquhart also added that he would like to see hours of operation for deliveries.

The City has not received any written correspondence.

Paul Hansen, Casey's CSO, and Richard McMahon, of Casey's Retail Company, were both present to answer any questions.

Hansen added further clarification for the faux windows which were there due to restrooms, offices, or a freezer and cannot be transparent. The same is true for the faux windows on the back of the building. They plan to request a variance for the ZBA.

Dora opened a public hearing at 7:27 p.m.

Jim Hagen, 400 Lake, commented on the safety turn radius for tankers.

Motion by **Pierce**, seconded by **Skelly**, to close the public hearing.
All ayes.

Public Hearing closed at 7:29 p.m.

Borchers commented that his concerns regarding the faux windows were addressed. He also mentioned that the sign height would need to be looked into and is in favor of a closed dumpster. Borchers also mentioned he would prefer brick be used on the back of the building and voiced concerns regarding the safety turn radius.

Owens also expressed concern about the turn radius and would like the back of the building to be integrated with the front.

Smolenska stated she had no issues regarding the project other than the sign and the transparency.

Pierce appreciated the explanation of the faux windows, and also wondered about adding faux windows on the back of the building for aesthetics. He also asked for clarification on hours of operation.

Paul Hansen spoke again, stating that the intent would be open 24 hours and could be reduced depending on the market. He also mentioned that delivery hours would depend on the truck route.

Smelker stated that the sign would need to be addressed according to the ordinance. She mentioned that she understood the transparency.

Skelly concurred with most of the other commissioners. He did mention he would like to see some improvements to the back of the building. He also asked for an explanation of how the design was chosen for the community and wondered about fuel delivery times.

Hansen stated that this would be a newer and nicer model and that deliveries would be once or twice a week, depending on consumption.

Vice-Chair Galligan agreed with Pierce and Smolenska. He also mentioned his concern regarding the sign's size but deferred to the ZBA to look at the standards and determine the variance.

Richard McMahon stated that the same brick used on the front of the building can also be used on the back side, but he would not support adding faux windows to it. He also added that grocery delivery would be once a week, and fuel deliveries would be coordinated between the

dispatchers and the delivery drivers based on non-high-traffic times. Deliveries can also be adjusted.

Chair Dora stated he did not have much to add to the comments that have already been mentioned. He did say he had concerns regarding the layout, specifically the pump area. He mentioned there could be difficulty getting in and out of that area. He also agreed to Smelker regarding the sign but is also deferring the ZBA to review and the transparency variance.

Richard McMahon mentioned that, unfortunately, due to the site, not much could be done to adjust.

Motion by Vice-Chair Galligan, seconded by Smolenska, to approve Case 25-33: A site plan and special land use for an automobile gas station at 1102 Robbins Rd. (parcel #70-03-33-201-001) subject to the following conditions:

- 1. All conditions of the BLP, Fire Marshal, and DPW are met.**
- 2. The Planning Commission may reduce the transparency requirement for ground floor primary walls to 40% based on the character of surrounding uses, existing and planned pedestrian and vehicular circulation patterns. Any additional reduction in building transparency will require a variance from the Zoning Board of Appeals.**
- 3. The proposed pylon sign will require a variance from the Zoning Board of Appeals.**
- 4. The rear of the building will have a similar brick façade.**

Roll Call Vote.

Yeas: Pierce, Smolenska, Skelly, Galligan, Borchers, Owens

Nays: Smelker, Dora

Motion passed.

New Business:

Centertown Vision Plan RFP

Urquhart introduced the case. In July, the city went out to bid for request for proposals (RFP) for the Centertown Vision Plan update. The Centertown Vision Plan was last adopted in 2014. Over the past 11 years, the city has experienced changes in development pressure, business and investment opportunities, and stakeholder values. Based on these factors, the city is seeking assistance from consulting firms to aid in the Centertown Vision Plan update. A review committee comprised of staff, DDA, and PC Chairs met to review the proposals. A high emphasis was placed on stakeholder engagement and implementation practices.

The city received two proposals: Better City and McKenna. After review, the committee is making a recommendation to select McKenna as the consultant. Staff is not requesting a formal motion, but rather a consensus from the Planning Commission. The DDA will also do the same

at their meeting on Thursday. If all parties agree, the request to select McKenna as the consultant will be on the next City Council meeting agenda.

Pierce stated he was excited to work with community-minded people. He commented he would like to ensure the plans are practical and able to move forward with them. He also asked if the plans would be comprehensive.

Smelker also reiterated that plans would continue to be moved forward with the Master Planning.

Skelly also agreed he was excited to see the process and move forward.

Vice Chair Galligan agreed that McKenna appeared to be a good choice.

Borchers hoped to see different plan visions that could potentially come forward.

Owens and Smolenska had nothing further to add to what had already been said.

Chair Dora also joined in stating he was excited about getting McKenna's input as he appreciated their approach.

Old Business:

Case 25-26: Site Plan review for parking lot expansion at 524 Washington Ave. (parcel #70-03-21-355-016 and 355-008).

Urquhart introduced the case. At the August 12th meeting, the Planning Commission raised concerns about the location and size of the parking expansion at St. John's Episcopal Church at 524 Washington Ave. A vote was approved to postpone the decision for the site plan review. The applicant has requested to provide details regarding the amount of seating capacity and, thus, the parking demand. The applicant has provided this information. If the applicant has satisfied the needs of the Planning Commission, a vote may occur.

Kyle Vinke of Lakewood Construction was available for questions and also mentioned the parking lot expansion would help set the facility up for the ADA improvements, as part of the building improvements to be submitted at a later time.

Pierce stated he was not in favor of having a parking lot on Washington Street, but was generally in favor of making things more ADA-compliant.

John Tygner, a representative of St. John's Episcopal Church, stated that due to growth and many elderly attendees, more parking spaces and closer parking accessibility were needed to accommodate them.

Oliver Shampine, a representative of St. John's Episcopal Church, stated that many of their members use the parking available at City Hall during their service times. He mentioned that allowing the additional parking on Washington would free up the public parking at City Hall.

Pierce mentioned that he felt the use of public parking at City Hall was a great resource.

Smelker was sympathetic to the need but felt the ordinance was clear.

Skelly respected the need, but also respected the ordinance. He stated he would be a propionate of this case.

Borchers understood the need, but also agreed the ordinance was clear.

Owens was also sympathetic to the need and the situation, but felt hemmed in by the ordinance. She stated that the zoning board of appeals may be better suited to address this.

Smolenska agreed with other commissioners regarding the ordinance. She stated that approving this case would transform a conforming lot into a nonconforming lot. She also stated that there was ample parking between City Hall and on-street parking.

John Tygner responded, stating there was just not enough parking on the west side of the church.

Vice-Chair Galligan also agreed with fellow commissioners regarding the ordinance.

Chair Dora stated he felt the ordinance would be more applicable to a new construction parking lot than an expansion. He also felt the need was there for this and would support what they were asking.

Motion by **Vice-Chair Galligan**, seconded by **Smelker**, to DENY Case 25-26, Site Plan review for parking lot expansion at 524 Washington Ave. (parcel #70-03-21-355-016 and 355-008) based on the following reason:

- 1. The site plan does not comply with Sec. 40-601.A.*

Roll Call Vote.

Yeas: Pierce, Smolenska, Skelly, Galligan, Smelker, Borchers, Owens

Nays: Skelly, Dora

Motion passed.

Zoning Board of Appeals Liaison Report:

August meeting was canceled.

City Planner Report:

Urquhart relayed that he was still working on the annual reports.
The Annual Michigan Planning Conference was coming up in October.
Working to create a list of ideas for the next Master Planning, which will be in the next year.
South Village is still working with EGLE for permitting.
The Hotel is still working to finalize the details for the parking requirements and will submit incentive requests in the next month.

Call to the Audience: Second Opportunity:

Denny Dryer, 220 ½ Washington, spoke about how TI zoning affects his property at 1500 Kooiman and makes financing difficult.

Oliver Shampine addressed the council about their decision to deny PC Case 25-26, the parking lot extension at 524 Washington Ave.

Jim Hagen, 400 Lake, expressed his safety concerns and disagreed with the council's decision regarding the parking lot.

Adjournment:

Chair Dora adjourned the meeting at 8:24 p.m.

Melissa Bos, Executive Assistant to City Manager

STAFF REPORT

TO: Zoning Board of Appeals
FROM: Brian Urquhart, City Planner
MEETING DATE: October 15, 2025
CASE: 25-03
ADDRESS: 524 Washington Ave.

1.0 Appeal Overview

The Zoning Board of Appeals will consider an appeal, pursuant to Section 40-115.10 of the Zoning Ordinance, of the Planning Commission's September 9, 2025 denial of the site plan for additional parking at 524 Washington Ave, Grand Haven, MI, 49417 (parcel #70-03-21-481-027). The appellants are St. John's Episcopal Church.

The Planning Commission denied a site plan to add an additional 13 parking spaces to the parking lot on the east side of the property. The Planning Commission initially postponed the decision at the August 2025 meeting, requesting more information on the parking capacity and needs for the church. Discussion at the September meeting, after receiving the capacity figures, the Planning Commission determined the new parking spaces did not satisfy the intent behind Sec. 40-601.A., in which new off-street parking areas for nonresidential uses in the NMU district shall be located to the rear of the building to conceal the expanse of the parking area. In reaching this conclusion, many members believed Sec. 40-601.A was clear. The applicant did not agree, hence the ZBA application.

2.0 Zoning of Subject Parcel

The property is in the NMU, Neighborhood Mixed-Use District

3.0 General Location

South of Washington Avenue, West of 6th Street

4.0 Existing Land Use on the Parcel

St. John's Episcopal Church and parking and lawn area. The area subject to the expansion of parking was previously a single-family home, demolished in 2008.

5.0 Adjacent Area Land Uses

North: Dept. of Public Safety and City Hall (North of Washington Ave.)
South: Church (South of Franklin Ave.)
East: Single-family residential (East of 6th St.)
West: Grand Haven Area Visitors Bureau

6.0 Zoning on Adjacent Parcels

North: CC
South: S
East: NMU
West: NMU

7.0 Helpful Reference

Included in the packet are the draft meeting minutes from the September 9th PC meeting.

8.0 Staff Evaluation

Staff offers the following additional comments regarding the Planning Commission's decision:

- Sec. 40-601 states "New off-street parking areas serving nonresidential uses in the LDR, MDR, DR, NS, CC, OS, S, E, OT, NMU, B, and TI districts shall comply with the following requirements:

- A. Parking areas shall be located to the rear of the building to continue or establish a continuous facade wall along the street and/or to conceal the expanse of parking area. Where the planning commission determines such a configuration is not feasible, it may allow a parking area or portion thereof to be located to the side or front of the building; provided it is fully screened from public view with landscaping materials or a masonry wall in accordance with [section 40-803.02.](#)”

Some challenges with the strict application of Sec. 40-601.A, is the determination of what constitutes new parking areas. Some members of the Planning Commission believe this was an expansion of the parking area, not a new parking area. Staff agrees with this interpretation. The parking lot does not include another curb cut, expands into a logical area of the yard. Nor does the parking lot expansion break up a continuous façade wall along the street. 524 Washington is a historic building, where extending the wall along the street would compromise the intent of it's historic designation.



