CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION
MEETING AGENDA
October 13, 2026

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

1. **MEETING CALLED TO ORDER**

2. **ROLL CALL:** Amy Kozanecki, Dan Borchers, Chair Joe Pierce, Bill Ellingboe, Secretary Magda Smolenska, Vice-Chair Jennifer Smelker, Scott Blakeney, Joe Filippelli

3. **APPROVAL OF MINUTES –** September 15, 2026

4. **APPROVAL OF AGENDA**

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

6. **PUBLIC HEARING**

   A. **Case 26-36:** Centertown Vision Plan

7. **NEW BUSINESS**

   A. **Case 26-32:** Site Plan review and sensitive area overlay review of municipal utility service, community solar project at Grand Haven Airport at 16446 Comstock St. (parcel #70-03-34-301-015)

   B. **Case 26-33:** Grand Landing Planned Development Major Amendment

   C. **Case 26-34:** Site plan review for towing and recovery facility for Dick's Towing at 321 N. 7th St. (parcel #70-03-21-305-010)

   D. **Case 26-35:** Zoning Text Amendment for Towing & Recovery Facility and SLU standards

   E. Planning Commission By-Laws

8. **OLD BUSINESS**

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

10. **CITY PLANNER REPORT**

11. **COMMISSIONER COMMENTS**

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

13. **ADJOURNMENT**

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES
TUESDAY, SEPTEMBER 15, 2026

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

Present: Amy Kozanecki, Chair Joe Pierce, Dan Borchers, Scott Blakeney, Joe Filippelli, Bill Ellingboe, Secretary Magda Smolenska

Absent: Vice-Chair Jennifer Smelker,

Also Present: City Planner Brian Urquhart, Mayor Bob Monetza, Mayor Pro-Tem Mike Dora, City Manager Ashley Latsch, and members of the public.

Approval of Minutes
Motion by **Kozanecki** seconded by **Smolenska** to approve the minutes of the August 11, 2026, meeting.
All ayes. **Motion passes.**

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

Call to the Audience: First Opportunity

Jeff Miller, 1120 S Harbor, spoke regarding the short-term rental at 26 Edward Ave being brought back before the Planning Commission three months later with no notice.

Julie Busta, 8 Edwards Ave, spoke regarding the short-term rental at 26 Edward Ave.

Lynn Phipps, 11 Edwards Ave, spoke regarding the short-term rental at 26 Edward Ave and her displeasure with more short term rentals.

Brian Ruster, 9 Peterson Ridge, spoke regarding the short-term rental at 26 Edward Ave and it not being re-noticed when it came back before the Planning Commission.

Catherine Ruster, 9 Peterson Ridge, wrote a letter read by her husband, Brian Ruster, regarding the short-term rental at 26 Edward Ave.

Public Hearings

None.

New Business

A. Case 26-29: Site Plan review for new driveway and site improvements at 700 Robbins Rd. (parcel #70-03-33-100-090)

Urquhart presented the case. Bruce Callen of Callen Engineering, on behalf of property owner Coastline Holdings LLC, submitted a site plan application for a new access drive and site improvements at 700 Robbins Rd. (parcel #70-03-33-100- 090). As an established use, a site plan review is required by the planning commission with the addition of a new public access drive per Sec. 40-115.09.B.

No changes will be made to the building. The primary improvement is the installation of 24 ft. wide access drive off Robbins along the eastern portion of the parcel. The access drive will extend into the parking lot located behind the building. No changes to parking will be proposed. The use will satisfy the parking demand. The driveway will allow for access in front of the building and extend around to the rear parking lot. The fire marshal has agreed to this design for access. Directly south and east is the South Village project. There is no connection nor internal access from 700 Robbins to South Village PD. The connection will be removed through screening and fencing at the South Village site.

Bruce Callen of Callen Engineering spoke regarding this request. He stated they are losing a shared access drive and that is why this second entrance is necessary.

Filippelli asked for clarification on the number of parking spots and the size of the opening, wanting it on record that it in non-conforming.

No other discussion occurred between commissioners.

Motion by **Smolenska**, seconded by **Borchers** to approve case 26-29, a site plan review for new driveway at 700 Robbins Rd. (parcel #70-03- 33-100-090) with the following conditions:

1. Site plan shall be amended to include a sidewalk shown along the entire length of the north property line.
2. All conditions of the BLP, DPW and Fire Marshal shall be met.

Roll Call Vote.
Yaes: Filippelli, Ellingboe, Smolenska, Blakeney, Borchers, Kozanecki, Pierce
Nays:
Motion passed.

B. Case 26-30: Pre-application for a mixed-use development at 601 S. Beechtree St. (parcel #70- 03-28-277-017)

Urquhart presented the case. Denny Dryer of Dryer Architects, on behalf of property owner Steve Musial, submitted a site plan application for a mixed-use development located in the western portion of the lot at 601 S. Beechtree. Mr. Dryer is proposing a mixed-use development, composed of 9 separate units on two structures on the current unused parking lot behind Clover Bar. The mixed-use development is similar to the uses located at 815 Verhoeks and 1500 Kooiman.

The most important factor for the mixed-use development is access. The plan to include a driveway within the right-of-way would rest with City Council upon recommendation from the respective city departments. The plan does call for a 22 ft. wide drive just east of the development, providing access off Waverly Rd. Per Sec. 40-306.01, the parcel will also need to

be split, as no more than 1 principal use per lot is permitted. Clover Bar is planned to remain, and thus a different principal use on the same lot.

Denny Dyer of Dryer Architects spoke regarding the need for a private drive in order to continue building.

Commissioners discussed screening, elevation/design standards, and the feasibility of the project going forward if the private drive does not get approved by City Council.

C. Case 26-31: Pre-public hearing for a special land use for an event center and site plan review for residential above retail at 224 Washington Ave. formerly the Grand Haven Jewelry Building (parcel #70-03-20-436-011)

Urquhart presented the case. Denny Dryer of Dryer Architects, on behalf of business owner Nick Ford, submitted conceptual plans and sketches for the redevelopment of 224 Washington Ave. (referred to as the former Jewelry Building). The plan is to renovate the structure and incorporate retail, event and residential uses. According to building records, the building was constructed in the 1880s. In 2020, the Planning Commission approved a site plan to allow for retail/office on the main level with 7 residential units on the upper level. This site plan has since expired as the building has continued to be vacant.

The plan calls for large retail space in front of the main level, and private offices in the rear. The second floor will include a private residence. The roof top will be converted into an active event space with enclosed kitchen prep space, restrooms, storage area, elevator shaft and stairway. The basement would be converted into a private garage with 3 spaces for strictly residential use. The main level use will also be included as part of the event space, which will occur during non-retail hours.

Denny Dryer of Dryer Architects spoke, in detail, about the proposed site plan. Emphasizing that there will be no balconies, that the building will be renovated and not torn down, and that the

Nick Ford, business owner, went into detail regarding his business and his plans for the space.

Commissioners discussed the roof and first floor event space use and occupancy.

D. Zoning Text Amendment: Towing & Recovery Facility

Urquhart presented. At the June 17 ZBA meeting, the ZBA made a motion to approve an appeal to the nonconforming use of an automobile and towing and recovery facility at 321 N. 7th St. Based on the requirement from the ZBA, staff compiled a list of possible zoning districts in which an automobile towing and recovery facility would be located.

In researching definitions, staff made a recommendation to amend Sec. 40.201.01.

Commissioners discussed fencing/residential buffers, a storage time limit, and clarification on next steps. Commissioners agreed on 30 days for the time limit.

DRAFT

Old Business

None.

Zoning Board of Appeals Liaison Report

Kozanecki stated the ZBA had a meeting in August 2026 where they heard a case with a two part request. One part was accepted and the other part was denied. They have a meeting tomorrow on September 16, 2026, which is just procedural, no cases are scheduled to be heard.

City Planner Report

Urquhart began giving an update regarding the Case 26-16.

Motion by **Kozanecki**, seconded by **Smolenska** to adjourn temporarily. All ayes. **Motion passes.** Meeting was adjourned at 8:13 p.m.

Chair Pierce brought the meeting back to order at 8:17 p.m.

Urquhart continued giving an update regarding Case 26-16, which was a request for a short-term rental at 26 Edwards Ave. Urquhart briefly explained what happened with the case and what happened when the issue was brought up at the City Council meeting. All legal requirements were met.

Urquhart explained that anyone who wanted to appeal the decision has 21 days following the approval of the August 2026 meeting minutes to file an appeal with the circuit court per Michigan Zoning Enabling Act.

Commissioner Comments

Urquhart stated this is a new section that was added to the meetings going forward.

Borchers asked Urquhart about when the master plan would come back.

Kozanecki asked to clarify that the tie vote in case 26-16 meant that the motion did not pass. She also brought up the need for commissioners to revisit discussions regarding short-term rentals sooner rather than later.

Pierce spoke about setting expectations on reviewing cases in the future.

Call to the Audience: Second Opportunity

DRAFT

Julie Busta, 8 Edwards Ave, asked for clarification on what 'motion does not pass' means and spoke regarding her wishes that the public was part of the process.

Mayor Bob Monetza, 945 Washington Ave, re-assured commissioners that they did follow the correct process but asked that they consider a potential change in the by-laws to go beyond what the law requires in order to do what is best for the people.

Mayor Pro-Tem Mike Dora, 501 Friant St, welcomed new commissioners and spoke regarding changes proposed after discussions.

Adjournment

The meeting was adjourned by **Chair Pierce** at 8:39 p.m.

_____
Amy Vos, Deputy City Clerk

DRAFT

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION
WORK SESSION MINUTES
TUESDAY, SEPTEMBER 15, 2026

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

Present: Amy Kozanecki, Chair Joe Pierce, Dan Borchers, Scott Blakeney, Bill Ellingboe, Joe Filippelli, Secretary Magda Smolenska,

Absent: Vice-Chair Jennifer Smelker

Also Present: City Planner Brian Urquhart, Mayor Bob Monetza, Mayor Pro-Tem Mike Dora, City Manager Ashley Latsch, and members of the public.

Commissioner Magda Smolenska recused herself at 6:00 p.m.

A. Chinook Pier Site Plan

Urquhart presented the case. This work session is looking at the multi-use building proposed for the Chinook Pier Site Plan only and is intended to provide clarification to the development team of some design elements that are preferred by the City.

Kirsten Runschke, from Architektura, presented on the design and layout for the mixed use building.

Commissioners discussed the design and aesthetics of the proposed building and brought up the possibility of bringing a maritime look and feel to the proposed building.

Commissioner Magda Smolenska rejoined the meeting at 6:25 p.m.

B. PC Case 26-29: 700 Robbins SPA

Urquhart presented the case. Borchers asked why the extra access was added. No other discussions occurred.

C. PC Case 26-30: 601 S. Beechtree SPA

Urquhart presented the case and clarified that this property is in the Beechtree District and not the TI District. Commissioners discussed the access drive, encroachment on homes, and the planned greenery buffer.

D. PC Case 26-31: 224 Washington SPA SLU

Urquhart presented the case. Commissioners asked questions regarding the mixed use occupancy and expressed confusion on the retail and event space using the same floor.

E. Towing & Recovery Definition

Urquhart presented this section. He brought forward a similar definition from another municipality for

commissioners to review and discuss. Commissioners briefly discussed opaque landscape screening.

Adjournment

The work session was adjourned by **Chair Pierce** at 6:59 p.m.

_____
Amy Vos, Deputy City Clerk

DRAFT

DATE: October 9, 2026

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **PC Case 26-36:** Centertown Vision Plan

In August, the Planning Commission agreed to distribute the draft Centertown Vision Plan for the required comment period per the Michigan Planning Enabling Act. The 42-day comment window has now closed, and no comments were received. Planning consultants McKenna will be available following the public hearing to address any questions from the public and commissioners.

After the public hearing, a motion to recommend approval to City Council will be required. It is anticipated City Council will adopt the plan during the Oct. 19th meeting.

Following adoption, the Centertown Vision Plan can be put into action, with Planning Commission and staff leading the implementation process.

GRAND HAVEN

Centertown Vision Plan 2026 Update

DRAFT

June 23, 2026



Thank You!

We are grateful to all the Centertown residents, businesses, community organizations, property owners, and visitors who contributed their ideas and feedback in making this updated Vision Plan possible.



Acknowledgments

Planning Commission

Ryan Galligan, Chair
Dan Borchers
Amy Kozanecki, ZBA Liasion
Tamera Owens
Joe Pierce, Vice-Chair
David Skelly
Jennifer Smelker
Magda Smolenska

Main Street Downtown Development Authority

Todd Anthes
Jack DeMarr
Dawn Gravelyn
Lynn Negen
John Groothuis
Chris Weavers-Stevenson
Joyce Workman
Kelly Larson
Melita Ewbank
John Steinbach
Brant Raterink

Planning & Design Consultants

John Jackson, AICP, President
Chris Khorey, AICP, Project Director
Kevin Garcia, AICP, CNU-A, Senior Principal Planner
Aayush Patel, Urban Design
Carrie Leitner, Art Director
Nick Rolinksi, RA, Architecture & Urban Design Consultant
Har Ye Kan, AICP, CAPS, Urban Planning & Design Consultant and Project Manager

Project Steering Committee

Bob Monetza, Mayor
Mike Dora, Mayor Pro-Tem
Dan Borchers
Joyce Workman
Michael Ver Duin
Nathan Patterson
Dana Kollewehr
Brian Urquhart
Chandi Pape

City Council

Bob Monetza, Mayor
Mike Dora, Mayor Pro-Tem
Michael D. Fritz
Sarah Kallio
Erin Lyon

Administration

Ashley Latsch, City Manager
Dana Kollewehr, Assistant City Manager
Brian Urquhart, City Planner
Chandi Pape, Main Street DDA Executive Director
Michael England, Public Works Director

Sections marked with this icon are from the original 2014 Centertown Vision Plan.

2026 Centertown Vision Plan Update Prepared By:

McKenna, Grand Rapids, Michigan
HYK Consulting LLC, Holland, Michigan
Nicholas Rolinski Design, Holland, Michigan

2014 Centertown Vision Plan Prepared By:

The Johnson Hill Land Ethics Studio, Ann Arbor, Michigan
Urban Innovations, LLC, Holland, Michigan



Contents

01 Introduction 9

- Overview of Centertown 10
- Centertown Progress Since 2014: Key Wins & Quiet Progress 14

02 Discovery 17

- Centertown Context, Land Use, Mobility, Site, Character & Market Analyses 18
- Community Engagement & Takeaways 34

03 Updated Vision & Design Possibilities 45

- Updated Vision Statement & Goals 46
- Priorities & Design Intentions 47
- Centertown Conceptual Framework: Key Focus Areas & Opportunities for Improvement 48
- Potential Development, Public Space, Streetscape, Mobility Concepts 50

04 Updated Implementation Plan 55

- Recommendation Approach: Zoning Revisions & Design Guidance, Streetscape & Access Enhancements, Property Improvements & Marketing Initiatives 56 57
- Implementation Plan

05 Appendices 63

- Previous Centertown Initiatives & Progress Made
- Centertown Visual Preference Survey & Online Survey Results
- Character Defining Features Exercise
- Survey Centertown Subarea ESRI Market Profile
- Centertown Subarea ESRI Market Profile by Distance (< 5 Minute Walk, 5 – 10 Minute Walk, 10 – 15 Minute Walk)
- Centertown Subarea ESRI Retail Demand by Industry

intentionally left blank

Placeholder Page for Adoption Document

Placeholder Page for Adoption Document

01

Introduction

Overview of Centertown District

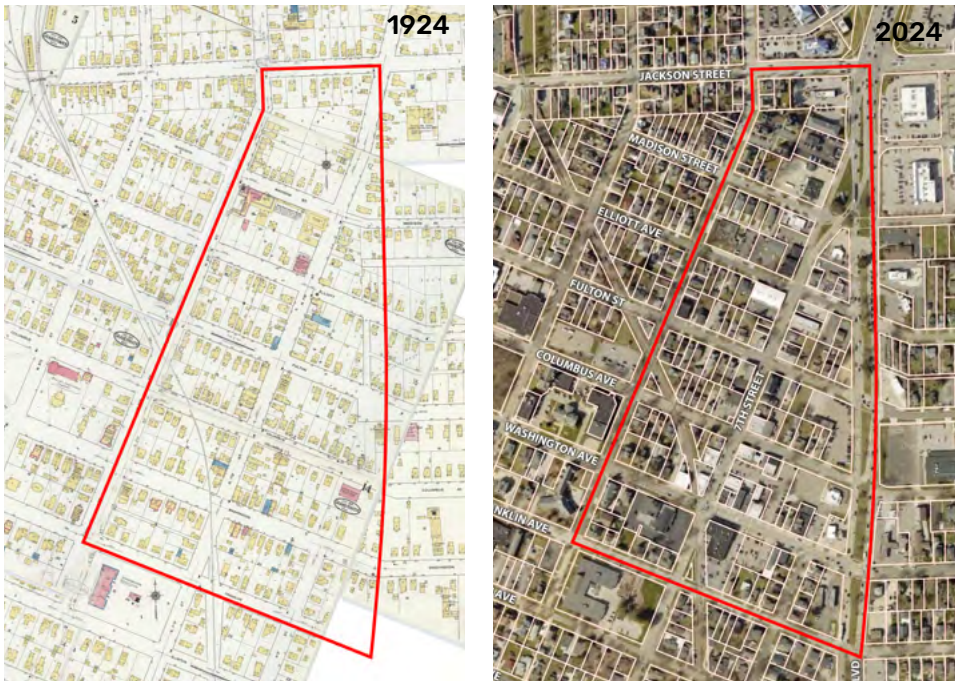
Centertown is the natural gateway into downtown Grand Haven for many local citizens and most visitors. This friendly, modest neighborhood commercial district lies westward of the main north-south arterial, US-31, acting as a critical transition zone between downtown and US-31 along Columbus, Washington, and Franklin Avenues.

Centertown Past & Present

As a neighborhood commercial district, Centertown first emerged in the 1890s with the Monroe & Harris addition on what was then the outskirts of the City of Grand Haven.

From its beginnings with a mix of local neighborhood services (grocers, tailor, cobbler, meat, feed and grain stores), industrial uses (lumber, planing mill, basket weaving), civic institutions (German Lutheran Church), and housing, Centertown has evolved as the greater Tri-Cities area developed over the 20th century. One of the few original markers from the West Michigan Pike — a historic trail developed in 1911 as a pioneering tourist road leading beachgoers from all over the nation to unique and scenic towns along the lakeshore — can also be found at northeast corner of 7th Street and Fulton Street.

Today, Centertown is part of the Grand Haven Main Street DDA. It contains a variety of retail shops, business services, and restaurants that are important to local residents. These establishments are located primarily along Seventh Street and Washington Avenue, the primary corridors within the Centertown district. Home to many small businesses, this active neighborhood node also hosts major community events such as Chowdown Centertown, Santa in Centertown, Chalk the Walk, and Wine About Winter.



Centertown Study Area in a 1924 Sanborn map and a 2024 aerial map. Centertown has retained its character as a smaller scale, mixed use traditional neighborhood. It has also supported some larger footprint buildings, such as light industrial, civic, and commercial uses.



The historic West Michigan Pike Mile Marker at 7th Street & Fulton Street. (Credits: Har Ye Kan)



The Grand Haven Basket Factory at Madison & 7th Streets which operated from about 1897 to 1925. (Credits: Ewing & Seibold, 2002)



The Van Zylen Lumber Company started in 1904 at the corner of 6th & Adams Streets, and later moved to the 400 block of 7th Street. (Credits: Ewing & Seibold, 2002)



The Grand Haven State Bank building located at the intersection of 7th Street and Washington Street, c. 1923. (Credits: The Tri-Cities Museum.)



The two story building in the center had the Beukering paint store on the first floor and apartments on the second floor. (Credits: Jon H. Ringelberg & the Tri-Cities Museum.)



The old US-31 was re-routed in the 1950s, becoming a divided highway with four lanes (instead of two), and was known thereafter as Beacon Boulevard. (Credits: Sawyer, 2025.)



The Grand Haven Roller Rink on 7th Street was a popular destination for families from much of the 1960s to the 1990s. The building was demolished in 2006. (Credits: Sawyer, 2025)

2014 Centertown Vision Plan Background

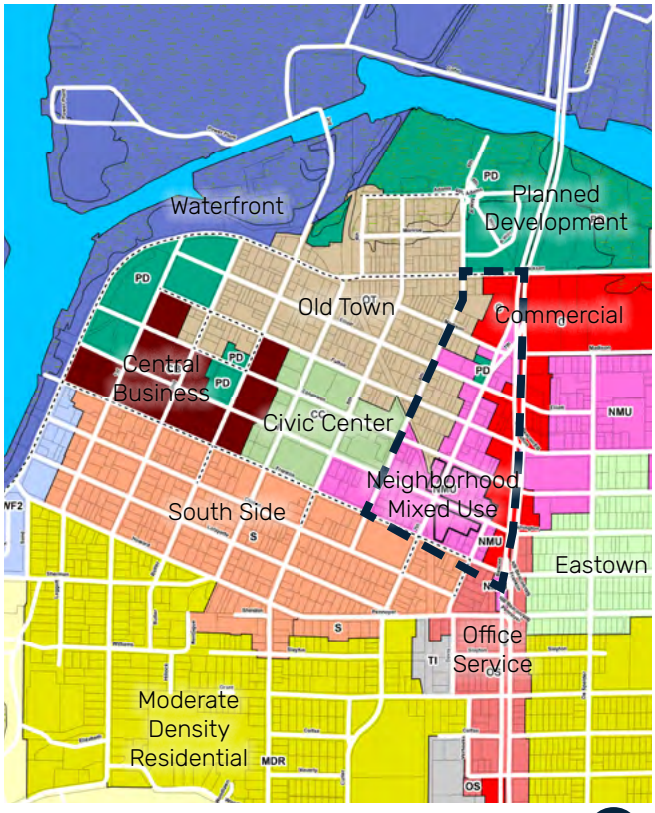
In 2011-2012, the City of Grand Haven acted decisively to address Centertown needs and opportunities as part of an overall Downtown Improvement Strategy. A Centertown survey was conducted by the Downtown Development Authority (DDA) and the Recruitment and Retention Committee (RRC) which was followed up by two major initiatives within Centertown by the City of Grand Haven: the Downtown Linkage Project and the Centertown Vision Plan.

The 2012-2015 Downtown Linkage project to reconstruct Washington Ave in Centertown and enhance this major gateway, affirmed the importance of the Centertown District. The goals of the Downtown Linkage project were to:
1. Improve the Washington Ave gateway into the "Heart of Grand Haven" from US-31 with improved identification and signage for this key gateway entrance;
2. Improve the att racti veness of Washington Ave within the Centertown district with significant public investment in streetscape improvements, such as new sidewalks, streetlights, benches, landscaping, trees, and trash receptacles; and
3. Upgrade the utilities and infrastructure along Washington Ave within this district to extend their expected service life and improve public safety. These include water mains, sanitary and storm sewer pipes, catch basins, and approximately 25% of the roadway surfaces.

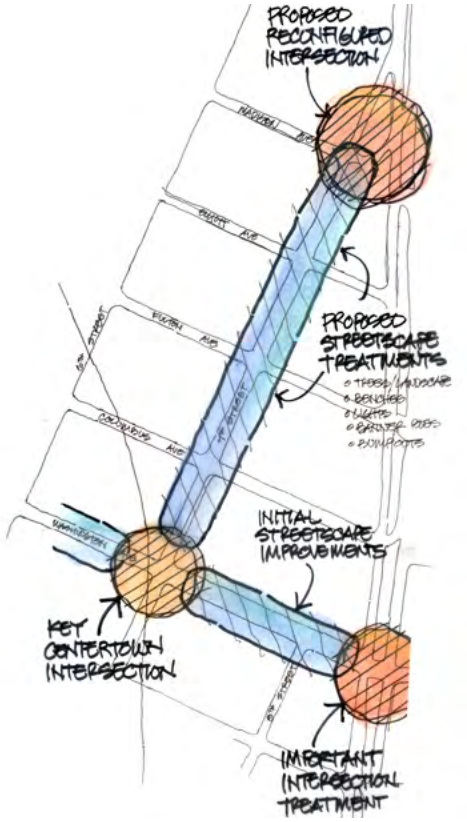
The City subsequently hired the Johnson Hill Land Ethics Studio and Urban Innovations (JHLE/UI) team to conduct a visioning workshop to meet two primary goals:

» Provide input to the City's master plan for Centertown; and

» Refine the community's vision for the future of Centertown, identify goals, and identify strategies for achieving the vision and goals.



Zoning in and Around Centertown (Adopted 06/16/2025).



Key streets and intersections identified in the 2014 Centertown Vision Plan.

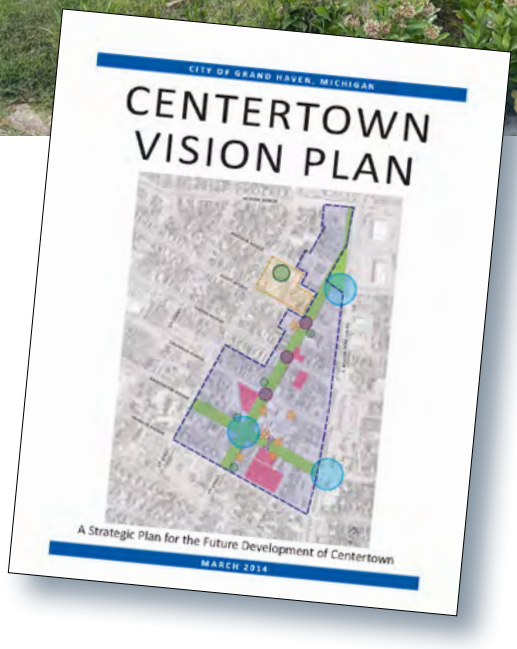
Purpose of the 2026 Centertown Vision Plan Update

In recent years, the City of Grand Haven has continued to see redevelopment opportunities along its waterfront, Downtown, and Centertown. Building on the earlier 2014 Centertown Vision Plan, the City of Grand Haven and the Grand Haven Main Street DDA launched a Centertown Vision Update to explore what the community would like to see for the future of Centertown. It hired McKenna & Associates, Har Ye Kan & Nick Rolinski to facilitate this planning process and to develop a strategic roadmap to guide future development in a way that aligns with the community's needs, values, and aspirations.

The roadmap will be included as part of the City of Grand Haven Master Plan to serve as a policy-guiding document used by the City to support land use and zoning considerations, capital improvement projects, and community initiatives in the areas of streetscaping and public space enhancements, development, character and identity preservation, business support, and more.



Centertown Signage at Washington Ave (Credits: Crain's Grand Rapids)



Centertown Vision Plan 2014

Defining Success for the Centertown Vision Plan Update

A Steering Committee comprising elected officials, representatives from Centertown businesses, Centertown residents, and City staff was formed to provide ongoing feedback and guidance throughout the process. Key to shaping the process and building on the 2014 Centertown Vision Plan was understanding how the Steering Committee would define success.

The following themes emerged as definitions of success:

- Having a practical, implementable plan to ensure a viable path forward for the community, builds support across City departments and stakeholders, while giving locally owned and operated businesses the best chance of thriving.
- Establish a clear, unique identity for Centertown as the go-to "local place" and "local destination," besides maintaining an overall public realm coherence with Downtown.
- Implementation outcomes with more tangible "wins" that can serve as a barometer for how development is approached in other parts of the City such as Downtown and US-31/Beacon Boulevard.

Centertown *Progress Since 2014*

To better inform potential future directions, the update process took stock of the progress achieved since the 2014 Centertown Vision Plan. This section provides a brief overview of the major strides made by both the City of Grand Haven and private property owners. A detailed breakdown can be found in the Appendix.

Key Wins by the City of Grand Haven & Centertown Businesses

- **Organization of the Centertown Business Group** which continues to meet monthly as part of the DDA.
- **Programmatic activation with events year-round** (e.g. Chowdown Centertown, Wine About Winter, Chalk the Walk, Tote Club Days, Santa in Centertown).
- **Private property enhancements & redevelopment interest** (e.g. Ver Duin's Inc, JW's, 707 Centertown, Frame & Mat Shop, 727 & 728 Washington Ave, Madison Street, 300 N 7th Street, Momentum Center).
- **Washington Ave streetscape improvements** completed in 2015 with the Downtown Linkage project.
- **Art installation & murals** (e.g. Two murals at 19 N 7th Street & 727 Washington Ave. A wall for community conversation during COVID.)

Quiet Progress by the City of Grand Haven

- **City grants/funding for new benches.**
- **7th Street streetscape improvement concepts** developed by Abonmarche and a Steering Committee with public input in 2018-2020. These have been subsequently refined, and reconstruction is slated for 2027.
- **MDOT Beacon Boulevard concepts** developed by AECOM and MDOT with the City of Grand Haven's input in 2023-2024. The City continues to engage with MDOT to refine the concepts for enhancement opportunities to improve regional connectivity, local connectivity, safety, bike/pedestrian connectivity, and landscaping.



Mural at 727 Washington Ave (Credits: Har Ye Kan, 2026.)



Private property enhancements at JW's, J-Dubs, and 707 Centertown along with the streetscape improvements by the City of Grand Haven (Credits: Grand Haven Tribune, 2025.)


2014 - 2025 CENTERTOWN IMPLEMENTATION PROGRESS: COMPLETED PROJECTS
Jackson St
Elliott Ave
Fulton St
Columbus Ave
Washington Ave
Madison Ave
Lafayette Ave
Davis St
KEY
Gateway Treatments
Property Reinvestments
Proposed Developments
Streetscape Enhancements

02

Discovery Process

Centertown Background: Additional Community Plans

2016 Master Plan

The City of Grand haven 2016 Master Plan integrated Centertown as one of the eight key subareas within the City. It described the area as a densely developed urban core characterized by a mix of personal services and older buildings. The plan called for unification of certain streetscape elements in all the downtown areas (example: aligning Centertown with the same shorter pedestrian lights as seen in the downtown areas) while also preserving the unique character of Centertown.

The 2016 Plan prioritized the use of the Neighborhood Mixed Use (NMU) zoning district to regulate the form of development, ensuring new construction respects existing patterns while allowing for residential and retail growth. It also emphasized protecting Centertown as a place, recommending regulations to limit chain stores and car-oriented uses that might disrupt the neighborhood's historic character.