524 Washington Yard types

In addition, 524 Washington Ave. fronts three (3) streets, Washington Ave., Franklin Ave. and 6th Street. By definition, each yard facing the street is considered a front yard, or corner front yard. The yard west of the building facing 512 Washington is a side yard. There is no practical application to require parking in the rear yard of this property due to the lot having three frontages, with no location that would satisfy the intent to conceal the expanse of the parking area. The landscape plans detailed screening plantings of New Jersey Tea, St. John's Wort, Abbotswood Potentilla, American Cranberry bush, Mummet Weigela.

The zoning board of appeals may also consider how the appeal would comply with preserving the public health, safety and welfare. Additional parking would allow congregants of St. John's to park on site, reducing concerns with crossing streets, minimizing pedestrian vehicle conflict.

9.0 Correspondence

As of the date of this staff report, the city received two emails in support of the case.

10.0 Sample Motions

If the Zoning Board of Appeals is inclined to reverse the decision of the Planning Commission, therefore approving the site plan, staff offers the following sample motion:

Motion to APPROVE ZBA Case 25-03, the appeal submitted by the Appellants, thus granting the site plan approval to applicant for the Property. In reaching this conclusion, the Zoning Board of Appeals finds that:

1. The standards in Sec. 40-601.A are met. 524 Washinton Ave. fronts three rights-of-way, Washington Ave., Franklin Ave. and 6th Street. Therefore, each yard is considered a front yard, and there is no rear yard on site to provide for parking. Furthermore, Sec. 40-601.A allows the planning commission to determine if rear yard parking is not feasible, the parking area may be located in front of the building provided the parking area is fully screened from public view with landscaping material. The proposed site plan provides landscape screening comprised of trees and shrubs that satisfy Sec. 40-803.02.
2. Public health, safety and welfare are met by allowing the expansion of parking in the front yard.

And with the following condition:

1. The existing curb cut off 6th St. shall be removed.

Motion to DENY ZBA Case 25-03, the appeal submitted by the Appellants, confirming the Planning Commissions' denial of the site plan application. In reaching this conclusion, the Zoning Board of Appeals finds that:

1. *(Insert reasons for denial)*

Attachments:

- A. ZBA application dated September 17, 2025 (3 pages)
- B. Additional narrative and supplemental information (8 pages)
- C. Site Plan (7 pages)
- D. Correspondence

ZONING BOARD OF APPEALS 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

To the Zoning Board of Appeals;

I (we) St. John's Episcopal Church of 524 Washington Ave
(Applicant Name) (Street Number)

Grand Haven MI, 49417
(City) (State & Zip Code)

Applicant Phone Number: 616-842-6260 Applicant Fax Number: _____

HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FOR A:

Variance () Appeal (☒) Interpretation () Change of Nonconforming Use ()

Address/location of property: 524 Washington & 534 Washington

Parcel #: #70-03-21-355-016 and #70-03-21-355-008 Zoning District: Neighborhood Mixed Use

2. Required Attachments

- 10 copies of site plan
- 10 copies of the application
- 10 copies of written response demonstrating how the request meets the 7 Basic Conditions
- Required fee (\$350 or \$450* if construction has begun)

3. Description of Case (fill out only the items that apply to your case)

A. Description of the property

- 1) Size of lot _____
- 2) Area of lot 1.2 Acres
- 3) Is lot a corner or interior lot Corner lot

B. Description of existing structures:

- 1) Number of buildings now on premises 1
- 2) Size of each building now on premises 1 - (1.5) story building approx. 19,000 square feet.
- 3) Use of existing buildings on premises Church - A3 Assembly

C. Description of proposed structures:

- 1) Height of proposed structure No height. Parking lot expansion proposed
- 2) Dimensions of proposed building or addition Parking lot expansion 75' x 60'
- 3) Area of proposed building Parking lot approx. 4,500 sq ft
- 4) Percentage of lot coverage of building or addition _____



D. Yard setbacks after completion of building or addition:

1) Front yard (measured from lot line) 5'

2) Side yard (measured from lot line) 6.9'

3) Rear yard (measured from lot line) n / a

E. A sketch depicting the above information shall accompany this application. The sketch shall be on a sheet of paper 8 1/2" x 11" in size.

F. Article and Section number of Zoning Ordinance that is being appealed: Article I, Sec. 40-115.10.

G. Clearly state your request: Please see attached.

4. The Board shall have the power to authorize, upon an appeal, specific variances from such requirements as lot area and width regulations, building height regulations, yard and depth regulations, and off-street parking and loading space requirements provided it finds that **all of the Basic Conditions** described below can be satisfied. The appellant shall submit, along with the established fee and other materials, a narrative demonstrating why a variance is sought.

A. Basic Conditions. The Board shall find that a variance request meets **all** of the following conditions.

- 1) The requested variance shall not be contrary to the public interest or to the intent and purpose of this Ordinance.
- 2) The requested variance shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a special land use permit is required.
- 3) The requested variance shall not cause a substantial adverse effect upon properties in the immediate vicinity or in the district in which the property of the applicant is located.
- 4) The conditions or situation of the property or its intended use is not so general or recurrent a nature as to make reasonably practicable a general regulation for the condition or situation.
- 5) Any exceptional or extraordinary circumstances applying to the property in question are not self-created.
- 6) There is no reasonable alternative location on the parcel for the proposed improvements for which a variance is sought where such alternative location would eliminate the need for the requested variance or reduce the extent of the condition(s) necessitating the variance.
- 7) The requested variance is the minimum variance that will make possible the reasonable use of the improvement.

Section 40-113.08 (B)(3) states the following (*See Section for additional Rules*):

1. Each variance granted under the provisions of this Ordinance shall become null and void unless:
The construction authorized by such variance has received a City Land Use Permit within one (1)



year after the granting of the variance; and the occupancy of land, premises, or buildings authorized by the variance has taken place within one (1) year after the issuance of the Land Use Permit, unless an extension of time has been granted by the Zoning Board of Appeals. The Zoning Administrator may grant one six (6) month extension of construction. After expiration of a six (6) month extension, all extension shall be granted by the Zoning Board of Appeals.

2. No application for a variance which has been denied wholly or in part by the Board shall be re-submitted for a period of one (1) year from the date of the last denial, except on the grounds of newly discovered evidence of changed conditions found, upon inspection by the Board, to be valid.

Signature of Owner:_____ Date:_____

Print Name:_____

Subscribed and sworn before me on this_____ day of_____,2025

My Commission expires on:_____

Notary Public





St. John's Episcopal Church

524 Washington • Grand Haven, MI • 616.842.6260 • www.sjegh.com

Request for Zoning Board of Appeals Consideration

Introduction

On behalf of St. John's Episcopal Church, we respectfully appeal the Planning Commission's decision to deny the expansion of our existing Sixth Street parking lot. Our appeal is made under **City Ordinance Code Sec. 40-115.10**, which allows appeals on matters of interpretation of the zoning ordinance. We believe the Planning Commission misapplied **Sec. 40-515 (Commercial Parking Facility)**, and that our proposal is both consistent with the ordinance and essential to fulfilling the church's long-standing mission of accessibility, safety, and service to the wider community.

This project is a central piece of our \$500,000 capital campaign and reflects nearly twenty years of planning. We ask the Zoning Board to consider our request in light of the required criteria.

Historical Context

St. John's Episcopal Church has stood as a fixture of Grand Haven since 1869, making us the city's oldest continuously used house of worship. Over the decades, the congregation has repeatedly invested in preserving and enhancing the beauty of Washington Avenue, while ensuring our campus serves the needs of both parishioners and the wider community.

- In 2004, we razed a deteriorating house on the west side of the church to improve the streetscape (see Appendix A).
- In 2008, we purchased 534 Washington (see **Appendix B** for photo) with the express intent of expanding our parking (see **Appendices C** for us being offered first right of sale and **Appendix D** for the parish's vote to purchase). After demolishing the house in 2009 with City approval, financial constraints delayed the lot's development.
- In 2012, we dedicated a portion of our east campus (where the deteriorating house had been) to a prayer and meditation garden—open to the public and now fully mature—further enhancing the Washington Avenue corridor, knowing this was dedicating space to a garden that could also be parking, but believing the vision of the Sixth Street lot expansion would be sufficient to meet our needs now and in the future.

The current proposal represents the fulfillment of a vision nearly 20 years in the making: to consolidate our campus, enhance accessibility, and provide parking consistent with the established character of the neighborhood.

Following Jesus. Inspired through Worship. Boldly loving ALL.

As followers of Jesus, we believe all people—without exception—are God's beloved and are called together by the Holy Spirit. Inspired through time-honored worship, the people of St. John's Episcopal Church strive to boldly love every person and all creation.

Reasoning for Approval Given Ordinances

The Planning Commission denied our request citing **Sec. 40-515(B)(1): “New commercial parking facilities shall not be accessed from Washington Street.”** However, our proposal is **not a new commercial facility** but rather **an expansion of an existing side parking lot**. Critically:

- **No entrance from Washington.** The expanded lot will have no ingress or egress on Washington Street, fully complying with the ordinance’s intent.
- **Improved traffic flow.** We are eliminating an existing Sixth Street curb cut, thereby reducing congestion and improving safety.
- **Landscaping and screening.** The proposed design includes landscape buffers and tree plantings along Washington, ensuring that what the public sees is a sequence of green space, historic church, prayer garden, and Visitor’s Center—consistent with ordinance standards in Article VIII. We would note that we have a slight alternative design as well that we are considering, which would provide for a lot that is more regular in shape and even more landscaping to keep the space beautiful (see Appendix E). We are just waiting on final cost estimates on this option to see if it is feasible and within our resources.
- **Need and sufficiency.** The Planning Commission’s split vote acknowledged the clear need for expanded parking. Our congregation and the many community groups who rely on our facilities—including Al-Anon, English as a Second Language classes, and Samaritas Counseling—require adequate and accessible parking to function safely. Through our Capital Campaign, we are making major ADA improvements: a fully accessible west entrance, an interior elevator, and an accessible Sixth Street entrance connected to the proposed lot. Without sufficient parking, however, people with disabilities—including those who may not qualify for designated spaces but still struggle with street parking—cannot safely and fully access our campus.
- **Consistency with neighborhood precedent.** The block already includes multiple parking areas with Washington frontage, including city-owned lots. Our design matches the scale and character of existing facilities.
- **Historic property limitations.** Unlike modern commercial buildings, our 19th-century church has no rear property for parking. Our only viable option has always been side lots.

Given these factors, the proposed lot expansion is within the intent and practical application of the ordinance.

Variance Conditions

We also believe our proposal meets the expectations set by the city for these situations, as articulated below.

- I. Not contrary to the public interest
 - a. The project improves traffic safety by eliminating an existing Sixth Street curb cut.
 - b. It enhances accessibility for community groups (Al-Anon, ESL, Samaritas Counseling) and individuals with mobility challenges.

- c. The design preserves and beautifies Washington Avenue through landscaping and tree buffers.
2. No unpermitted use – The property will continue to be used as part of a church campus. A parking lot accessory to a house of worship is explicitly consistent with the zoning district.
3. No adverse effect on nearby properties
 - a. Landscaping and screening ensure the lot is visually harmonious.
 - b. The block already contains multiple parking areas with Washington frontage, including City-owned lots, establishing clear precedent.
 - c. The project reduces congestion and improves safety, which benefits neighbors. It also eases the burden on street parking needed by City Hall, the Visitor's Center, and other nearby neighbors, by bringing more church parking to a lot.
4. Not general or recurrent – The circumstances are unique to our historic 19th-century church, which lacks rear property for parking. This is not a general condition but a rare one tied to our particular parcel.
5. Not self-created – Our need arises from the historic location and layout of the church, not from choices we have made. The lot configuration reflects constraints inherent in our property.
6. No reasonable alternative location – Modern buildings may place parking to the rear; our site has no such option. Side-lot expansion is the only feasible way to provide adequate parking.
7. Minimum variance necessary – The proposal expands only as much as required to meet demand, ensuring accessibility and safety while preserving green space (e.g., maintaining the east garden). It is a carefully scaled solution.

Conclusion

For nearly two decades, St. John's has sought to responsibly expand our parking to meet the needs of our congregation and the broader Grand Haven community while at the same time always seeking to enhance the beauty of the Washington Avenue corridor. The proposed Sixth Street lot expansion:

- Aligns fully with the intent and purpose of the zoning ordinance.
- Enhances public safety, accessibility, and community benefit.
- Respects historic preservation while offering the minimum variance necessary.

We therefore respectfully request that the Zoning Board of Appeals overturn the Planning Commission's decision and approve our appeal, allowing this project to move forward in service of accessibility, historic preservation, and community benefit.

Appendix A - Deteriorating House on West Side of Church



Appendix B - Property at 534 Washington



Appendix C - Notice of Sale of House

ST. JOHN'S EPISCOPAL CHURCH

Vestry Minutes

May 5, 2008

Members Present: Randy Wegener, Paul Withun, Eric Nisja, Brian Stork, Tom Hammontree, Gillian Edwards, Joan Hilaredes, Nancy Prinzi, Amanda Sorrelle, Nancy Solon, Brenda Trebian-Kolenda, Fr. Laycock

No absences, no visitors

Fr. Laycock opened the meeting with prayer after telling the Vestry that he hopes to get the business of the church done within a 90 minute time period at each Vestry meeting.

Treasurer's Report: Randy reported that our finances look good at this date. Expenses are \$12,000 less than budgeted. March was a good month with Easter and with five Sundays in the month.

Finance Commission: No report

The minutes of the Vestry meetings of April 21 and 27 were accepted as printed.

Warden's Report:

Sr. Warden: Randy spoke briefly of the Diocesan Convention. A resolution to make giving to Habitat for Humanity a voluntary gift from each Parish was passed. Some Parishes are already involved and to make donation mandatory was defeated and replaced by the amended resolution.

The other item decided upon was that the \$250 supplemental for retired priests will be discontinued.

It seems that the Diocese is in much better financial standing than last year.

Randy also spoke about planned giving. He and Doreen have set up a charitable gift to the church collectable on their demise. He said that John Gork will discuss this option with the parish in the future.

The initial meeting of the personnel Commission will be this week. With Fr. Laycock the committee will discuss their purpose, expectations of staff etc. as well as addressing a requested change in staff with Mary Jane Brunner's position as Financial Secretary becoming available.

Jr. Warden's Report: Nothing

Interim Pastor's Report:

The Interim's agreement was signed by the Sr. Warden. A copy of the agreement will be given to each vestry person and a copy will be available for the parishioners in the office.

Fr. Laycock described his role as a consultant to the vestry. He will provide suggestions and or recommendations to the vestry as he sees fit. He hopes to meet with many of the parish in small groups to get the "history" of the church and the feelings of its members.

Fr. Laycock will help the vestry evaluate the ministry of the parish, both past and future, and help with the visioning process to lead us to a new rector.

Property Commission: Paul said the commission had met and wrote up a list of 10 most important

things that need to be considered regarding the physical plant. Some of those things included the updating of the Parish Hall with better lighting, and paint, making it a more desirable space. Also included was updating to the Guild Hall.

Paul reported that the house on the corner of Washington and Sixth is for sale and the church was given the right of first refusal. Dave Walborn has already done some research on the property and the finance commission is seriously looking into the offer. It was moved by Randy Wegener that we give Dave Walborn permission to continue his research on the house, its cost and other necessary information to help us make an intelligent decision on whether to purchase the property. The motion was seconded and carried.

Nancy Prinzi reported that the blinds will be hung in the offices sometime this week.

Newcomers Commission: A Picture Directory is being planned for the church. Barbara Grimm has made the arrangements though a Spring Lake representative of LIFE TOUCH, to start the picture taking in September. The finished directory should be available late in the year. Barbara is also finishing the biography of a new church family which will appear in the next Parish Page.

Reception Commission: Nancy thanked Joan Hilarides for planning and carrying out the reception for Ken Michnay, and Elizabeth Clark for planning the reception for Fr. Laycock.

There was a question about cleaning the fan in the kitchen. That has been discussed and will be done in the near future.

Old Business: Stephen Kaziimba and his wife Margaret will be at St. John's next Sunday.

The sound system in church is being evaluated and the microphones are being checked.

The Memorial Garden needs a committee to make some ground rules for interments. Eric Nisja would like to be a part of the committee.

Gillian requested that the Altar Guild wish list be considered if/when there are memorial monies.

The question arose what to do with memorial plaques for veterans. This should be referred to the Memorial Committee.

There will be a welcoming social Spaghetti Dinner on the 14th of May in honor of Fr. Laycock. Sign up sheet is in the hall.

New Business: Kandu has requested the use of our building in a letter sent to the church. Their request was more than we could offer them. A letter stating that will be sent to Kandu

The next vestry meeting will be Monday June 16th at 7 o'clock p.m.

The meeting was adjourned with prayer at 8:35 p.m.

Submitted by,
Nancy Solon
Vestry Clerk

Appendix D - Parish Vote
ST. JOHN'S EPISCOPAL CHURCH
GRAND HAVEN, MICHIGAN

Special Parish Meeting
September 21, 2008

The purpose of the special meeting was to discuss and vote on purchasing the property adjoining the St. John's Episcopal Church at the corner of Sixth and Washington Streets in Grand Haven, Michigan.

The meeting was called to order with prayer by Fr. Laycock at 12:35 p.m. Father reiterated that the meeting had been called to decide whether to purchase the property and not to decide its ultimate use. Questions were called for and answered. Father Laycock turned the meeting over to Sr. Warden Randy Wegener who outlined the work that had been done by Dave Walborn and Ken Hoexum regarding the purchase. That work included securing financing, negotiation with the owners, and contacting the city regarding the tax status if the property were acquired. Father Laycock contacted the diocese and determined that a Parish Meeting was required to acquire property.

Parishioners were advised at both services that absentee ballots could be cast. A member raised the question as to whether absentee ballots could properly be considered. It was decided to count the absentee ballots separately from the ballots cast at the meeting and to determine if the absentee vote would affect the outcome. Discussion regarding the merits of purchasing the property followed.

A formal motion was made and seconded as follows:

“Resolved that St. John's Episcopal Church approve the following actions:

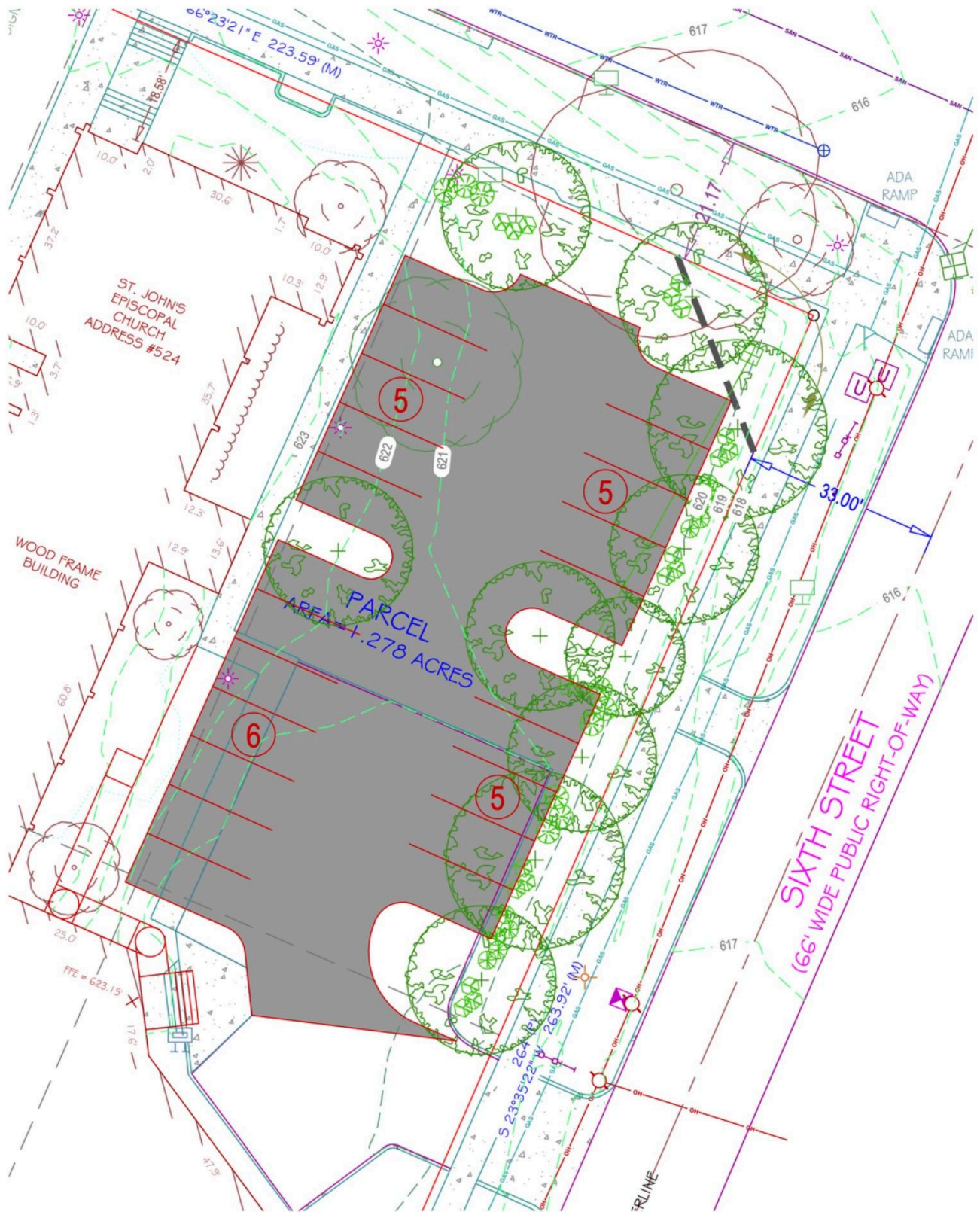
1. Purchase the property located at the southwest corner of Washington Ave. and Sixth Street, identified as 534 Washington Ave.;
2. Finance this purchase through Macatawa Bank, per the Banks letter dated September 16, 2008 (attached);
3. Raze the structure on the property
4. Seek approval of these actions by the Standing Committee of the Diocese.”