2023 Master Plan

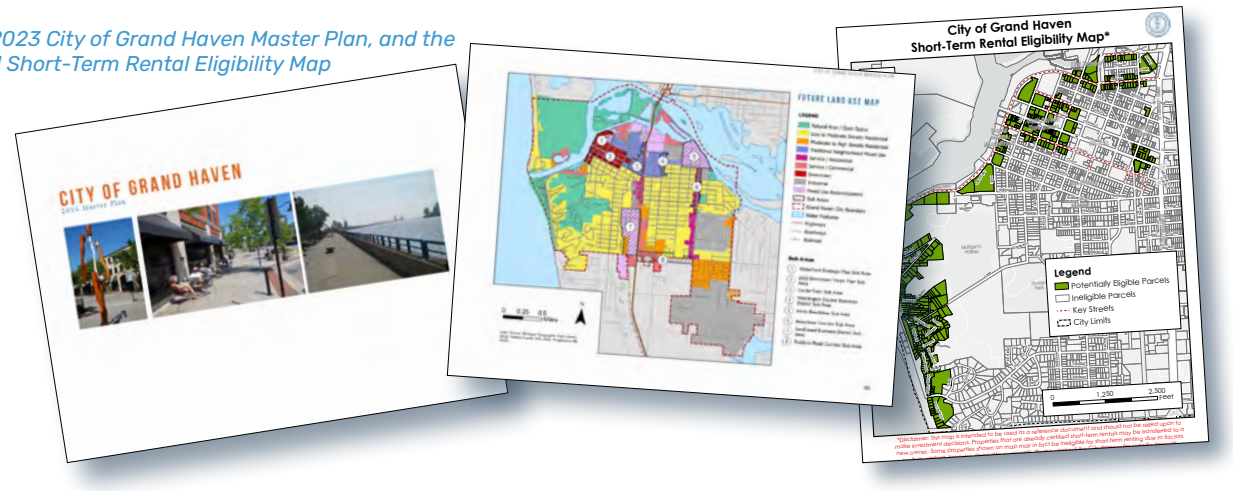
The 2023 update refined previous goals while simplifying sections already implemented. It identifies Centertown as having a good mix of residential, retail, and office uses, but notes that certain areas need better landscaping, particularly between parking lots and the streets.

A key prioritization in the 2023 update is the immediate amendment of the Zoning Ordinance. Strategy "Immediate Amendment C" specifically targets the NMU district to establish maximum building footprints and architectural standards to protect Centertown from "franchise" architecture. Furthermore, the plan identified a mid-term priority to prepare a Centertown design pattern book. The plan continues to promote the adaptive re-use of existing structures to maintain the traditional urban neighborhood.

2025 Short-Term Rentals Zoning Amendments for Centertown

In August 2025, the Grand Haven City Council unanimously approved an amendment to the existing city zoning ordinance to allow short-term rentals in the Centertown Overlay District with restrictions. Some of the restrictions include requiring usable floor area on the ground floor be used explicitly for retail or commercial, parking for rental units be located in the rear of the building, to keep parking on the street for visitors.

2016 & 2023 City of Grand Haven Master Plan, and the Updated Short-Term Rental Eligibility Map



Centertown *Context, Transportation & Mobility Analyses*



City of Grand Haven Context

Grand Haven's destinations are strongly oriented west of US-31 / Beacon Boulevard towards the waterfront.

- **Lake Michigan:** Grand Haven State Park, the Grand Haven City Beach, Waterfront
- **Hills & Island:** Duncan Woods, Dewey Hill, Harbor Island
- **Shop & Dine:** Downtown & Centertown
- **History:** Hilltop, Olde Town

Access to key destinations occurs via several primary routes.

- **North-South Scenic Route (Green):** Lakeshore Ave – Harbor Drive – Jackson Street
- **North-South Regional Corridor:** US-31/Beacon Boulevard
- **East-West Connectors:** Washington Ave, Jackson Street, Taylor Ave

Geographically Positioned as a Gateway, Yet Bypassed Because of Current Traffic Patterns

Located between the gateways at Washington Avenue and Jackson Street, Centertown is uniquely positioned to capture local and visitor traffic heading towards the water. However, current street patterns result in traffic bypassing Centertown via Franklin Avenue and Jackson Street, as evidenced by the higher average annual daily traffic (AADT) counts and vehicular turnings. For pedestrian and bike crossings, the numbers observed at Washington Ave are comparable to Jackson Street, reinforcing the importance of this east-west connector for the City of Grand Haven community.

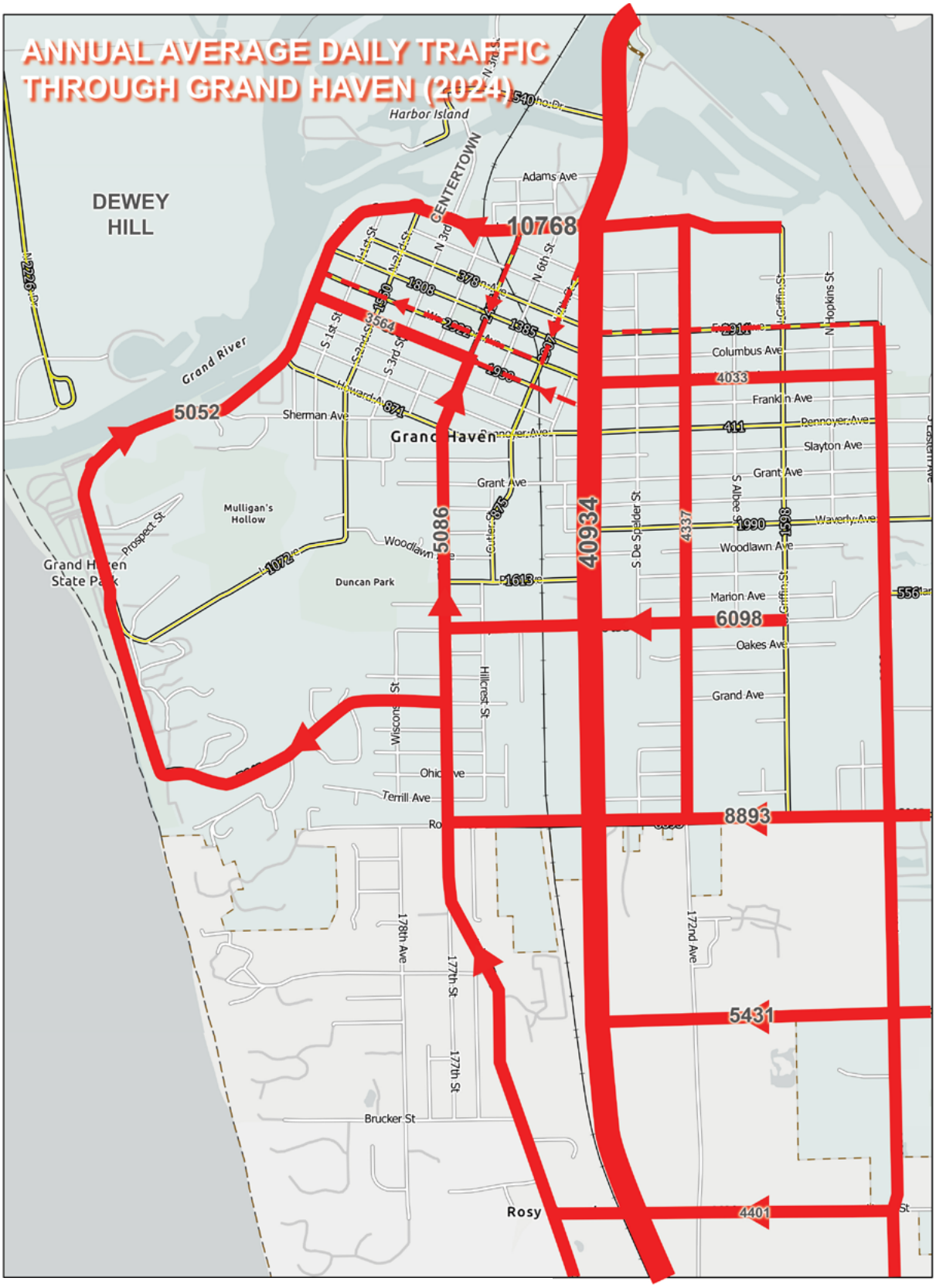
STREET	AVERAGE ANNUAL DAILY TRAFFIC (2024)	US-31 / BEACON BLVD TURNINGS (2022)		PEDESTRIAN / BIKE CROSSINGS (2022)	
		7:30AM	11:30AM	7:30AM	11:30AM
North 7th Street	2,907	--	--	--	--
Washington Ave	**2,922**	**133**	**180**	**5**	**22**
Columbus Ave	1,808	1	0	3	3
Franklin Ave	3,564	145	185	2	0
Jackson Street	10,768	316	679	6	23

Transportation, Streets, and Parking Assessment.

Due to the unique position of Centertown in the overall City of Grand Haven, many important streets run through the area.

- **East-West Major Collectors:** Jackson Avenue, Columbus Avenue, and Franklin Avenue.
- **East-West Minor Collectors:** Fulton Avenue and Washington Avenue.
- **East-West Non-Certified Local Roads:** Elliot Avenue and Madison Avenue with sidewalks (on both sides), medians, and two-waytraffic movement.
- **North-South Major Collector:** North 7th Street
- **North-South Non-Certified Residential Street:** 6th Street
- **North-South State Highway:** Beacon Boulevard (US-31), with some sidewalk accessibility on both sides, four-lane traffic movement, and center medians.

While the primary mode of transportation in the area is by automobile, the City has continued to focus on creating a pedestrian-friendly and bike-friendly environment with its infrastructure and capital projects. With a relatively complete network of sidewalks within Centertown, walking and biking are also prominent options, especially in good weather. Parking lots are usually well used for commercial, retail and auto-oriented buildings. There is parallel parking on 7th Street and Washington Street for those who wish to visit nearby businesses.


ANNUAL AVERAGE DAILY TRAFFIC THROUGH GRAND HAVEN (2024)
DEWEY HILL
Harbor Island
CENTERTOWN
Adams Ave
10768
Grand River
5052
Sherman Ave
Grand Haven
Columbus Ave
4033
Franklin Ave
Pennoyer Ave
Slayton Ave
Grant Ave
Mulligan's Hollow
Prospect St
Grand Haven State Park
Duncan Park
Woodlawn Ave
5086
40934
S De Spelder St
S Albee St
Waverly Ave
Marion Ave
6098
Oakes Ave
Grand Ave
Hillcrest St
Terrill Ave
8893
178th Ave
177th St
172nd Ave
5431
Brucker St
Rosy
4401
N Griffin St
N Hopkins St
1:20,601
0 0.15 0.3 0.6 mi
0 0.25 0.5 1 km
Michigan Department of Transportation



Transportation Network In and Around Centertown

Multimodal Network & Mobility

Cars and motorized vehicles are the primary mode of transportation within Centertown. There is a complete sidewalk network. However, the only bike infrastructure is a one-way bike lane on Franklin Avenue that runs west from Beacon Boulevard toward downtown and the waterfront. There is also no public transit apart from Harbor Transit's On-Demand services. While there is a railroad that cuts across the area, it is not used for short-distance public transportation and acts more as a barrier than a connector in Centertown. During summer months, a seasonal trolley (Habor Transit's Buccaneer Loop) operates and has a stop at the Health Hutt Parking Lot within Centertown.



Future Connectivity Projects: 7th Street & Idema Explorers Trails

Since adopting the 2014 Centertown Vision Plan, the City has been working consciously on improving connectivity, streetscape, and street configurations not only around the City but also in the Centertown area. As of the time of this plan's development, the City is actively pursuing implementing plans to reconfigure 7th Street to accommodate additional on-street parking and to install new benches, improve sidewalk character, and enhance road markings.

Centertown will also connect to a regional trail system through the Idema Explorers Trails, a planned 36.5-mile, non-motorized, multi-use pathway trail connecting public lands between Grand Haven and Grand Rapids. The route will run east-to-west on Washington Avenue through Centertown, crossing Beacon Blvd, turning north on 7th Street and turning west again on Columbus Avenue, continuing straight towards Harbor Drive.

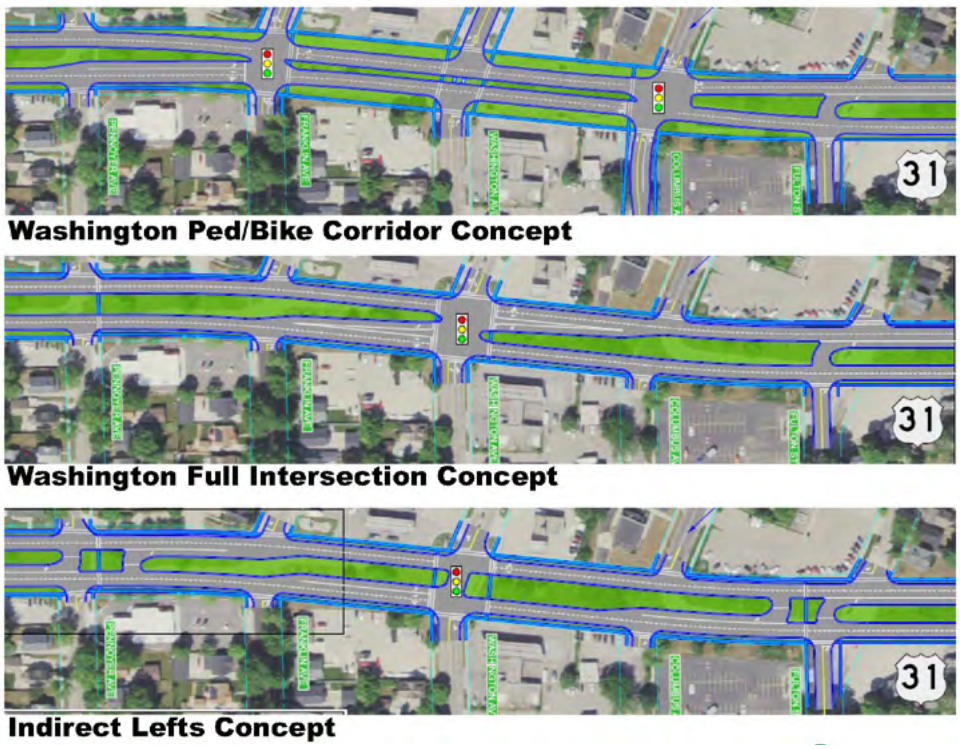
MDOT's Concepts for Beacon Boulevard: The Importance of Washington Ave as a Gateway & Connector

Overall, Washington Avenue is the primary east-west connector and access point to strengthen Centertown's visibility. Exploring ways to direct traffic from US-31/Beacon Boulevard more easily to the historic spine of Washington Ave could significantly benefit businesses and activities at Centertown, Hilltop, and Downtown. While the 2014 Center Vision Plan suggested a potential roundabout, subsequent 2023 design concepts by MDOT included the options below. As part of the 2026 Centertown Vision Plan Update, the concepts will be further explored in alignment with the Centertown priorities:

» Enhancing public spaces (e.g. streets, sidewalks, parks, squares, etc.)

» Encouraging more businesses and activities geared towards nightlife and year-round use in Centertown.

» Creating a safer environment for walking and biking, especially across US-31/Beacon Boulevard.



MDOT Draft Concepts for US-31/Beacon Boulevard as Prepared by AECOM (2023)


2026 CENTERTOWN EXISTING USES ALONG 7TH STREET, WASHINGTON AVE & BEACON BOULEVARD
Jackson St
Madison Ave
Elliott Ave
Fulton St
Columbus Ave
Washington Ave
Lafayette Ave
Davis St
KEY
Centertown Boundary
Professional Service
Restaurant
Residential
Retail
Other
Automotive Service
Vacant

Centertown *Land Use & Zoning Analyses*

Existing Land Uses

The Centertown area can be classified based on its existing land use alongside the physical character and quality of those uses. A variety of business types are located within the Centertown district, including a mixture of retail, professional and automoti ve services, restaurants, and residential. The diversity of land use types within Centertown are a key component to the unique identity and character of Centertown.

Many well-established, local businesses serve as anchor stores within the district and bring local and regional customers into the district for the specific purpose of shopping or dining at these locations. These include JW's, J-Dub's, Morning Star Cafe, Righteous Cuisine, Lombardo's 7th Street Pizza, Arturo's Tacos, The Blue Porch, Ver Duin's Inc,, The Frame & Mat Shop, The Book Cellar, The Book Man, Vintage Green Antiques, TENDEN, The Health Hutt, Guitar Haven. These are complemented by a range of health, wellness, professional, and car care services. Additionally, the relocation of Momentum Center to the northern gateway of Centertown provides a new community-oriented anchor.

Besides a small handful of residential houses along North 7th Street, most homes are primarily spread throughout the southern half of the district and away from the two commercial corridors of North 7th Street and Washington Ave.

Zoning

Most of the parcels in Centertown are within the "Neighborhood Mixed Use" zoning district. Other zoning districts prominent within the Centertown area are "Old Town" and "Commercial" followed by a few parcels which have the "Centertown Overlay" framework on top of the "Neighborhood Mixed Use" zoning district. The updated Zoning Map displays a Planned Development site on the northwest corner of Elliot Street and 7th Street.

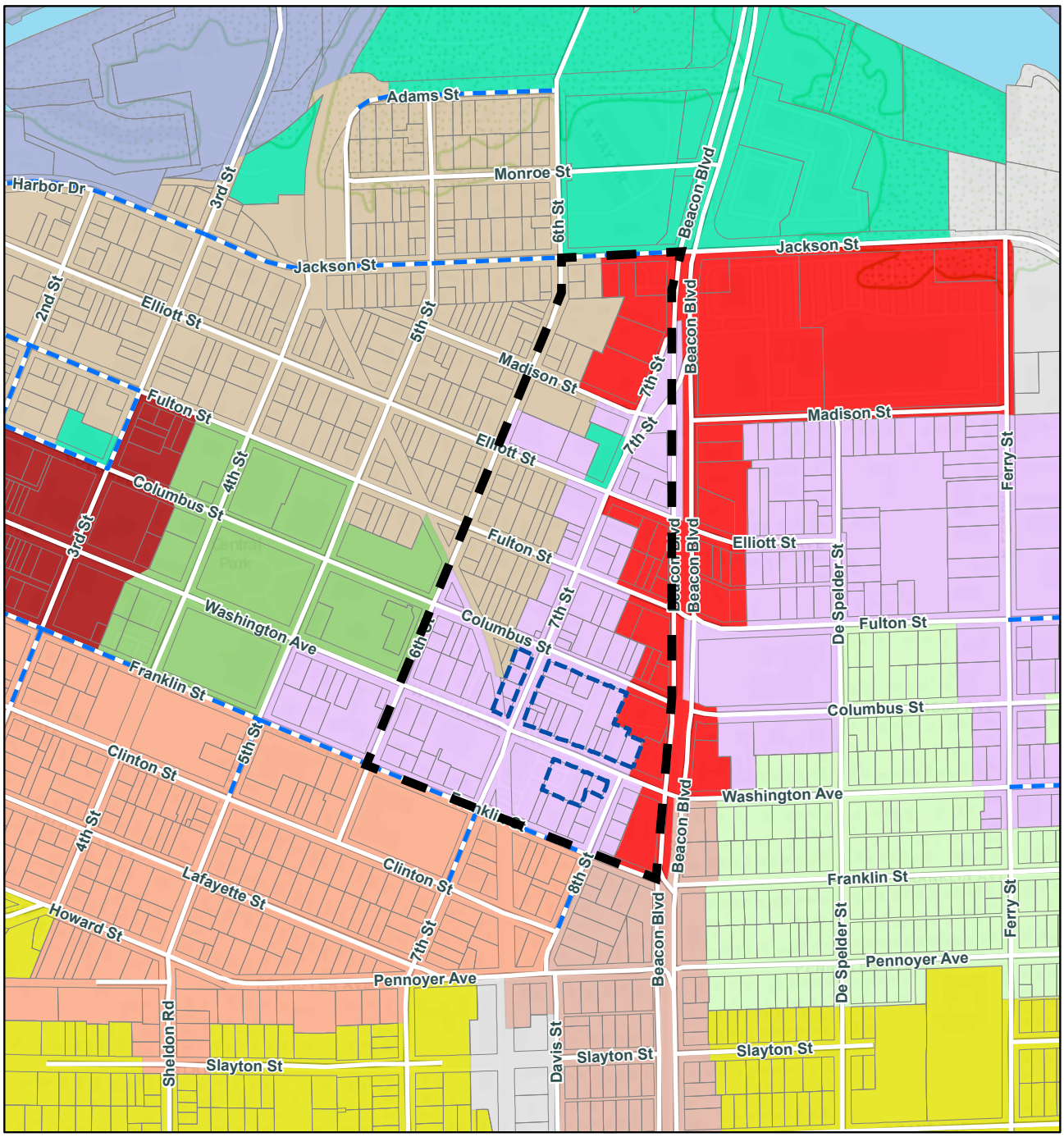
Building Form & Character

The physical form and character consist of building type and size along with parcel size and setbacks. In Centertown, buildings facing 7th Street are generally situated close to the street, with small setbacks, especially buildings south of Elliot Street & 7th Street. Larger building setbacks are observed on 7th Street between Jackson Avenue and Madison Avenue – a result of the existing autocentric use of those lots and being near Beacon Boulevard. Continuing South of Elliot Street, buildings start to line up with 7th Street, except for a few houses being set back from the front lot line. Most of the buildings fronting 7th street are single-story commercial buildings.

Beacon Boulevard, which is also a state trunkline, has a significant impact on the building setbacks on parcels within the Centertown area-characterized by larger setbacks, parking fronting Beacon Boulevard, and land-use typical of suburban commercial strip. 6th Street, the western boundary of the study area, is characterized by residential uses, most notable for its mix of residential building types ranging from single-family homes to apartments and condominiums. New residential development on the southeast corner of Madison Avenue and 6th Street confirms the residential nature of the street.

The median parcel size in Centertown is approximately 0.15 acres, indicating a predominance of small lots typical of incremental, fine-grained development patterns. The largest parcel, the site of the Sytsema funeral home at 620 Washington Avenue, is approximately 1.06 acres. Most larger parcels in Centertown are located on the north side, with a few on the eastern boundary along Beacon Boulevard.

Grand Haven Zoning Map



1/15/2026

1:9,046

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

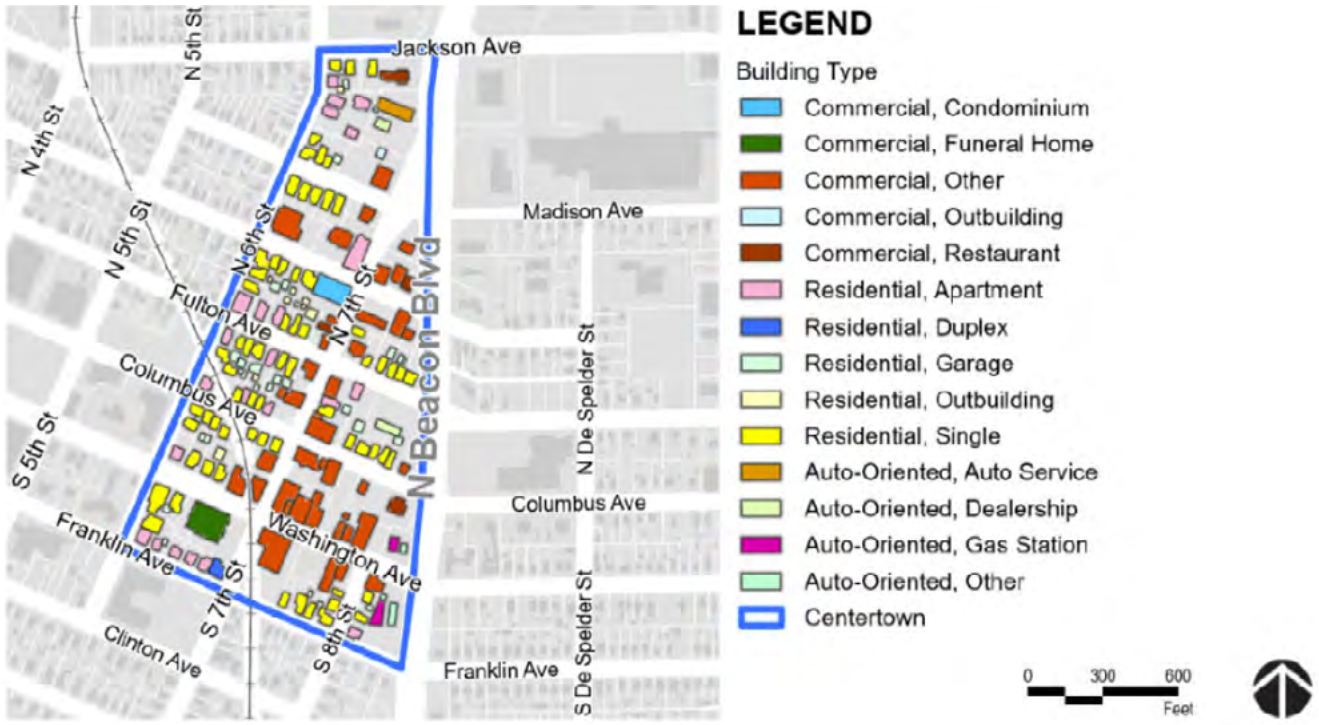
- Key Streets
- Boundary
- Centertown Overlay
- Grand Haven Parcels

Zoning Districts

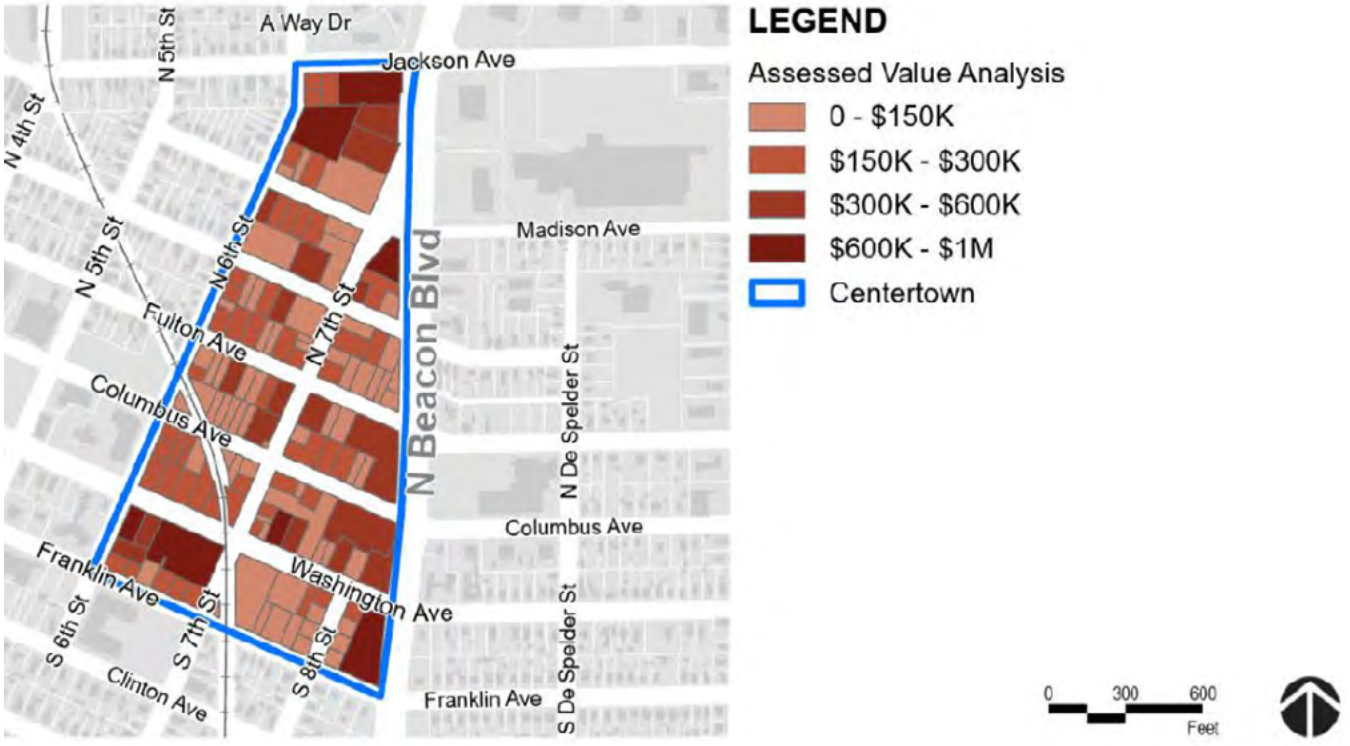
- Moderate Density Residential
- Southside
- Eastown
- Old Town
- Neighborhood Mixed Use
- Office Service
- Central Business
- Commercial
- Waterfront
- Civic Center
- Transitional Industrial
- Planned Development
- Sensitive Areas Overlay

Light_Gray_Canvas_Base

Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA



Building Use & Typology in Centertown



Property Assessed Values Analysis in Centertown

Ownership & Value

Centertown has an average home value of $489,286, with a total of 183 housing in its boundary of 38.4 acres. Of those houses, 39.9% are owner-occupied and 60.1% are renter occupied. Average property values in Centertown are approximately $188,000. Inland Property LLC owns the largest amount of property within the Centertown area.

Future Developments

There are two main developments planned within Centertown. One is a “flatiron” mixed-use building on the corner of 7th Street and Washington Avenue. Another is a mixed-use development planned at the intersection of 7th Street and Columbus Avenue. Both developments would increase the housing stock within Centertown and increase the vibrancy on 7th street by providing more people to frequent businesses in the neighborhood.

Open Space, Natural & Civic Features

Centertown is mostly built out, with the few exceptions being vacant lots. Willow Park, located at the intersection of Franklin and 7th Street, is the only park within Centertown. It abuts the railway corridor east of it and faces a parking lot and dumpsters on the other side of the tracks, which currently does not make it feel inviting. On the other end of Centertown, the Coast Guard Boat memorial is located within the area which is the main gateway to the Grand Haven community, and while practically not a park, it is an icon and place of pride for the community. Some pocket parks with benches and small lawns exist on 7th street, especially around the intersection with Columbus Avenue.

An often-overlooked source of open spaces are streets and sidewalks, which contribute much to the vibrancy of public life in our cities and towns. In Centertown, there are already efforts underway to enhance the streetscape, and there are annual events such as Chowdown Centertown that occasionally close the entire street.

Right: Willow Park at the intersection of Franklin Ave & 7th Street.

Below: The Coast Guard Boat Memorial at Madison Ave & 7th Street.





Centertown *Market Potential & Consumer Spending Potential Analyses*

To assess the potential retail attraction of the subarea, our team performed an analysis of the retail market using the ESRI Business Analyst tool. The analysis combines two important indices, the Market Potential Index (MPI) and the Spending Potential Index (SPI), to create a holistic understanding of the overall market potential of the area. These two indices serve different purposes and provide distinct insights into market and consumer dynamics.