After discussion secret ballots were cast. The result of the vote of parishioners present was: 51 yes and 12 no. The absentee ballots were counted with 27 yes votes and 8 no votes. It was determined the absentee ballots would not affect the result of the vote, therefore the resolution was approved by a final vote of 78 yes and 20 no.

The meeting was adjourned at 1:35 p.m.

Respectfully Submitted,
Nancy Solon

Appendix E - Alternative Lot Design



ST. JOHN'S CHURCH

524 WASHINGTON AVE
GRAND HAVEN, MI 49417

ZONING

NEIGHBORHOOD MIXED USE (NMU)

SETBACKS:
FRONT YARD: 70% BUILDING FRONTAGE OR 5 FEET
MIN. IF CORNER LOT
SIDE YARD: 0 FEET MIN. OR 5 FEET MIN. FOR
INTERIOR SIDE LOT LINE IF BUILDING
WALL HAS OPENINGS
REAR YARD: 15 FEET MIN.
HEIGHT: 35 FEET MAX.
MIN NUMBER OF STORIES: 1 ½

PARKING REQUIREMENTS:
PLACE OF PUBLIC ASSEMBLY (LARGE OR SMALL): 1 SPACE PER 4 SEATS OF LEGAL CAPACITY

ALL PARKING AREAS SHALL HAVE BARRIERS (CONCRETE BUMPERS OR CURBS) TO PREVENT
VEHICLES FROM EXTENDING OVER OR INTO ANY PUBLIC SIDEWALK, WALKWAY, RIGHT-OF-WAY, OR
ADJACENT PROPERTY

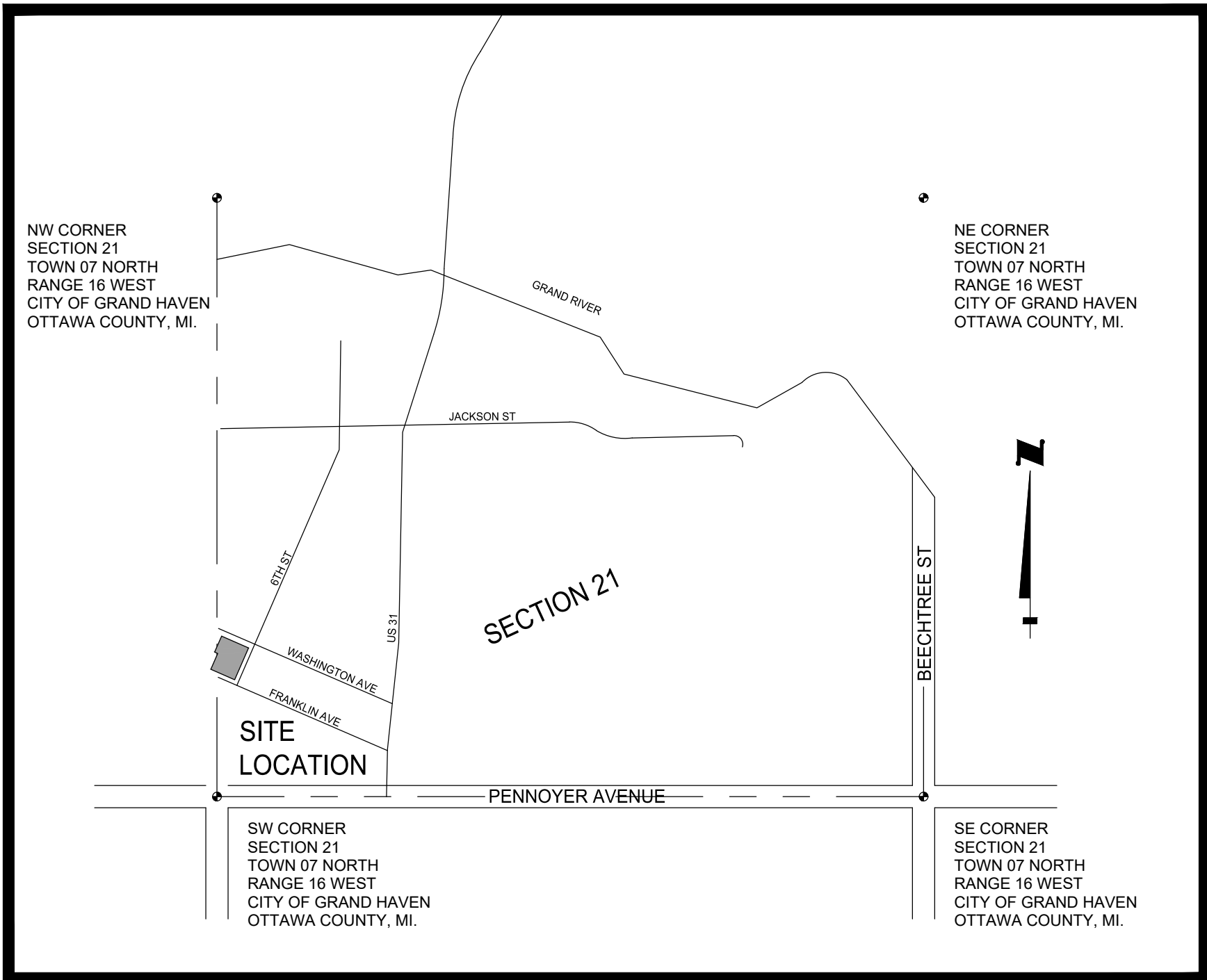
AREA OF 2' IN WIDTH
ADJACENT SIDEWALKS: 5' IN WIDTH

PARKING DIMENSIONS:
PARALLEL:

MIN LANE WITH: 12'
PARKING SPACE WIDTH: 8'
PARKING SPACE LENGTH: 23'
COMPACT VEHICLES: 8' X 16' (UP TO 20% PF PARKING CAN BE COMPACT VEHICLE)

75-90 DEGREES:

MIN LANE WIDTH: 22'
PARKING SPACE WIDTH: 9'
PARKING SPACE LENGTH: 19'
COMPACT VEHICLES: 8' X 16' (UP TO 20% PF PARKING CAN BE COMPACT VEHICLE)



LOCATION MAP NOT TO SCALE

DESCRIPTION

PER TAX DESCRIPTION FOR PARCEL NUMBER 70-03-21-355-016, OTTAWA COUNTY, MICHIGAN.

THAT PART OF LOT 3, BLOCK 12 LYING EAST OF A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 3 AND 40.4 FEET
EAST THEREOF AND LOT 4, BLOCK 12, ALL BEING PART OF AKELEY'S ADDITION TO THE CITY OF GRAND HAVEN,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGES 58-59, PUBLIC RECORDS OF OTTAWA
COUNTY, MICHIGAN.

ALSO THAT PART OF LOT 1, BLOCK 18, LYING EAST OF A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 1 AND 25.6
FEET WEST THEREOF; LOT 2, BLOCK 18, EXCEPTING THEREFROM THE EAST 52.6 FEET; LOTS 3, 4, 5, 6 AND 7, BLOCK 18,
EXCEPTING THEREFROM THE EAST 33 FEET OF THE NORTH 77 FEET OF SAID LOT 4, ALL BEING PART OF MONROE &
HARRIS' ADDITION TO THE VILLAGE OF GRAND HAVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1
OF PLATS, PAGES 55-56, PUBLIC RECORDS OF OTTAWA COUNTY, MICHIGAN.

AND

PER TAX DESCRIPTION FOR PARCEL NUMBER 70-03-21-355-008, OTTAWA COUNTY, MICHIGAN.

THE EAST 33 FEET OF THE NORTH 77 FEET OF LOT 4, BLOCK 18, MONROE & HARRIS' ADDITION TO THE VILLAGE OF
GRAND HAVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGES 55-56, PUBLIC
RECORDS OF OTTAWA COUNTY, MICHIGAN.

AND

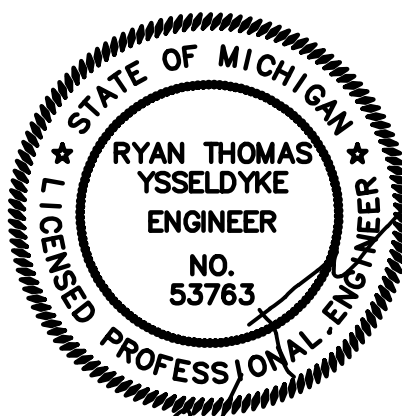
PER TAX DESCRIPTION FOR PARCEL NUMBER 70-03-21-355-005, OTTAWA COUNTY, MICHIGAN.

THE EAST 52.6 FEET OF LOT 2, BLOCK 18, MONROE & HARRIS' ADDITION TO THE VILLAGE OF GRAND HAVEN,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGES 55-56, PUBLIC RECORDS OF OTTAWA
COUNTY, MICHIGAN.