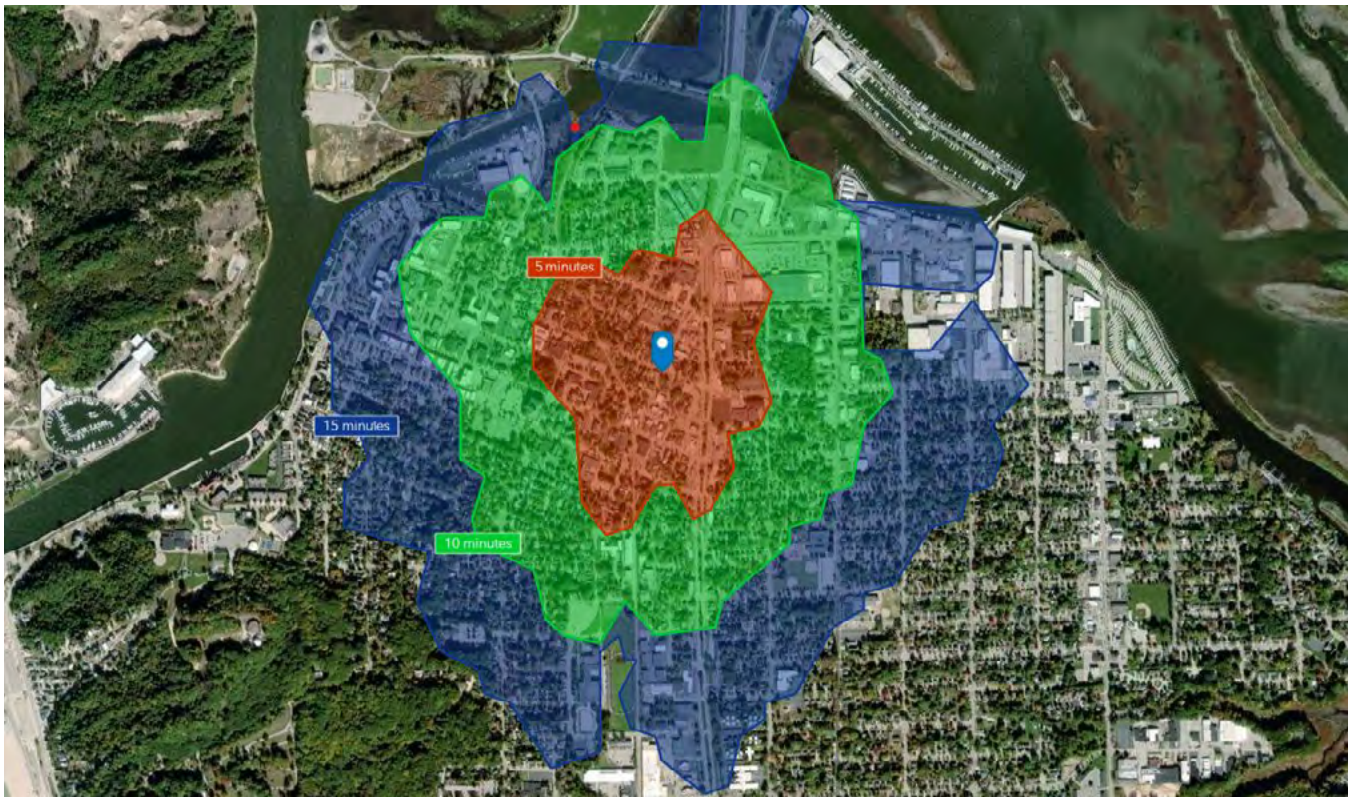
The MPI is designed to assess the overall market potential of a specific area and consider various factors such as population size, growth, income, and retail potential.

The SPI focuses specifically on consumer spending potential, by analyzing demographic and socioeconomic factors such as income, education, employment, and age. It helps businesses understand the economic capacity of consumers in a particular area and their likelihood of spending. Often, there is a lack of sufficient demand in a use category for an entire new store, but a creative entrepreneur may be able to combine complementary retail uses to open a store with sufficient demand. The retail analysis was done at three concentric geographies based on walk times from Centertown: 5, 10 and 15 minutes. (For detailed MPI and SPI data, please refer to the Appendices).

INDICATOR	CENTERTOWN	5-MINUTE WALK RADIUS	10-MINUTE WALK RADIUS	15-MINUTE WALK RADIUS
2010 Population	266	570	1,496	1,709
2025 Population	294	647	1,795	1,840
2025 Daytime Population	863	1,723	2,625	2,869
Workers	726	1,422	1,777	1,964
Residents	137	301	848	905
2025 Median Household Income	$65,336	$66,948	$67,469	$77,562

Demographics in Centertown and Surrounding Area

For the following analyses, an indicator score of 100 represents the nationwide average for spending or market potential. A higher value indicates greater consumer spending potential or market potential in the area, while a lower value suggests lower spending or market potential. In addition to these indicators, other factors should be considered, such as competition, local market conditions, and product or service offerings. These indicators are just one piece of the puzzle in determining a potential developer.



Retail Analysis of the Market Potential & Consumer Spending Potential Based on a 5-Minute, 10-Minute, and 15-Minute Walk Radius from Centertown

5-Minute Walk Radius

Within a 5-minute walk of Centertown, the Spending Potential Index (SPI) values for various consumer categories generally range from the high 70s to the mid-80s. This means local households spend about 15%-20% less than the national average across various categories, though the sub-area has a moderate consumer spending potential. Notable, relatively high SPI values include "Apparel" (SPI 84), "Education" (SPI 84), "Entertainment" (SPI 82), "Food at Home" (SPI 84), and "Vehicle Maintenance" (SPI 85).

10-Minute Walk Radius

Within a 10-minute walk of Centertown, households remain slightly below national spending norms, with SPIs generally a bit lower than in the 5-minute band, indicating a larger but still value-oriented mid-market trade area. Most SPI values sit in the high 70s to Low 80s. Notable, relatively high SPI values include "Apparel" (SPI 79), "Food at Home" (SPI 80), "Health Care" (SPI 80), and "Vehicle Maintenance" (SPI 81). These SPIs suggest that spending is roughly 20-23% under the national average in many categories, a notch more constrained than the 5-minute walk radius band, but still good for everyday goods and services. This also indicates the "essentials" (groceries, shelter, health care and vehicle maintenance) index is only slightly higher than discretionary spending like "Entertainment" (SPI 79), "Food Away" (SPI 78), which means that households budget across the board rather than sharply cutting only non-essentials.

15-Minute Walk Radius

Within a 15-minute walk of Centertown, households show the strongest overall spending power of the three bands, with SPIs closest to or approaching national averages. This indicates a somewhat more affluent, opportunity-rich trade area than the 5- and10-minute bands. Most SPI values are in the mid-80s to around 90. Notable SPIs include "Apparel" (SPI 85), "Education" (SPI 89), "Entertainment" (SPI 88), "Household Furnishings" (SPI 88), and "Travel" (SPI 88). A balanced spending pattern is observed with both essential and discretionary spending relatively high pointing towards more room for non-essential spending.

SPENDING POTENTIAL INDEX BY INDUSTRY	5-MINUTE WALK RADIUS	10-MINUTE WALK RADIUS	15-MINUTE WALK RADIUS
Apparel & Services	84	79	85
Education	84	81	89
Entertainment	82	79	88
Food at Home	84	80	86
Food Away from Home	82	78	85
Healthcare	82	80	89
Household Furnishing & Equipment	82	79	88
Personal Care Products & Services	83	79	87
Shelter	83	79	86
Support Payments/Gifts in Kind	80	79	90
Travel	79	77	88
Vehicle Maintenance	85	81	88

Spending Potential Index by Industry Across the Different Retail Geographies in a 5-Minute, 10-Minutem, and 15-Minute Walk Radius

The 10-15minute walk radius serves as Centertown's "Wealthy Halo", representing a significant shift towards an affluent and aging demographics classified by the "Burbs and Beyond" tapestry segment. This geographical band boasts the study area's strongest economic profile, featuring a Wealth Index of 90 and the highest income metrics with a Median Household Income of $77,562 and an Average Household income of $101,054. Additionally, the higher rate of owner-occupied housing (70%) within this band indicates a stable resident base with a greater financial capacity for long-term household investments compared to more renter-heavy areas closer to Centertown. These demographics result in the study area's highest Spending Potential Indices (SPI), with peaks in "Support Payments/Gifts in Kind" (SPI 90), "Education" (89)"and "Entertainment" (SPI 88), which suggest that Centertown is surrounded by its most profitable potential customers, who all live within walking distance.

MARKET POTENTIAL INDEX BY INDUSTRY	5-MINUTE WALK RADIUS	10-MINUTE WALK RADIUS	15-MINUTE WALK RADIUS
Apparel & Services (Bought Men's Clothing)	100	100	101
Automobiles (Household Owns/Leases 1+ Vehicles)	99	101	104
Automotive Aftermarket (Motor Oil Change)	102	103	104
Beverages	98	100	100
Cameras	87	101	110
Cellphones	100	101	101
Computers	93	96	100
Convenience Stores	103	102	100
Entertainment (Dine Out in Last 12 Months)	95	100	105
Financial (Used ATM in the Last 12 Months)	103	102	102
Grocery	97	99	101
Health	99	101	103
Home (Home Improvements in the Last 12 Months)	87	96	109
Insurance (Personally Carry Medical)	101	103	105
Pets	99	102	106
Reading	103	106	107

Market Potential Index by Industry Across the Different Retail Geographies in a 5-Minute, 10-Minutem, and 15-Minute Walk Radius

A Market Potential Index (MPI) score measures the relative likelihood of adults or households in a specific trade area to exhibit certain consumer behavior or purchasing patterns compared to the United States as a whole.

Like the spending data, these indices reveal a trend where market potential generally increases as the study area moved into a more affluent 15-minute relatively "Wealthy Halo", particular for discretionary items like home improvements (109) and high-end cameras (110). In the context of the Centertown area, MPI scores are used to identify niche market opportunities. While spending potential (SPI) in the area may be below the national average, specific MPI scores highlight areas where local demand is quite strong, such as automotive oil changes (MPI 102-104) or reading hardcover books (MPI103-107).

Overall Takeaways

The market data reveals that Centertown is a district defined by its high traffic "gateway" status and a significant opportunity to bridge the gap between modest local spending and a relatively wealthy neighboring demographic. While the immediate 5-minute walk radius spending potential scores below national averages, **the subarea's economic vitality is boosted by a substantial daytime population of 1,723 and its role as the entry point for the 2.6 million annual visits to Grand Haven downtown area as highlighted in the Grand Haven Main Street 2025 Market data report.** The massive visitor volume, which peaks during the evening, provides a data-driven mandate to implement the pedestrian-scale lighting and beautification seating that 55% of the community identifies as a top priority according to the same 2025 Market Data report prepared by the Grand Haven Main Street DDA. In addition, it would be prudent to find ways to stop actively routing traffic around Centertown, which would welcome in more potential visitors.



Businesses in Centertown District (Credits: Grand Haven Main Street DDA)

Community Outreach *Approach*

Community outreach and awareness for the Centertown Vision Plan update was launched officially on December 31, 2025, and continued through the update and adoption process through October 2026. It was communicated through multiple print and digital channels:

- Grand Haven New Year's Eve Countdown Video Wall.
- Event posters distributed through the DDA Main Street.
- Social media platforms, including the DDA Main Street Facebook page.
- Press releases and media interviews, including FOX 17 West Michigan, Grand Haven Tribune, and Ottawa News Network.
- Public notice to property owners in and within 300 feet of Centertown.
- Centertown Business Group.
- Social Pinpoint Website: https://mckenna.mysocialpinpoint.com/centertownvisionplan

The following provides a snapshot of community participation over the five-month update period from December 31, 2025, to May 10, 2026. Although extensive communication and outreach may not have yielded a significant number of responses, participants who did were highly engaged, and provided thoughtful, quality feedback.

- 758 Page Views
- 401 Unique Site Visitors
- 64 Online Survey Respondents
- 2 Workshops, including a character defining feature exercise with the Steering Committee
- 2 Community Open Houses
- 4 Property Owners Interviews
- 98+ Workshop & Open House Participants, including 20+ Centertown businesses and organizations
- 4 Steering Committee Meetings
- Over 20+ hours of Meeting Time

EVENT RECAP	ATTENDEES/RESPONSES
Jan 16 Steering Committee Workshop	8
Jan 16 Centertown Businesses/Property Owners Workshop	20+
Jan 16 Community Open House (3:30pm – 7pm at 707 Events Center)	30+
Jan 16 – Feb 13 Online Surveys (English & Spanish versions)	64 Completed English Surveys
May 13 Community Open House (6pm - 7:30pm at Central Park Place)	40+

Centertown Vision Update *Process*

Overview

The City of Grand Haven is embarking on an update to the 2014 Centertown Vision Plan to have a strategic, actionable roadmap which will be responsive to the needs of residents, businesses, and future generations. The process will kick off this winter and will include several community engagement opportunities through spring/early summer of 2026.

We look forward to hearing your ideas and feedback in shaping the future of Centertown!

DISCOVERY

January 16
Focus Groups, Community Open House #1 & Online Survey

February 6
Online Survey Closes

January - February
Feedback Synthesis & Initial Findings

DESIGN

March - April
Conceptual Design Options

May
Community Open House #2

Draft Centertown Vision Update Report

REVIEW & ADOPTION

Summer - Fall
Centertown Vision Update Plan Review, Revisions & Adoption



Centertown Community Outreach Activities

Community Outreach *Key Takeaways*

What The Community Loves About Centertown

» Centertown is distinguished by its strong local identity, with more locally owned businesses that attract residents and foster a "working class" neighborhood feel, unlike the seasonal nature of Downtown.

» Centertown provides a wide variety of businesses and amenities, catering to diverse needs and audiences.

» Businesses offer personalized customer service, with owners and staff who know their customers and each other, creating a close-knit, family-like atmosphere.

» This sense of community extends to the sidewalks, and there is a desire for this "family" vibe to be even more visible.

» Centertown is highly walkable with the compact, vibrant cluster of businesses, especially at Washington Avenue and 7th Street. The area is home to many young people and residents appreciate the convenient access to essentials, including books, groceries, wine, and excellent dining options.

» Overall, in terms of vehicular circulation, the northbound access onto Beacon Boulevard is considered good.

What The Community Would Like to See Improve in Centertown

Based on the community feedback, the proposed improvements for the Centertown Vision Plan Update focus on enhancing pedestrian safety, creating vibrant public spaces, and increasing economic vitality through infrastructure and housing developments. The key areas for improvement can be categorized as follows:

1. **Pedestrian Safety & Connectivity**

» ***Walkability***: There is a strong desire to transform Centertown into a walkable, livable "small downtown" with a "bistro vibe" that encourages people to linger in outdoor seating. The community would like to see an environment that is designed to encourage walking with clearer wayfinding where people can park once and walk the rest of

» ***Safe Crossings:*** A primary goal is to improve the east-west connection across US-31/ Beacon Boulevard, as the Washington Avenue intersection is currently the only area where pedestrians feel safe. Suggestions include extending pedestrian crossing time at US-31 by at least four seconds to allow walkers to get past the median. Based on community feedback, key crossings for pedestrian safety enhancements include Washington Ave, Columbus Ave, Fulton Street, and North 7th Street at Beacon Boulevard.

» ***Traffic Calming:*** To increase safety, participants suggested slowing traffic along Washington Avenue and replacing certain traffic signals with four-way stops.



2. **Public Spaces & Streetscape Enhancements**

   » ***Green Space & Gathering Spots:*** Participants would like to see the City create multiple points of interest through green space and outdoor gathering areas, such as a public plaza, an activated Willow Park, the Coast Guard Boat pocket park, and "sticky walls" for community conversations.

   » ***Interactive Public Art:*** Gathering spots could also integrate participatory art, such as murals, giant sculptures for "photo moments," and structures suitable for climbing.

   » ***Streetscape Enhancements:*** To improve the vitality of the area, the ideas offered by the community include adding trees, bike racks, planters, drinking fountains, and an outdoor fireplace. Stakeholders emphasize the need for coherence in street elements, such as benches, to freshen up the public realm and prevent it from feeling "tired."

3. **Property Enhancements & Business Vitality with a Small-Town Charm**

   » ***Dining and Entertainment***: Merchants, residents, and visitors expressed keen interest in seeing sidewalk bistros, rooftop dining, beer gardens, and creating a Social District for Centertown. Other activities and programs suggested include speakeasies, cooking classes, and spaces for local bands.

   » ***Redevelopment & Storefront Revitalization:*** Opportunities for property redevelopment and enhancement were identified by stakeholders in the areas for potential improvement in Centertown. To improve the area's visual appeal, the community would like to see revamped storefronts and continued property upkeep.

   » ***Small-Town Character:*** Overall, participants would like to encourage building owners to improve their properties while ensuring that the area's unique small-town charm is not lost to overly modern designs or the demolition of existing structures of character. They would like to see property owners give Centertown the same level of aesthetic attention and charm as the downtown blocks along Washington Street.








4. **Local Viability & Destination Awareness**

   » ***Local Viability***: Maintaining the viability of small, local businesses is a high priority to all stakeholders. They would like to see a diverse mix of restaurants, small grocers, and boutiques, as well as housing and services. However, there is concern regarding affordability; stakeholders want to promote growth without making the area too expensive for current owners or patrons.

   » ***Destination Awareness:*** Merchants, residents, and visitors affirmed that efforts should be made to move Centertown away from being a "hidden secret" to a destination with "top of mind awareness" for those already visiting Downtown and the Waterfront.

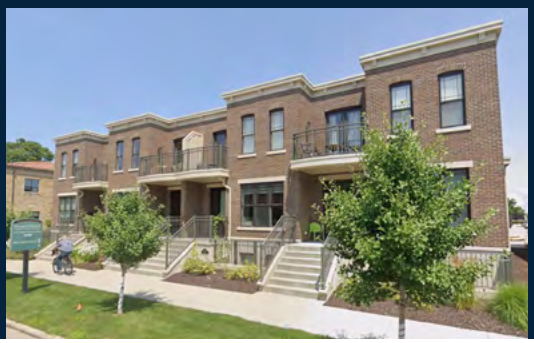
5. **Housing & Year-Round Activation Through Balanced Growth**

   » ***Increased housing options***: To support local businesses year-round, there is community openness to having more attainable housing, condos, and apartments, as well as expanding the opportunity for short-term rentals. However, participants cautioned against large-scale residential developments that do not fit with their desired "small-town" character for Centertown. They also expressed concerns about potential parking issues.

   » ***Balanced Growth:*** Centertown is seen as a vital gateway that should encourage exploration and lead visitors toward the Downtown and the waterfront. Overall, there is an understanding that Centertown will experience some growth; the key for the participants would be to balance growth with infrastructure to avoid the "congested growth" seen in other cities.









Preferred Design Character

Commercial, Mixed Use, Streetscape, "Missing Middle" Housing, Multi-Story Housing

6. **Vehicular Access & Parking**

   » ***Access & Arrival:*** Centertown businesses and organizations expressed an interest in simplifying the current "zig-zaggy" vehicular access to and from Centertown. This would make it easier for drivers to arrive in Centertown (instead of bypassing Centertown).

   » ***Parking Management:*** Feedback suggests that parking continues to be an issue of consideration. Some participants expressed concerns about the need for better parking signage and more parking to support businesses and developments. Others noted that Centertown has a "walking problem" rather than a parking problem, with a need for environments where people can "park once" and explore on foot.

   » ***7th Street Configuration:*** Business owners expressed a strong desire to keep 7th Street as a two-way configuration. They would also like to slow down traffic and make it safer to cross 7th Street and Washington Street. Additionally, residents suggest directing heavy traffic, like RVs, away from the main pedestrian corridors.

These identified areas of improvement are further affirmed by the community's top priorities:

1. Enhancing the public spaces (e.g. streets, sidewalks, parks, squares etc.)
2. Supporting local businesses and organizations.
3. Creating a safer environment for walking and biking.
4. Encouraging more businesses and activities geared towards nightlife and year-round use.

What the Community loves about Centertown?

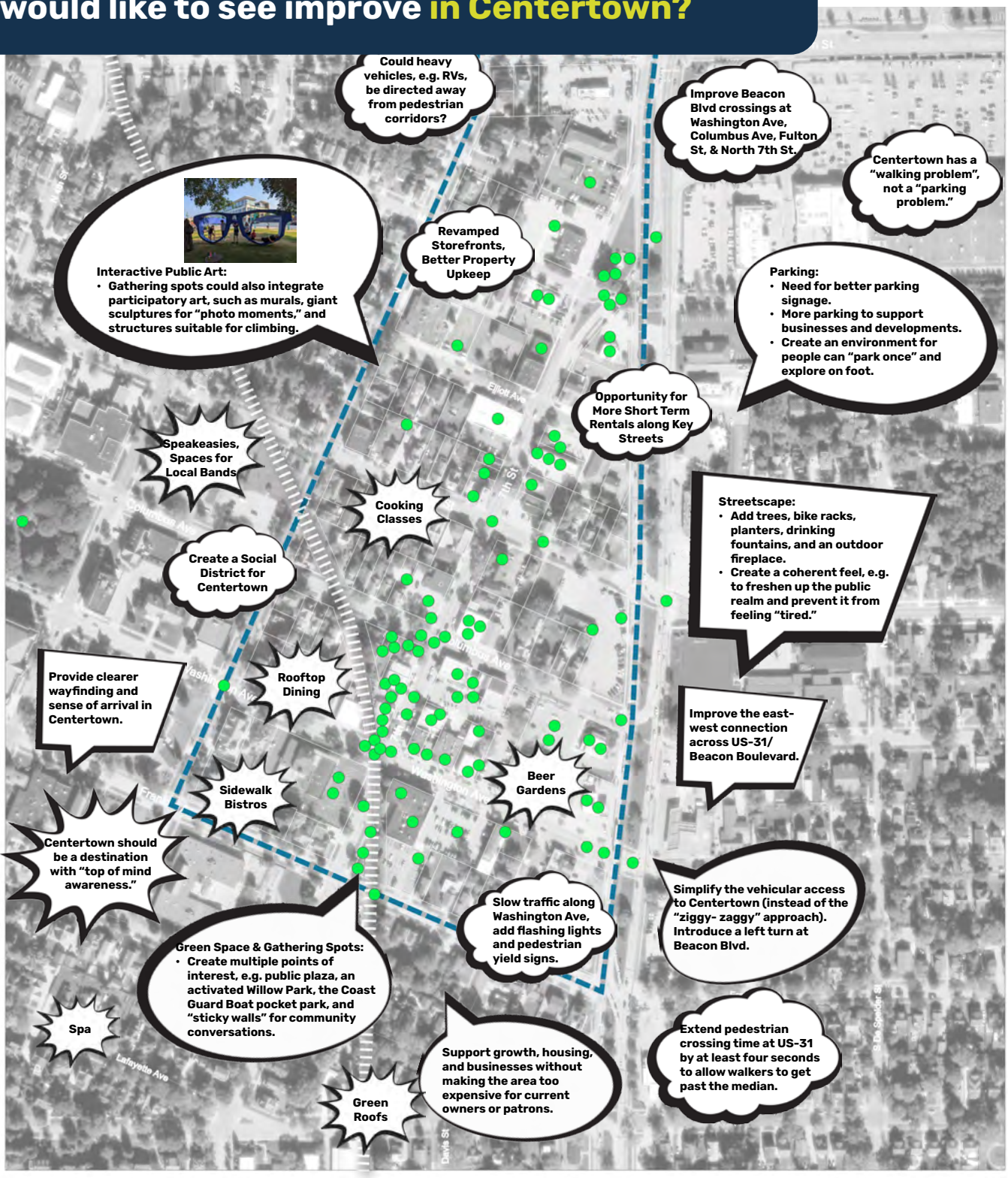


MCKENNA | HYK CONSULTING | NICHOLAS ROLINSKI DESIGN

Centertown Vision Update *Open House #2*
May 13, 2026

GRAND HAVEN ALWAYS IN SEASON

What the Community would like to see improve in Centertown?



Lego Dream Block *Activity Takeaways*



To better understand how residents and visitors perceive the Centertown area and what they would like for the neighborhood, the team conducted a Lego Dream Block exercise, where participants were asked to create their ideal block combining different uses, building heights, widths, and layouts.

Overall, several observations can be made from the models that were explored:

- Incremental intensification along 7th street, particularly in the form of low- to mid-rise mixed-use development, with commercial uses on the ground floor and residential uses above.
- There was a mix of one-, two-, and three-story forms, and not just a uniformed or monolithic approach.
- Placement of green blocks and spacing between the building clusters, and on rooftops.



The exercise provided several takeaways in terms of the potential build out of Centertown.

- Strengthen 7th Street as a more defined neighborhood main street.
- Support additional housing within walking distance of daily services.
- Embrace mixed-use buildings at an appropriate, human scale.
- Intersperse pocket parks and outdoor spaces that feel walkable and locally scaled and not overly urban or intense.

Overall, the exercise indicates that residents are open to change as long as it remains moderate in height, pedestrian-oriented and consistent with Centertown's

Character Defining Features *Takeaways*

City Staff Representatives, Steering Committee Members, and Project Consultants conducted a field exercise on January 16, 2026 to collect "Character Defining Features" (CDF's) from both Downtown and Centertown. Features relating to architecture, use, development pattern, landscape, circulation, and public space were found and manually cataloged with respect to stylistic traditions, their degree of localism vs. universality, pattern frequency, and miscellaneous design keywords. Following this work, distinct features and themes emerged as highly appropriate and/or relevant for use in future development.

Organic Variety & Unfolding Incrementalism



Centertown comprises a mix of building types, including small-format commercial and mixed-use buildings, small apartments, lofts, detached houses, community buildings, sacred buildings, and workshop spaces. This fabric is expressed through a range of construction materials, and a variety of building ages is represented. The variety of massing, roof forms, and scale fundamentally defines Centertown.

Centertown is home to small, local businesses, some of which became successful multigenerational establishments. Centertown's physical fabric reflects the incremental growth of the neighborhood with distinct "chapters" visible as layers of development and advancement. Large-scale interventions are uncommon in Centertown, and growth within means is more familiar. Shops emerging from homes, gradual turnover of commercial fabric, and adaptive reuse define the local culture of development.

Platted into a fine-grain patchwork of parcels serving a range of purposes, Centertown's development over time highlights the organic, incremental evolution of a mature neighborhood built by many hands. Each parcel reflects individual sensibilities, while the whole remains far greater than the sum of its parts. A range of construction methods, tastes, and building ages help Centertown to read as an authentic community shaped by many.

Regional Vernacular

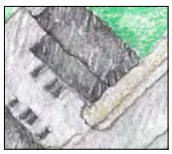


Local masonry and carpentry traditions were alive and well prior to WWII. These traditions were strong throughout the region and country, and reflected locally popular and available materials and techniques, which were passed down through apprenticeships. Grand Haven's historic masonry is often vertical in emphasis – a hallmark of the Victorian traditions, while other approaches, such as the industrial loft aesthetic as seen at the "Elliott" also appear.

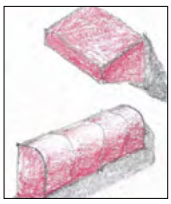
Traditional masonry and carpentry express a building's response to nature (gravity, climate, etc.) while also striving for beauty in service to the public realm.

Centertown's masonry is basic but belongs to the same traditions as Grand Haven's most noble buildings. Reclaiming the craft and the details of these building traditions is strongly recommended for new developments. This could include a careful study of the compositional techniques and motifs inherited through Grand Haven's historic building stock.

Everyday Urbanism & Unique Local Identity













'Life on life's terms' plays out in Centertown. The area is at once a walkable neighborhood and also a centrally located resource for the broader community. The unassuming, local character of the place reflects the everyday urbanism of Grand Haven, which is distinct from a 'destination Downtown'. The differentiation and separation of Centertown from Downtown are features reinforced by the civic Hilltop district. At the same time, the two districts are unified by the City's historic angled grid and Washington Avenue. Overall, differences in building and spatial character between Centertown and Downtown give coherence to the City, while reinforcing distinct and special identities.

03

Updated Vision & Design Possibilities

Updated *Vision Statement & Goals*

Updated Vision Statement

Centertown

An established, vibrant, welcoming, and unique local destination where...

There is something for everybody, daily life happens in a walkable neighborhood center, there are shaded spaces to sit and gather throughout, and a strong sense of community and family abounds.

Goals

Attractiveness

Improve Centertown's physical appearance by enhancing the streetscape, upgrading buildings and properties, improving maintenance, and through the construction of new projects. Making Centertown more attractive will raise the community's awareness of Centertown, attract more customer traffic and sales, strengthen the pride of business and property owners, improve the marketability of the district to new businesses and tenants, and increase property values.

Vibrancy

Create a heightened atmosphere of real and perceived excitement and activity. Centertown will become more vibrant through improved customer- and community-driven events and promotional activities, enriching the mix of businesses, joint promotions and advertising, and strengthening Centertown business associations.

Value

Increase business and property values through a combination of physical improvements, intensified programming, and increased customer traffic and sales.

Distinctiveness

Introduce elements that are unique to the Centertown district to sharpen the area's "brand." Centertown is already a distinct commercial district with businesses geared primarily toward local customers; however, attracting new customers and businesses has not been particularly successful because its image is not as strong as possible. Improving upon this quality will enable Centertown to distinguish itself from other portions of downtown Grand Haven so that it can market itself more effectively.

Priorities & Design Intentions

These identified design intentions are further affirmed by the community's top priorities:

1. Improve Pedestrian Safety & Connectivity
2. Enhance Public Spaces & Streetscapes
3. Enhance Properties & Strengthen Business Vitality with a Small-Town Charm
4. Sustain Local Viability & Boost Destination Awareness
5. Support Housing & Year-Round Activation Through Balanced Growth
6. Provide Convenient Vehicular Access & Parking.