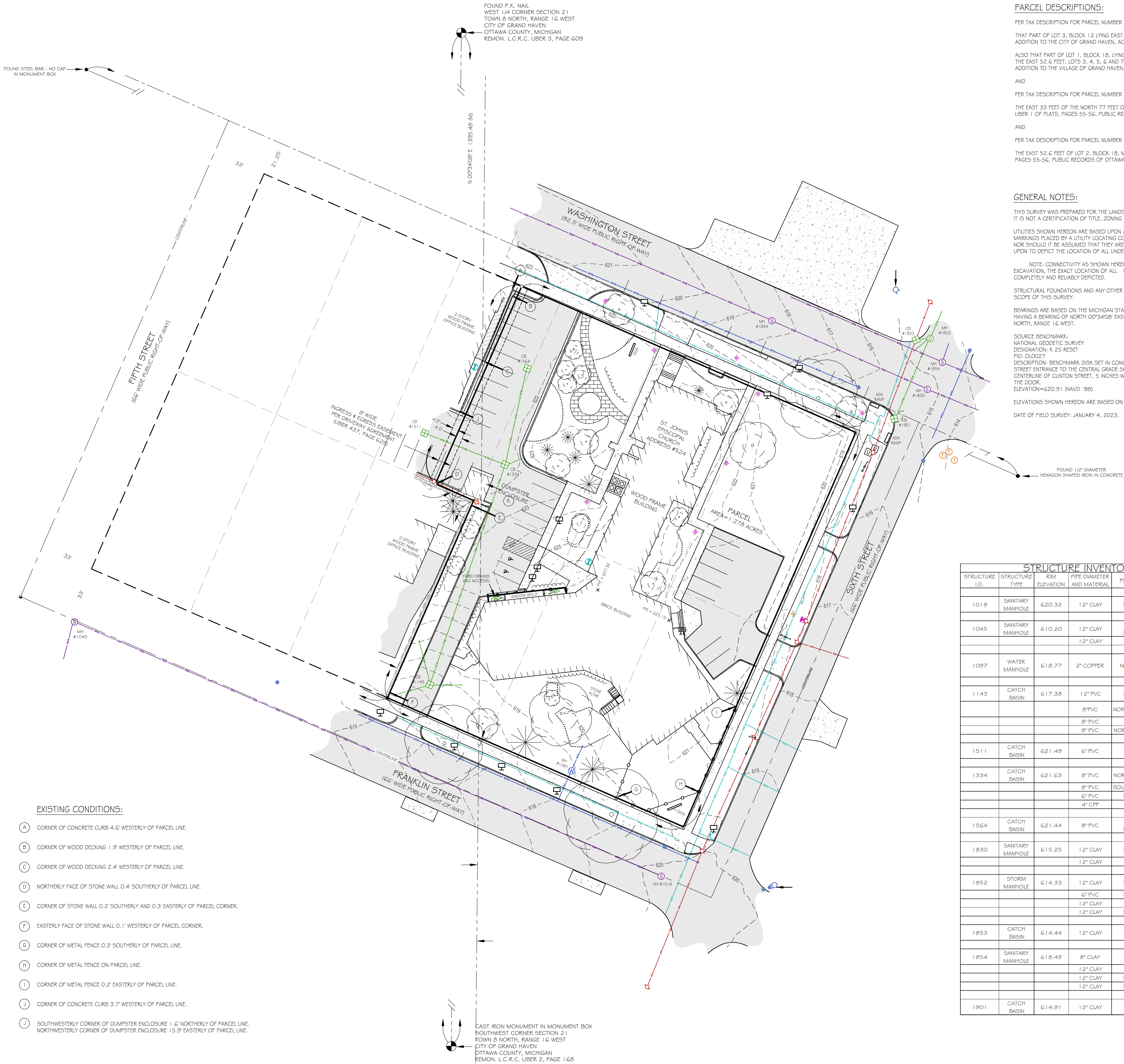
TABLE OF CONTENTS

SHEET G-100	COVER SHEET
SHEET V-101	EXISTING CONDITIONS
SHEET CD-101	CIVIL DEMOLITION PLAN
SHEET C-101	SITE LAYOUT PLAN
SHEET C-201	GRADING, DRAINAGE & SESC PLAN
SHEET C-501	GENERAL DETAILS
SHEET L-101	LANDSCAPE PLANTING PLAN



No.	Description	Date
A	OWNER REVIEW	06/13/2025
B	CONCEPT REVIEW	06/23/2025
C	SITE PLAN SUBMITTAL	07/09/2025

Project Manager BRUCE E. ZEINSTRA	HEI Project Number 25-06-002
Vertical Datum NAVD '88	Horz. Datum HEI-98
Drawn by CHRIS GILBERT	Sheet Title COVER SHEET
Checked by Survey	Sheet No. G-100
Civil	
Struc.	
L. A.	



PARCEL DESCRIPTIONS:

PER TAX DESCRIPTION FOR PARCEL NUMBER 70-03-21-355-016, OTTAWA COUNTY, MICHIGAN.

THAT PART OF LOT 3, BLOCK 12 LYING EAST OF A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 3 AND 40.4 FEET EAST THEREOF AND LOT 4, BLOCK 12, ALL BEING PART OF AKELEY'S ADDITION TO THE CITY OF GRAND HAVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGES 58-59, PUBLIC RECORDS OF OTTAWA COUNTY, MICHIGAN.

ALSO THAT PART OF LOT 1, BLOCK 18, LYING EAST OF A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 1 AND 25.6 FEET WEST THEREOF; LOT 2, BLOCK 18, EXCEPTING THEREFROM THE EAST 52.6 FEET; LOTS 3, 4, 5, 6 AND 7, BLOCK 18, EXCEPTING THEREFROM THE EAST 33 FEET OF THE NORTH 77 FEET OF SAID LOT 4, ALL BEING PART OF MONROE & HARRIS' ADDITION TO THE VILLAGE OF GRAND HAVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGES 55-56, PUBLIC RECORDS OF OTTAWA COUNTY, MICHIGAN.

AND

PER TAX DESCRIPTION FOR PARCEL NUMBER 70-03-21-355-0008, OTTAWA COUNTY, MICHIGAN.

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AND

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THE EAST 52.6 FEET OF LOT 2, BLOCK 18, MONROE & HARRIS' ADDITION TO THE VILLAGE OF GRAND HAVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGES 55-56, PUBLIC RECORDS OF OTTAWA COUNTY, MICHIGAN.

GENERAL NOTES:

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLE WORK. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.

UTILITIES SHOWN HEREON ARE BASED UPON A COMBINATION OF ABOVE GROUND OBSERVATIONS AND FLAGS/PAINT MARKINGS PLACED BY A UTILITY LOCATING CONTRACTOR. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. THIS SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATION OF ALL UNDERGROUND UTILITIES.

NOTE: CONNECTIVITY AS SHOWN HEREON IS BASED UPON BEST AVAILABLE INFORMATION. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE COMPLETELY AND RELIABLY DEPICTED.

STRUCTURAL FOUNDATIONS AND ANY OTHER BELOW GROUND IMPROVEMENT, IF ANY, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

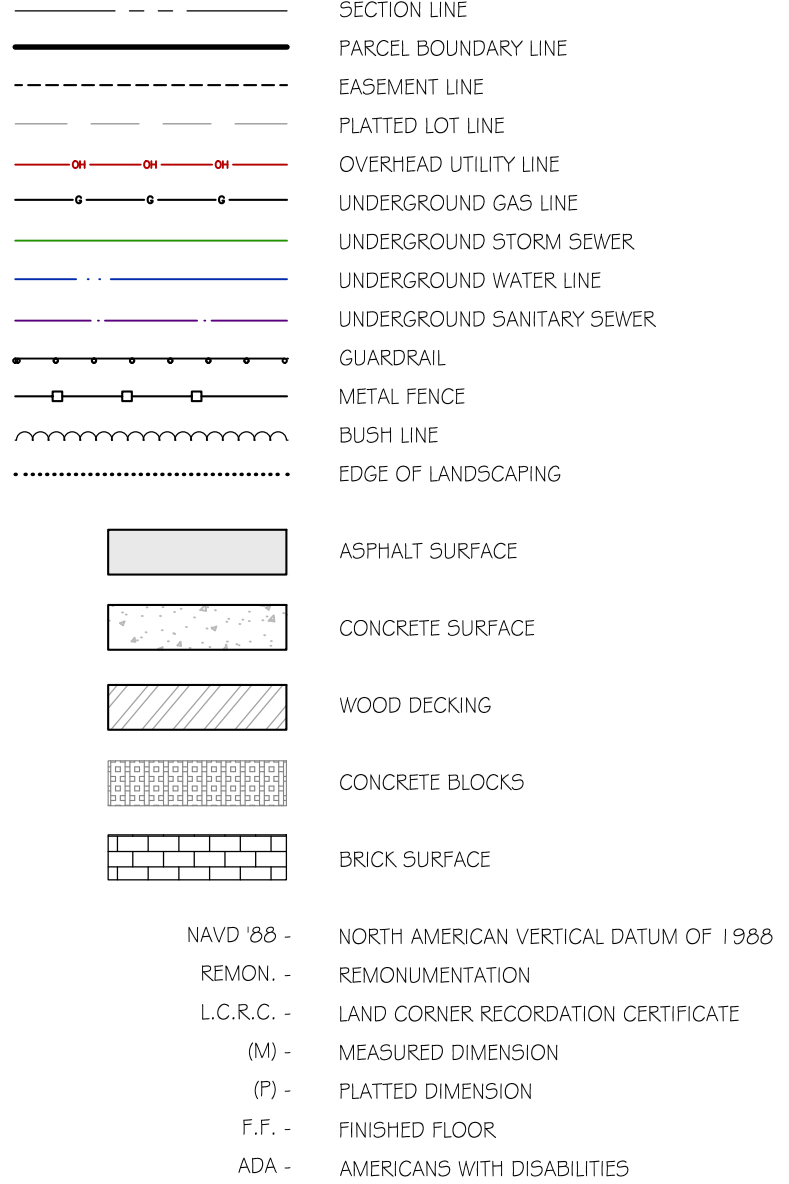
BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (1994) AND HAVING A BEARING OF NORTH 00°34'00" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 8 NORTH, RANGE 16 WEST.

SOURCE BENCHMARK:
NATIONAL GEODETIC SURVEY
DESIGNATION: K 25 RESET
TID: 010027
DESCRIPTION: BENCHMARK DISK SET IN CONCRETE RAMP OF THE MOST EASTERLY OF 2 DOORS ON THE CLINTON STREET ENTRANCE TO THE CENTRAL GRADE SCHOOL. THE BENCHMARK DISK IS LOCATED 51' ± NORTH OF THE CENTERLINE OF CLINTON STREET, 5 INCHES WEST OF THE WEST EDGE OF A BRICK PILLAR AND 2 FEET SOUTHEAST OF THE DOOR.
ELEVATION = 620.91 (NAVD '88)

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

DATE OF FIELD SURVEY: JANUARY 4, 2023.

STRUCTURE INVENTORY					
STRUCTURE I.D.	STRUCTURE TYPE	RAMP ELEVATION	PIPE DIAMETER AND MATERIAL	PIPE DIRECTION	INVERT ELEVATION
1018	SANITARY MANHOLE	620.32	12" CLAY	NORTHWEST	616.27
1045	SANITARY MANHOLE	610.20	12" CLAY	SOUTH-SOUTHWEST	602.95
			12" CLAY	SOUTHEAST	604.15
1097	WATER MANHOLE	618.77	2" COPPER	NORTH-SOUTH	5.12' TO TOP OF 2" PIPE
1143	CATCH BASIN	617.36	12" PVC	SOUTHWEST	614.43
			8" PVC	NORTH-NORTHWEST	614.43
			8" PVC	EAST	614.43
			8" PVC	NORTH-NORTHEAST	614.43
1511	CATCH BASIN	621.48	6" PVC	SOUTHEAST	617.98
1334	CATCH BASIN	621.63	6" PVC	NORTH-NORTHEAST	616.73
			8" PVC	SOUTH-SOUTHWEST	616.63
			6" PVC	NORTHWEST	616.83
			4" CPP	NORTHEAST	619.53
1564	CATCH BASIN	621.44	8" PVC	SOUTH-SOUTHWEST	617.91
1830	SANITARY MANHOLE	615.25	12" CLAY	NORTHWEST	605.95
			12" CLAY	SOUTHEAST	605.90
1852	STORM MANHOLE	614.33	12" CLAY	SOUTHWEST	610.83
			6" PVC	SOUTHWEST	610.93
			12" CLAY	NORTHEAST	608.58
			12" CLAY	SOUTHWEST	608.41
1853	CATCH BASIN	614.44	12" CLAY	NORTHEAST	611.14
1854	SANITARY MANHOLE	618.48	8" CLAY	NORTHEAST	610.54
			12" CLAY	SOUTHEAST	610.54
			12" CLAY	NORTHWEST	613.34
			12" CLAY	NORTHWEST	610.48
1901	CATCH BASIN	614.91	12" CLAY	NORTHEAST	610.16



TO: ST. JOHN'S EPISCOPAL CHURCH

I, DOUGLAS J. LANSKY, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME; AND SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN UNITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION. THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERING, INC.
220 HOOVER BOULEVARD
HOLLAND, MICHIGAN 49423
(616) 392-3938

DOUGLAS J. LANSKY
MICHIGAN PROFESSIONAL SURVEYOR #4001045500



HOLLAND
ENGINEERING

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Holland, Michigan 49423-3766
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T 616-392-3938 F 616-392-2116

The Surveyor's /
Engineers liability for any
errors or omissions in the
surveying or engineering
work is not limited to those
arising out of the
Surveyors' / Engineers'
negligence, gross
negligence, or
misconduct. Warranties or
representations shall
not be made in an amount
greater than the
service fee.

LAKEWOOD CONSTRUCTION

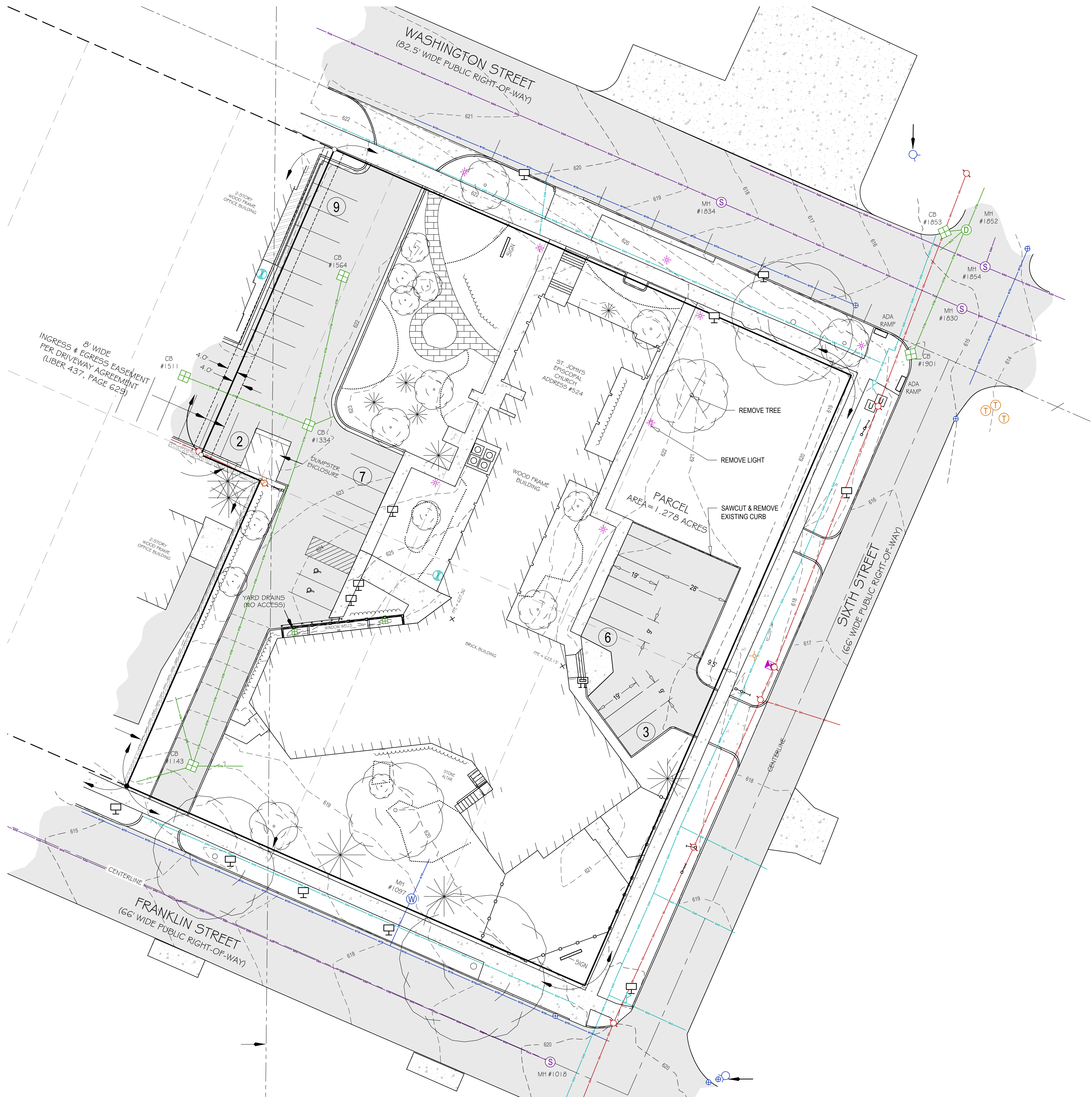
ATTN: MR. MAX NYKERC
11253 JAMES STREET
HOLLAND, MI 49424

ST. JOHN'S CHURCH
524 WASHINGTON AVE
GRAND HAVEN, MI 49417

PT. OF THE SW 1/4 SECT. 21 T7N. R18W
GRAND HAVEN, OTTAWA COUNTY, MI

Issued for:		No.
Date	Description	
06/13/2025	OWNER REVIEW	A
06/23/2025	CONCEPT REVIEW	B
07/09/2025	SITE PLAN SUBMITTAL	C

Project Manager		BRUCE E. ZEINSTRA	
Vertical Datum	Horz. Datum		
NAVD '88	HEI-98		
Drawn by		CHRIS GILBERT	
Checked by	Date		
Survey	.		
Civil	.		
Struc.	.		
L. A.	.		
HEI Project Number		25-06-002	
Sheet Title		EXISTING CONDITIONS	
Sheet No.		V-101	



CIVIL DEMOLITION NOTES:

- SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
- LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEEP CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
- CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
- REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
- ALL UTILITY LINES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPURTENANCES. CONTRACTOR SHALL CONFIRM UTILITY LINES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
- ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
- PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
- ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
- ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDOT, OTTAWA COUNTY ROAD COMMISSION, AND THE CITY OF GRAND HAVEN.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

HOLLAND
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Holland, Michigan 49423-3766
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T 616-392-5938 F 616-392-2116

The Surveyor's / Engineer's liability for any errors or omissions in this plan shall be limited to those arising out of the Surveyor's / Engineer's negligence, gross negligence, or willful misconduct. Warranties or representations shall not be made in an amount no greater than the service fee.

LAKEWOOD CONSTRUCTION

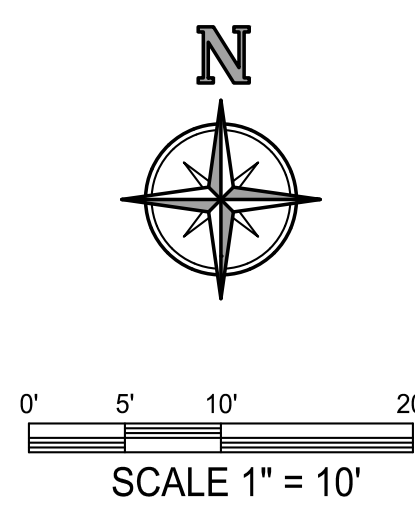
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SITE PLAN SUBMITTAL	07/09/2025	C	
Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION			

Project Manager BRUCE E. ZEINSTRA	
Vertical Datum NAVD '88	Horz. Datum HEI-96
Drawn by CHRIS GILBERT	
Checked by Survey	Date .
Civil	.
Struc.	.
L. A.	.
HEI Project Number 25-06-002	
Sheet Title CIVIL DEMOLITION	
Sheet No. CD-101	



- GRADING & STORM SEWER NOTES:**
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
 2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 3. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 4. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 5. ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM CITY OF GRAND HAVEN AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
 6. STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND HAVEN STORM WATER ORDINANCE.
 7. SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM EXISTING AND PROPOSED BUILDINGS AND SIDEWALKS.
 8. ALL STORM SEWER PIPING SHALL BE ADS N-12, HANCOR HI-Q OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED, WHERE SPECIFIED IN THE PLANS. CONCRETE CLASS IV PIPE WITH RUBBER GASKETS IS REQUIRED.
 9. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

- STORM WATER INFILTRATION BASIN NOTES:**
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
 2. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 3. THIS PROJECT RELIES ON THE INFILTRATION OF RUNOFF TO PROVIDE STORMWATER MANAGEMENT FOR THE SITE IMPROVEMENTS. THEREFORE, ALL APPROPRIATE MEASURES SHALL BE TAKEN TO MINIMIZE COMPACTION OF ONSITE SOILS IN THE AREA OF THE INFILTRATION BASIN AND/OR INFILTRATION TRENCHES.
 4. IF THE WATER TABLE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY TO VERIFY THAT THE WATER TABLE ELEVATION UTILIZED IN THE DESIGN MATCHES THE WATER TABLE ELEVATION WITNESSED ONSITE DURING CONSTRUCTION.
 5. ONSITE SOILS WITHIN THE LIMITS OF THE INFILTRATION BASIN WERE DETERMINED TO BE MEDIUM SAND. SHOULD CONTRACTOR ENCOUNTER OTHER SOILS WITHIN THE LIMITS OF THE STORM WATER INFILTRATION BASIN AND/OR INFILTRATION TRENCHES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT DESIGN CHANGES CAN BE MADE AS NECESSARY.
 6. STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRAND HAVEN MOST CURRENT STANDARDS AND REQUIREMENTS.
 7. EXISTING ONSITE INFILTRATIVE SOILS SHALL BE LEFT IN PLACE WITHIN THE INFILTRATION BASIN AREA.
 8. NO FILL OR ORGANIC MATERIAL SHALL BE PLACED WITHIN THE INFILTRATION BASIN, WITH THE EXCEPTION OF THE TOPSOIL AND SEED.
 9. FOLLOWING CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL REMOVE ANY SILT OR SEDIMENT THAT HAS ACCUMULATED IN THE STORM WATER INFILTRATION BASIN PRIOR TO FINAL RESTORATION.
 10. THE STORM WATER MANAGEMENT BASIN WAS DESIGNED TO PROVIDE CAPACITY FOR 1,109 CUBIC FEET OF STORAGE. CONTRACTOR SHALL CONSTRUCT BASIN PER THE DESIGN DRAWINGS TO ACHIEVE THIS STORAGE VOLUME.
 11. STORM SEWER AND STORMWATER BASIN AS-BUILTS AND CERTIFICATION, IS REQUIRED BY CITY OF GRAND HAVEN. CONTRACTOR SHALL NOTIFY ENGINEER WHEN CONSTRUCTION IS COMPLETED, PRIOR TO FINAL RESTORATION, TO PERFORM THE AS-BUILT SURVEY. CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DEFICIENCIES NOTED DURING AS-BUILT SURVEY.
 12. AFTER FINAL RESTORATION AND PROJECT COMPLETION, PROPERTY OWNER SHALL COMPLETE MAINTENANCE AND CLEANING PER THE SIGNED MAINTENANCE AGREEMENT.
 13. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