Preferred Look & Feel for Centertown



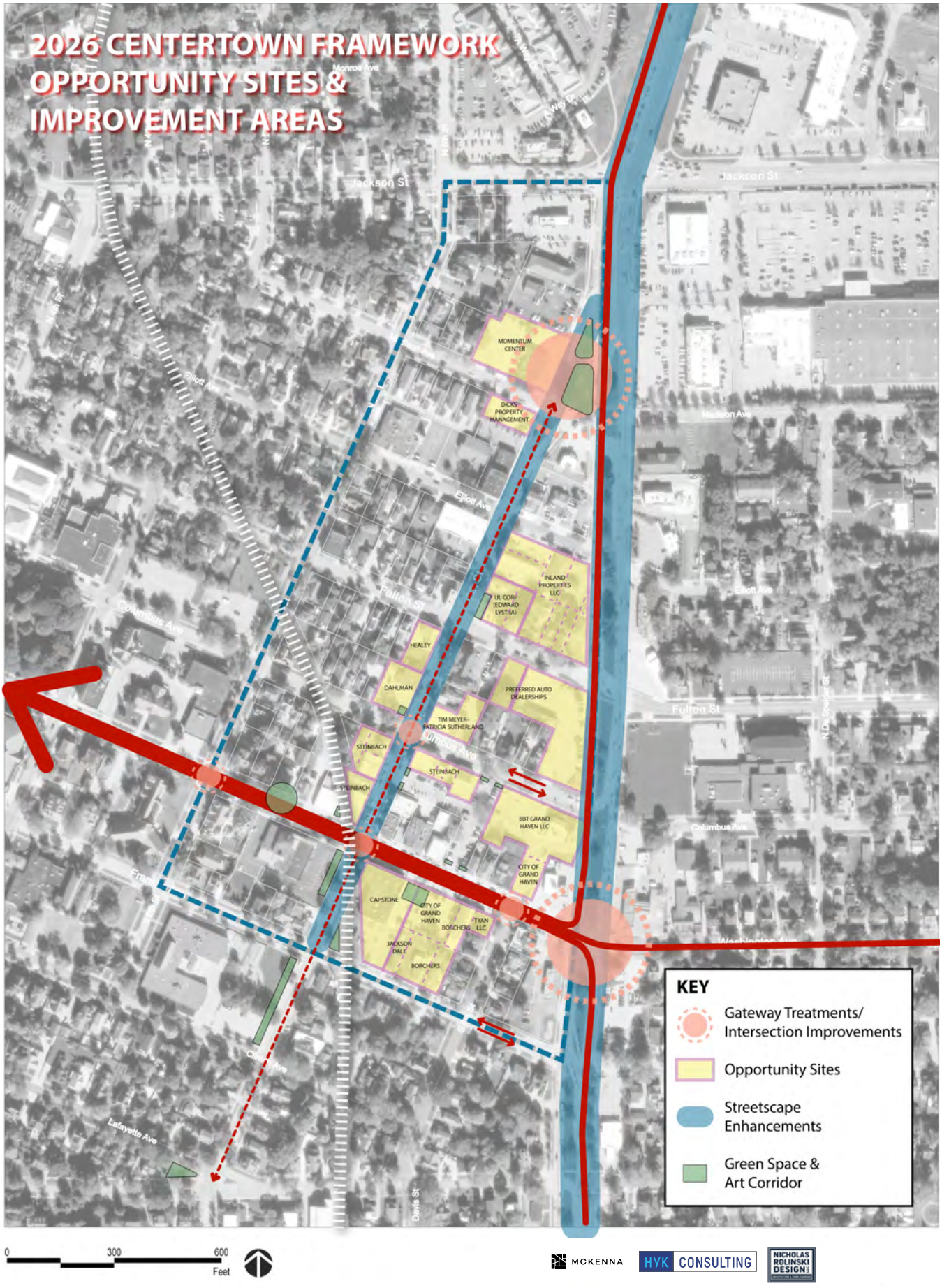
Centertown *Conceptual Framework*

Drawing on the community's feedback and ideas received during the outreach, **a conceptual framework plan was created to provide a high-level overview of what the community and stakeholders collectively identified as key opportunity sites and improvement areas to explore for Centertown's future.** The conceptual framework serves as the basis to:

- Explore more detailed design possibilities and concepts at a smaller site scale.
- Focus future engagement between the public and private sectors, including businesses.
- Plan for future public capital improvement projects.

Opportunity Sites & Improvement Areas

- **Gateway Treatments**
  - 7th Street & Beacon Boulevard (Coast Guard Boat Triangle)
  - Washington Ave & Beacon Bouelvard (Corners at Gas Stations)
- **Intersection Treatments & Central Public Gathering Space**
  - 7th Street & Columbus Ave
  - Potential Public Plaza at the Washington Ave block (Captone & City of Grand Haven)
- **Opportunity Sites for Potential Mixed Use & Multi-Story Residential (Re)developments**
  - Washington Ave block properties (Capstone, Borchers, Jackson Dale, Tyan LLC, City of Grand Haven)
  - Columbus Ave block properties (Steinbach)
  - Fulton St block properties (Dahlman, Healey, Meyer-Sutherland, Preferred Auto Dealerships)
  - Elliott Ave block properties (Inland Properties LLC, ILJ Corp)
  - Madison Ave block properties (Dick's Towing, Momentum Center)
- **Streetscape Enhancements on 7th Street & Beacon Boulevard**
  - North 7th Street reconstruction project in 2027, including additional on-street parking and streetscape enhancements.
  - Beacon Boulevard turn lanes, crossings, and landscaping. This includes the opportunity to explore a left-turn at the Washington Ave intersection on north-bound Beacon Boulevard to funnel traffic more directly into Centertown and Downtown Grand Haven.
- **On-Street Parking & Public Parking Lot Enhancements**
  - Washington Ave public parking entrances and circulation
  - Additional on-street parking (parallel or diagonal) where possible within the right-of-way on the east-west streets, especially with the one-way to two-way conversion at Columbus Ave and Franklin Ave.
- **Green Spaces along an Arts Corridor**
  - Opportunities for public benches and interactive art/sculpture.


2026 CENTERTOWN FRAMEWORK
OPPORTUNITY SITES &
IMPROVEMENT AREAS
Monroe Ave
Jackson St
Elliott Ave
Columbus Ave
Fulton St
Lafayette Ave
Davis St
MOMENTUM CENTER
DICKS PROPERTY MANAGEMENT
INLAND PROPERTIES LLC
LIL CORY (EDWARD LYSTRA)
HEALEY
DAHLMAN
PREFERRED AUTO DEALERSHIPS
TIM MEYER-PATRICIA SUTHERLAND
STEINBACH
BBT GRAND HAVEN LLC
CITY OF GRAND HAVEN
CAPSTONE
TYAN LLC
BORCHERS
JACKSON DALE
KEY
Gateway Treatments/ Intersection Improvements
Opportunity Sites
Streetscape Enhancements
Green Space & Art Corridor
0
300
600
Feet
MCKENNA
HYK CONSULTING
NICHOLAS ROLINSKI DESIGN

Potential *Development, Public Space, Streetscape, Mobility Concepts*

Exploratory Design Concepts

To explore the community's ideas and the future possibilities for Centertown, as well as to facilitate the coherent coordination of development and redevelopment across this distinctive neighborhood node, the following draft design concepts and 3D views were prepared with some key considerations:

- Potential future uses for the parcels and buildings based on the contextual fit, e.g. mixed use, residential, commercial, civic.
- Potential architectural form, e.g. building heights, orientation, sizes, shapes, setbacks and stepbacks.
- Potential character transitions, gateways and nodes.
- Potential concepts for streetscape, parks, and public spaces.
- Intersections to prioritize for pedestrian and bicycle crossings, and broader non-motorized connectivity.
- Potential parking recommendations, e.g. additional on-street parking, clear thresholds/wayfinding for public parking lots.
- Complete Streets approach, policy and principles.

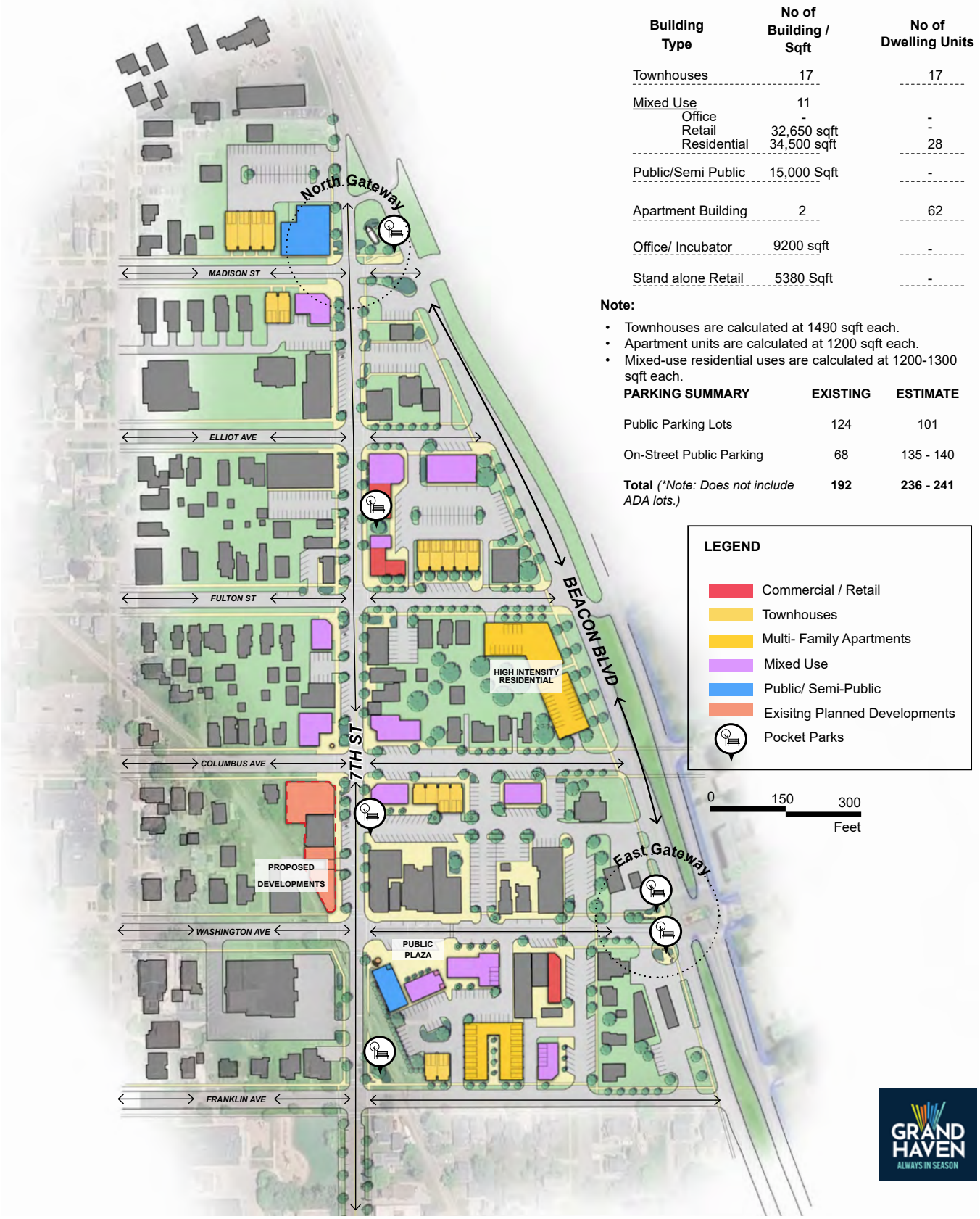
Both the 2D (plan) view and 3D views integrate ideas for landscaping, pedestrian amenities, street furnishings, medians, gateway elements, public art, corridor identity and branding, crossing enhancements, and wayfinding signs.



Centertown Plaza & Willow Park Looking Southeast (Draft Concept)

Centertown Potential Design & Future Use Concept

Note: The following draft design concepts (not plans) were created based on earlier ideas from Centertown businesses, community, and the Steering Committee. These are meant as a visual tool to encourage further dialogue in exploring potential opportunities and future uses over the next 10+ years, while keeping the character of Grand Haven.



Building Type	No of Building / Sqft	No of Dwelling Units
Townhouses	17	17
Mixed Use	11	
Office	-	-
Retail	32,650 sqft	-
Residential	34,500 sqft	28
Public/Semi Public	15,000 Sqft	-
Apartment Building	2	62
Office/ Incubator	9200 sqft	-
Stand alone Retail	5380 Sqft	-

Note:

- Townhouses are calculated at 1490 sqft each.
- Apartment units are calculated at 1200 sqft each.
- Mixed-use residential uses are calculated at 1200-1300 sqft each.

PARKING SUMMARY	EXISTING	ESTIMATE
Public Parking Lots	124	101
On-Street Public Parking	68	135 - 140
Total *(*Note: Does not include ADA lots.)*	**192**	**236 - 241**

Centertown Potential Design Concept: 3D Views

Note: The following draft design concepts (not plans) were created based on earlier ideas from Centertown businesses, community, and the Steering Committee. These are meant as a visual tool to encourage further dialogue in exploring potential opportunities and future uses over the next 10+ years, while keeping the character of Grand Haven.



VIEW OF WASHINGTON AVE & CENTERTOWN PLAZA LOOKING EAST (DRAFT CONCEPT)

This Centertown Plaza concept uses new buildings to shape a potential gathering space at the current location of 700 Washington Ave. The community plaza flanks and enhances Washington Avenue's existing streetscape, and serves as a large "outdoor room" for public life in Centertown.

New buildings recall Grand Haven's timeless architectural traditions, but also embrace fresh ideas, such as rooftop terraces and contemporary masonry details. Although designed as an ensemble, the buildings exist as individual structures, affording flexibility in phasing and execution. As a group, the buildings at 700 Washington Avenue roughly accommodate the site's current commercial uses and parking needs, while additional infill buildings to the east further expand commercial potential.



CENTERTOWN PLAZA & WILLOW PARK LOOKING SOUTHEAST (DRAFT CONCEPT)

While the existing site's layout sacrifices efficiency along the diagonal rail corridor, the new layout rotates its western-most building to run parallel to the rail (like a depot structure). The rail's geometric irregularity is thus leveraged to further enhance the plaza's unique spatial characteristics.

A historic West Michigan Pike marker is showcased within a landscaped seating area at the southeast corner of Washington Avenue and 7th Street. With this commemorative element and the plaza itself, Centertown can further embody its name.

VIEW OF FULTON STREET LOOKING EAST (DRAFT CONCEPT)



The Fulton Street concept keeps the corridor's residential feel while adding a small commercial node where it meets North 7th Street. At 7th and Fulton, one-story commercial buildings shape a tight, walkable corner: small storefronts close to the sidewalk, the kind of place you walk to rather than drive to. This creates another small neighborhood node reflective of Centertown's scale, complementing Washington Avenue without competing with it. East of 7th, Fulton continues as a residential street. Infill townhomes, live-work units, and small mixed-use buildings hold the block, picking up the rhythm of the existing homes along the corridor. Two-and-a-half- to three- story buildings with porches and stoops face the street. At the eastern end, where Fulton meets Beacon Boulevard, a higher-intensity multi-family building addresses the boulevard. Apartments belong on a corridor carrying around 40,000 vehicles a day, not on a quiet block, and placing the density here keeps the middle of Fulton residential in scale and feel.



VIEW OF CENTERTOWN GATEWAY FROM BEACON BLVD (DRAFT CONCEPT)

LEGEND

- Commercial / Retail
- Townhouses
- Multi- Family Apartments
- Mixed Use
- Public/ Semi-Public
- Exisitng Planned Developments

The concept explores a clearer identity for the northern gateway not only the community but also to the city, Gateway treatments and intersection improvements signal arrival. Landscaping, signages and corner buildings fronting 7th Street and Madison Ave solidify the gateway through architecture and scale. West of the intersection, along Madison Avenue, townhomes line up the street carry the scale of surrounding neighborhood. Similar to Fulton Street, the block reads as a continuation of the homes already there, not a break from them.

04

Updated Implementation Plan

Recommendation Approach

Adopt – Regulate – Partner – Build & Maintain

The Implementation Plan serves as a comprehensive guide, delineating a systematic, step-by-step outline of implementation tasks designed to propel the overarching goals of the Centertown Plan forward. Each step within the plan is timebound to ensure the efficient execution of the outlined action steps. Moreover, the plan identifies the lead and the key partners for each phase to foster a collaborative approach that draws on the strengths and expertise of various stakeholders.

Step 1: Adopt

Adopt the Centertown Plan as a subarea plan within the City's Master Plan.

Step 2: Regulate

Analyze and adopt relevant zoning text amendments to enact the vision. Develop a set of design guidelines to shape proposed developments or redevelopments in a manner that would maintain the Grand Haven character.

Step 3: Partner

Work with private property owners, MDOT, Ottawa County, and MEDC to support the development/ redevelopment of focus areas in Centertown.

Step 4: Build & Maintain

Approve designs and secure funding. Work with private developers to time any potential public works projects with site redevelopment. Manage and inspect construction processes to ensure consistency with the vision of the Centertown Plan. Incorporate future maintenance into capital improvement plans.