- SESC NOTES:**
1. CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
 2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 3. CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE OTTAWA COUNTY WATER RESOURCES COMMISSIONER'S SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NPDES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
 4. BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 5. CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
 6. THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE EGLE REQUIREMENTS.
 7. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND HAVEN AND OTTAWA COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
 9. SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
 10. THE STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED FIRST. CONTRACTOR IS RESPONSIBLE TO REMOVE SEDIMENT FROM BOTTOM OF DETENTION BASIN UNTIL THE SITE IS FULLY STABILIZED.
 11. ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
 12. THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
 13. SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
 14. CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
 15. STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE OTTAWA COUNTY WATER RESOURCES COMMISSIONER'S SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPOILS SHALL BE REMOVED FROM SITE.
 16. ALL EXCESS SPOILS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UPLAND AREA NOT ENCUMBERED BY WETLANDS OR FLOODPLAIN.
 17. THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE OTTAWA COUNTY WATER RESOURCES COMMISSIONER.
 18. THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
 19. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

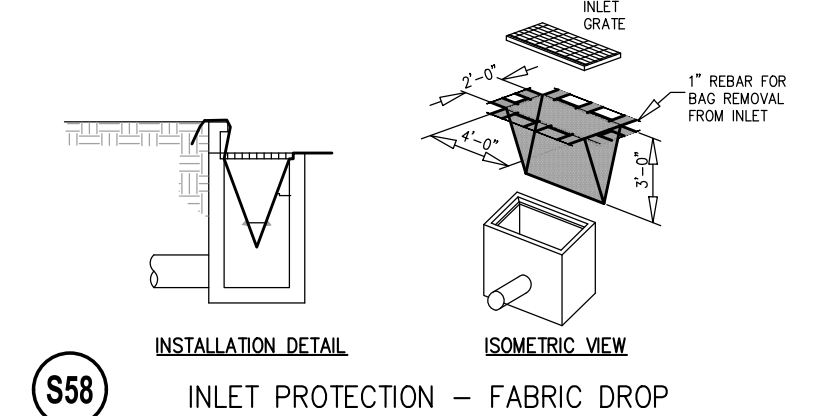
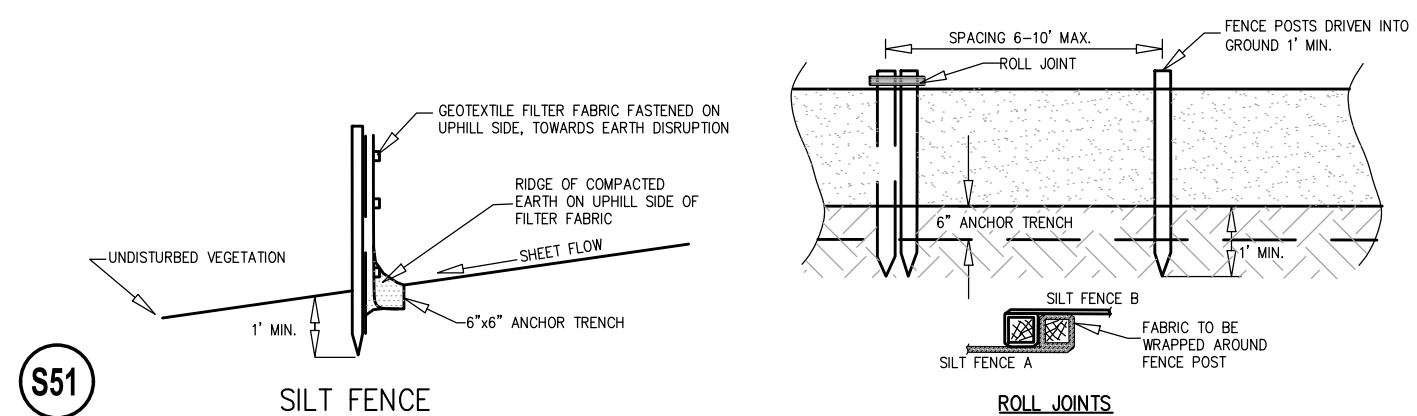
PROPOSED CONSTRUCTION SCHEDULE

ACTIVITY	2025 / 2026					
	SEPT	OCT	NOV	DEC	JAN	FEB
INSTALL CONTROLS	>					
CLEARING	>					
GRADE	>					
BUILDING		>				
UTILITIES		>				
PAVING			>			
RESTORE				>		

*NOTE : CONSTRUCTION SCHEDULE MAY VARY BASED ON CONTRACTORS' SCHEDULE. CONTRACTOR SHALL UPDATE THE OCWRC IF CONSTRUCTION SCHEDULE VARIES FROM ABOVE.

S.E.S.C. LEGEND MICHIGAN UNIFIED KEYING SYSTEM

S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.



The Surveyor's / Engineer's liability for any errors or omissions in this plan shall be limited to those arising out of the Surveyor's / Engineer's negligence, gross negligence, or willful misconduct, and shall not extend to any amount greater than the service fee.

LAKewood CONSTRUCTION

ATTN: MR. MAX NYKEREK
11253 JAMES STREET
HOLLAND, MI 49424

ST. JOHN'S CHURCH
524 WASHINGTON AVE
GRAND HAVEN, MI 49417

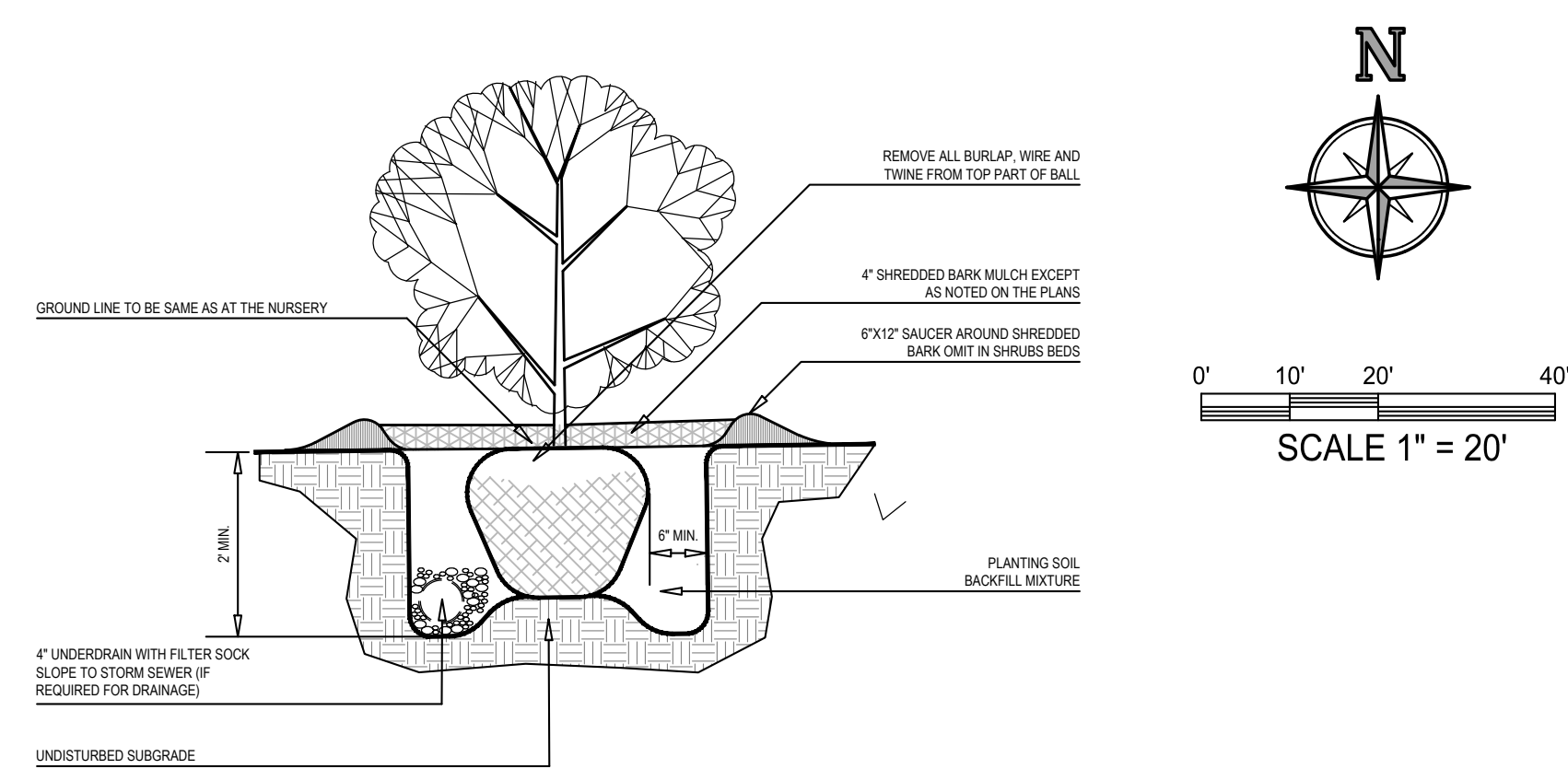
PT. OF THE SW 1/4 SECT. 21 T7N, R19W
GRAND HAVEN, OTTAWA COUNTY, MI

Issued for:	No.	A	B	C		
Date						
Description						
OWNER REVIEW						
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SITE PLAN SUBMITTAL						

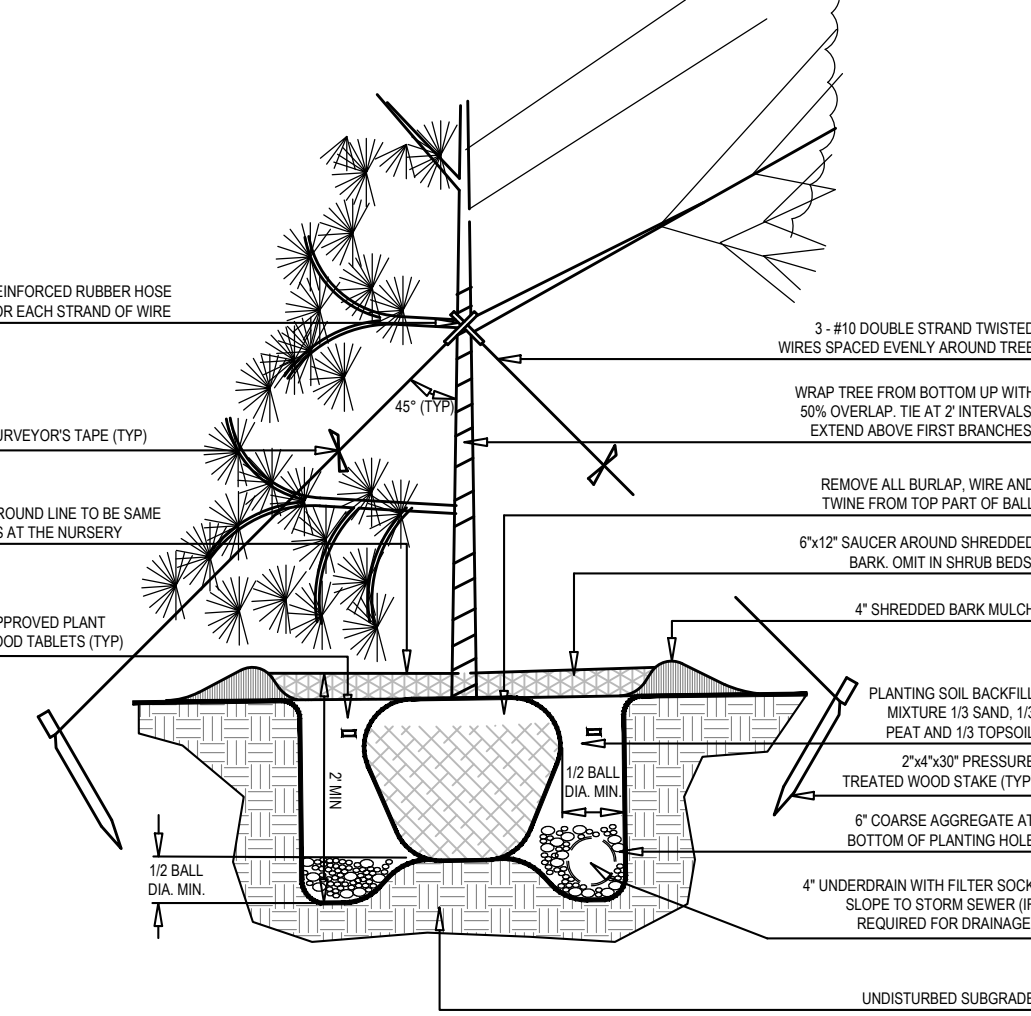
Project Manager BRUCE E. ZEINSTRA	
Vertical Datum NAVD '88	Horz. Datum HEI-96
Drawn by CHRIS GILBERT	
Checked by Survey	Date
Civil	
Struc.	
L. A.	
HEI Project Number 25-06-002	
Sheet Title GRADING DRAINAGE & SESC PLAN	
Sheet No. C-201	



Project Manager BRUCE E. ZEINSTRA		
Vertical Datum NAVD '88	Horz. Datum HEI-96	
Drawn by CHRIS GILBERT		
Checked by Survey	.	Date .
Civil	.	.
Struc.	.	.
L. A.	.	.
HEI Project Number 25-06-002		
Sheet Title GENERAL DETAILS		
Sheet No. C-501		



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

PLANT LIST

KEY	SIZE	COMMON NAME	BOTANICAL NAME	MATURE SIZE/COMMENTS
CANOPY TREES				
MAPLE	2-12"BB	CELEBRATION MAPLE	ACER X FREEMANII 'CELMAM'	45Hx25'; SEEDLESS; COMPACT; RED & GOLD FALL COLOR
BIRCH	2-12"BB	HERITAGE RIVER BIRCH	BETULA NIGRA 'CULY'	45Hx35'; WHITE EXFOLIATING BARK; GOLDEN-YELLOW FALL COLOR
HORNBEAM	2-12"BB	PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	35Hx25'; NARROW, DENSE HABIT; YELLOW-ORANGE FALL COLOR
REDBUD	2-12"BB	REDBUD	CERIS CANADENSIS	30Hx25'; HEART-SHAPED LEAVES; GOLDEN-YELLOW FALL COLOR
TUPELO	2-12"BB	TUPELO / BLACK GUM	NYSSA SYLVATICA	50Hx30'; PYRAMIDAL; ORANGE, RED & GOLD FALL COLOR
HOPHORNBEAM	2 1/2"BB	AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA	30Hx25'; SLOW GROWTH; TOLERATES URBAN CONDITIONS; GOLDEN FALL COLOR
ORNAMENTAL SHRUBS				
JERSEY	24" CONT.	NEW JERSEY TEA	CEANTHIS AMERICANUS	3'-4'Hx4'-5'S; WHITE FLOWERS, MAY-JULY; FULL/PART SUN
WORT	24" CONT.	ST JOHN'S WORT	HYPERICUM PROLIFICUM	2'-3'Hx2'-4'S; YELLOW FLOWERS, JUNE-AUGUST; FULL/PART SUN
POTENTILLA	24" CONT.	ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	2'Hx2'S; WHITE FLOWERS, EARLY SPRING-LATE FALL; FULL SUN
VIBURNUM	24" CONT.	COMPACT AMERICAN CRANBERRYBUSH	VIBURNUM TRILOBUM 'COMPACTUM'	5'Hx6'S; MAY FLOWERS, SUMMER RED BERRIES, FALL COLOR; PART/FULL SUN
WEIGELA	24" CONT.	MINUET WEIGELA	WEIGELA FLORIDA 'MINUET'	3'Hx3'S; RUBY-RED FLOWER, MAY-JUNE; PART/FULL SUN

SPARTAN GRAZE & MIXTURE by Earth Carpet
10% Corner Kentucky Bluegrass
10% Gold Rush Kentucky Bluegrass
20% Rhode Kentucky Bluegrass
15% SR5100 Chewings Fescue
25% SR5210 Chewings Fescue
10% SR5200 Perennial Ryegrass
10% Manhattan 4 Perennial Ryegrass

SEEDING RATE: 5 LBS PER 1000 SQUARE FEET. HYDROSEED ALL AREAS WITH A SLURRY OF SEED, PULVERIZED MULCH, FERTILIZER AND WATER.
PLACE EROSION CONTROL BLANKET, FERTILIZER BY CONVEYED FIBERS OR EQUAL, ON ALL SLOPES GREATER THAN 1:3 AFTER SEEDING.
REFER TO SHEET C-101 FOR LIMITS OF SEEDING AND C-201 FOR SLOPE INFORMATION.

PLANTING NOTES:

- LANDSCAPE REQUIREMENTS:
 - REQUIRED TREES IN OFF-STREET PARKING: A MINIMUM OF 1 TREE PER 15 SPACES. MINIMUM SIZE OF ISLANDS SHALL BE 36 SFT. COVERED WITH LIVING VEGETATION SUCH AS GRASSES, VINES, SPREADING SHRUBS OR FLOWERS.
 - REQUIRED: 13 PROPOSED PARKING SPACES / 15 = 1 TREE
 - PROVIDED: 1 TREE
 - PARKING LOT SCREENING: A SCREENING AREA NOT LESS THAN 5' IN WIDTH SHALL BE REQUIRED AROUND THE PERIMETER OF AN OFF-STREET PARKING LOT TO BUFFER FROM FRONT, SIDES, AND REAR PROPERTY LINES.
 - WASHINGTON STREET REQUIRED: 67' / 25' = 2.68 = 3 TREES + 9 SHRUBS
 - PROVIDED: 2 TREES + 16 SHRUBS (TREES REDUCED DUE TO LIMITED PLANTING AREA AND EXISTING LARGE TREE IN ROW)
 - SIXTH STREET REQUIRED: 88' / 25' = 3.52 = 4 TREES + 12 SHRUBS
 - PROVIDED: 4 TREES + 14 SHRUBS
 - STORM WATER SYSTEM: UNDERGROUND SYSTEM
 - MINIMUM PLANTING SIZES:
 - DECIDUOUS TREES: 2 5/8" CALIPER @ 4 ABOVE GRADE
 - DECIDUOUS SHRUBS: 24" IN HEIGHT AND 24" IN SPREAD
 - SPREADING SHRUBS: 30" SPREAD AND 24" HEIGHT
 - ALL TREES AND SHRUBS SHALL BE PLANTED A MINIMUM OF 3' AWAY FROM PAVEMENT.
 - ALL LAWN AND PLANTING AREAS SHALL BE MAINTAINED IN SUCH WAY TO KEEP VEGETATION IN A HEALTHY AND GROWING MANNER.
 - ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. TREES AND OTHER VEGETATION THAT DIE SHALL BE PROMPTLY REPLACED WITH IN KIND VEGETATION.
 - CONTRACTOR SHALL PROVIDE SPECIFIED TREES, SHRUBS, GROUND COVERS AND OTHER PLANT MATERIAL THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - SEED SHALL BE PLACED OVER 6" TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. SOD SHALL BE PLACED IN ALL AREAS AS SHOWN ON THE PLANS OVER 4" TOPSOIL.
 - PLANTING SOIL CONSISTING OF 1/3 TOPSOIL, 1/3 PEAT MOSS AND 1/3 SAND SHALL BE PLACED IN ALL GROUND COVER AND FLOWER BEDS. DEPTH SHALL BE NOT LESS THAN 8".
 - FOLLOWING CONSTRUCTION, RESTORE ALL DISTURBED AREAS WITH EARTH CARPET SPARTAN GRADE "A" SEED MIX, UNLESS OTHERWISE NOTED.
 - PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY OWNER & LANDSCAPE ARCHITECT.

The Surveyor's /
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work shall be limited to those
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06/13/2025								
06/23/2025								
07/09/2025								

Project Manager		BRUCE E. ZEINSTRA	
Vertical Datum	Horz. Datum		NAVD '88 HEI-96
Drawn by			
BRUCE ZEINSTRA, LLA			
Checked by	Date	
Survey		
Civil		
Struc.		
L. A.		
HEI Project Number			
25-06-002			
Sheet Title			
LANDSCAPE			
PLANTING PLAN			
Sheet No.			
L-101			