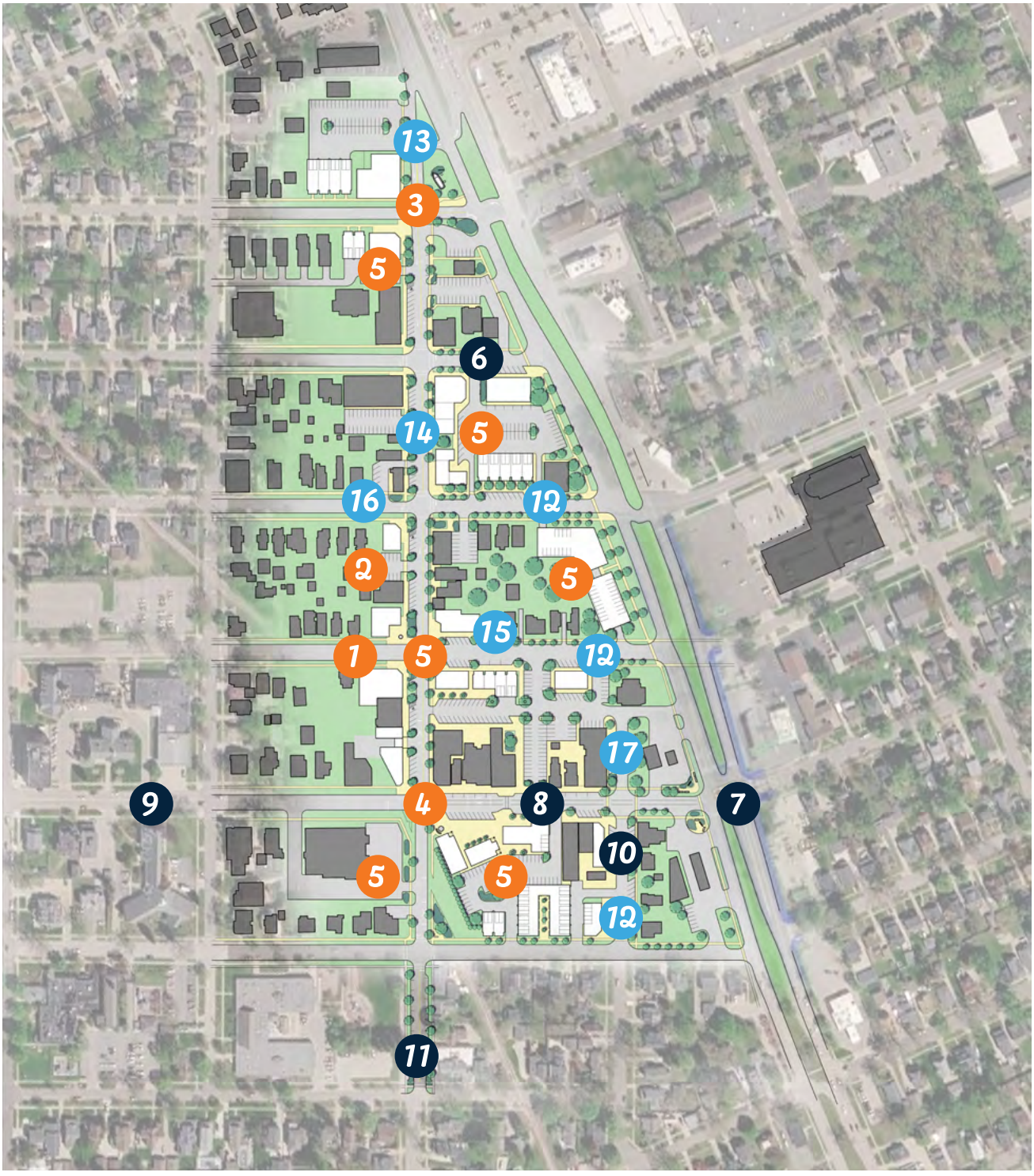
Recommendations in the Implementation Plan

The implementation plan and steps have been compiled in a matrix, located on the following pages. These initiatives have been prioritized into (i) First Steps for Year 1, (ii) Next Moves for Years 2 and 3, and (iii) Future Moves for Years 4 to 10. They have been categorized into four focus areas below.

- ***Zoning Revisions and Design Guidance:*** The zoning updates and additional design guidance will help to support and shape the intended uses, forms, and programming. Besides buildings, sidewalks, landscaping, and parking, these could also consider key streets and short-term rental opportunities.
- ***Streetscape and Access Enhancements:*** These enhancements aim to facilitate efficient and safe vehicular and pedestrian circulation throughout the district by improving intersections and crosswalks, upgrading roadways and sidewalks, and adding parking throughout the district. The key is to promote wayfinding and walkability within Centertown, enhance the appearance and identity of the district, and explore the potential for new gathering places.
- ***Marketing Initiatives:*** These seek to improve communication among business owners and the City, and create a distinct identity for Centertown. Marketing initiatives also strive to promote business and increase property values within Centertown through branding techniques.
- ***Property Improvements:*** Potential areas for redevelopment, parking, and open space additions and improvements are identified to promote the appearance and value of Centertown.

Implementation Plan

First Steps (Year 1) · Next Moves (Years 2 - 3) · Future Moves (Years 4 - 10+)



FIRST MOVES - YEAR 1		
ADOPT THE CENTERTOWN UPDATED VISION PLAN		
Adopt the Centertown Plan as a subarea plan with the City's Master Plan.	**Lead & Partners**	**Timing & Potential Funding**
Staff, Steering Committee, and Planning Commission accept Plan and recommend Plan for adoption. City Council reviews and adopts Plan.	City Planner, DDA Executive Director, Planning Commission, City Council	Months 1 - 4
ZONING REVISIONS & DESIGN GUIDANCE		
(1) Analyze and adopt relevant zoning text amendments to enact the vision.	**Lead & Partners**	**Timing & Potential Funding**
Analyze existing Neighborhood Mixed Use (NMU), Centertown Overlay, and existing zoning in Centertown to determine needed changes to regulations, and potential rezonings, to enact the plan's vision Complete the feasible zoning text amendments related to housing (e.g. residential parking requirements, special land use permits for short-tern rentals, 2-plex by right in MDR) which would have impacts on future developments City-wide, including Centertown.	City Planner, Planning Commission	Months 1 – 12 Potential Funding: City
(2) Centertown & Downtown Grand Haven Design Guidelines	**Lead & Partners**	**Timing & Potential Funding**
Include budget in next fiscal year's CIP for preparing a set of Centertown and Downtown Grand Haven Design Guidelines. The work will engage external consultants to prepare the design guidelines that builds on the character defining features exercise completed as part of the Centertown Vision Update. The purpose would be to promote the adaptive re-use of existing structures and to guide new development designs in a manner that would maintain the traditional urban neighborhood character.	City Planner, DDA Executive Director	Months 6 - 18 Potential Funding: City
STREETSCAPE & ACCESS ENHANCEMENTS		
(3) North 7th Street Reconstruction, Madison Gateway & Streetscape Enhancements	**Lead & Partners**	**Timing & Potential Funding**
Develop phasing and communication plan for North 7th Street reconstruction. Begin roll out 6 – 9 months ahead of construction.	City Administration (Public Works Director, DDA Executive Director)	Months 1 - 3 Potential Funding: City
Explore the possibility of (i) relocating the West Michigan Pike marker from 7th Street and Fulton Ave to a prominent, centralized, protected site, (ii) enhancing the historic interpretation and storytelling opportunities.	City Administration (City Planner, Public Works Director) & West Michigan Pike Project, Ottawa County Department of Strategic Impact	Months 1 – 3 Potential Funding: City
Evaluate a four-way stop at Columbus Avenue and Franklin Ave where they intersect with Seventh Street. (Note: Columbus and Franklin will be converted to a two-way street.)	City Administration (Public Works Director, DDA Executive Director)	Months 1 – 3 Potential Funding: City
Undertake and complete North 7th Street Reconstruction and streetscape enhancements, including the Madison Ave gateway with the Coast Guard boat. Incorporate Downtown streetscape items such as banners, artwork, year-round twinkle lights, benches, bike racks, and trash receptacles for basic furniture needs to reduce inventory and provide coherence.	Public Works Director, DDA Executive Director	2027 Potential Funding: City & MEDC Approved Revitalization and Placemaking (RAP) Grant for benches

FIRST MOVES - YEAR 1 (CONTINUED)		
MARKETING INITIATIVES		
(4) Branding & Improved Wayfinding	**Lead & Partners**	**Timing & Potential Funding**
Explore marketing and communications ideas to develop unique brand identity and logo for Centertown that still remains aligned with the Grand Haven DDA identity.	DDA Executive Director, Centertown Business Group	Months 1 – 12 Potential Funding: City, MSDA
Explore potential for celebration block party to broaden community awareness of Centertown and the North 7th Street improvements.	DDA Executive Director, Centertown Business Group	Months 6 – 12 Potential Funding: City
PROPERTY IMPROVEMENTS		
(5) Engage Private Property Owners on Strategic Opportunity Sites	**Lead & Partners**	**Timing & Potential Funding**
Engage private property owners on strategic opportunity sites (e.g. Washington Ave block between 7th and 8th Streets, Columbus Ave and 7th Street corners, Madison Ave and 7th Street corners, Fulton Street block adjacent to 7th Street) to understand future use, interests, and market realities.	Asst. City Manager, City Planner, DDA Executive Director, Private Property Owners	Ongoing Engagement in Near and Long Term Potential Funding: --

NEXT MOVES - YEARS 2 & 3		
ADOPT THE CENTERTOWN UPDATED VISION PLAN		
ZONING REVISIONS & DESIGN GUIDANCE		
(6) Analyze and adopt relevant zoning text amendments to enact the vision.	**Lead & Partners**	**Potential Funding**
With the completed design guidelines, revise the zoning ordinance to (i) establish a unified zoning district for Centertown, (ii) target the appropriate district, e.g. NMU or a new Centertown district, to establish maximum building footprints and architectural standards to protect Centertown from "franchise" architecture, (iii) evaluate the appropriate boundaries and key streets for short-term rentals. Draft amendments to Zoning Ordinance, propose rezonings, if needed. Approve rezonings and adopt amendments into Zoning Ordinance by Planning Commission and City Council. Any potential zoning ordinance revisions, revisions, and short-term rental discussions will be informed by stakeholder engagement and input.	City Planner, DDA Executive Director	City, MEDC Technical Assistance Grants
STREETSCAPE & ACCESS ENHANCEMENTS		
(7) US-31 and Washington Avenue Intersection	**Lead & Partners**	**Potential Funding**
Re-engage MDOT on Beacon Boulevard concepts to explore option for full access to Washington Avenue from north and southbound US-31. This reconfigured Washington Ave intersection will also involve discussions on potential modifications to Franklin and Columbus Avenue intersections to accommodate this reconfiguration.	City Administration (Manager, Public Works Director, City Planner, DDA Executive Director) & MDOT	MDOT, Safe Routes to School
Engage property owners and businesses to explore potential for additional right-of-way/easement purchase to allow enhanced gateway treatments at existing gas stations (1 S Beacon Blvd & 5 N Beacon Blvd). Potential gateway improvements could include walls, columns, lights, banners, signs, and landscaping.	City Administration (DDA Executive Director, City Planner)	MEDC Technical Assistance Grants
(8) Washington Avenue Streetscape Improvements	**Lead & Partners**	**Potential Funding**
Engage MDOT to discuss the possibility of adding angled parking to south side of the street (per the design concept) to increase parking capacity and slow traffic. As part of this discussion, explore the importance of and need to maintain the center turn lane, and determine if the removal or partial removal is feasible.	City Administration (Manager, Public Works Director, City Planner, DDA Executive Director) & MDOT	MDOT
Engage Abonmarche to explore the costs and feasibility of providing public restrooms (e.g. converting two public parking spaces into a public restroom structure, incorporating the public restrooms as part of a future redevelopment.)	City Administration (Manager, Public Works Director, City Planner, DDA Executive Director) & Abonmarche	City
Engage Abonmarche to explore the costs and feasibility of a small temporary plaza at the south parking lot. This could involve modifying the existing benches, plantings, and public parking space.	City Administration (Manager, Public Works Director, City Planner, DDA Executive Director) & Abonmarche	City

NEXT MOVES - YEARS 2 & 3 (CONTINUED)		
MARKETING INITIATIVES		
(9) Branding & Improved Wayfinding	**Lead & Partners**	**Potential Funding**
Approve designs and secure funding for new signage and identify vendor for new signage installation. Update the directional signage with the new Centertown logo/brand identity at the corner of Fifth Street and Washington Avenue to identify Centertown and Downtown for those driving to Grand Haven from the south on Lakeshore Drive. Manage and inspect construction processes to ensure consistency with the vision of the Centertown Plan.	DDA Executive Director, Centertown Business Group	City, City administration (Manager/DPW), Potential State Historic Preservation Office (SHPO) Certified Local Goverment (CLG) Grants, Local Philanthropy.
Implement the benches replacement initiative through the awarded MEDC Revitalization and Placemaking (RAP) grant to create overall coherence and support local placemaking.	DDA Executive Director, Centertown Business Group	Months 6 – 12 MEDC RAP Grant, Local Philanthropy.
PROPERTY IMPROVEMENTS		
(10) Pilot Plaza/Gathering Space on Washington Ave	**Lead & Partners**	**Potential Funding**
Explore the potential of converting 5 – 6 parking spaces in the City's public parking lot to a mini plaza; or Explore the potential of activating the private green space on 732 Washington Ave as a pilot gathering space.	Asst. City Manager, Public Works Director, City Planner, DDA Executive Director, Private Property Owner	City
(11) South 7th Street Enhancements	**Lead & Partners**	**Potential Funding**
Work with private property owners and City Public Works Department to explore art and additional landscaping or a pocket park, e.g. Klaver Park, Willow Park, Central High School, Sytsema Funeral & Cremation. This could also include evergreen vegetative screening along the railroad near Willow Park.	Asst. City Manager, Public Works Director, City Planner, DDA Executive Director, GHAPS & Private Property Owners	City, GHAPS, Local Philanthropy. Could be placed in the CIP and budget for FY 26/27.

FUTURE MOVES - YEARS 4 TO 10+		
STREETSCAPE & ACCESS ENHANCEMENTS		
(12) Additional On-Street Parking on 8th Street, Columbus Ave, Fulton Street	**Lead & Partners**	**Potential Funding**
Engage Abonmarche to explore the feasibility and potential costs of additional angled and parallel on-street parking on 8th Street, Columbus Ave, Fulton Street	Public Works Director, City Planner, DDA Executive Director	City
Implement streetscape improvements on minor streets within Centertown district such as roadway and sidewalk repairs, street trees, etc.	Public Works Director, DDA Executive Director	City
(13) Potential Non-Motorized, Multi-Use Paths	**Lead & Partners**	**Potential Funding**
Explore non-motorized, multi-use paths in Centertown as part of the Master Plan "Complete Street" design and future capital improvement projects. (**Note: Based on stakeholder feedback on the 7th Street plan, sharrows painted on 7th for bicycles was not desired.)	Public Works Director, City Planner, DDA Executive Director	City, Safe Streets For All Grant
MARKETING INITIATIVES		
(15) Business Support	**Lead & Partners**	**Potential Funding**
Promote business incubators – start-ups, scale-ups, "seeds and sprouts" – to provide new energy and support Centertown as a destination. (Note: This is currently on the DDA's 3 – 5 year strategic priorities.) Align potential marketing and business support initiatives with the Convention & Visitors' Bureau through the common marketing firm. Additional business development support could be explored with the Chamber of Commerce.	DDA Executive Director, Centertown Business Group Partners: Grand Haven Area Convention & Visitors' Bureau, Grand Haven Chamber of Commerce	TBD
PROPERTY IMPROVEMENTS		
(16) Private Development Engagement	**Lead & Partners**	**Potential Funding**
Encourage private investment to improve the attractiveness and architectural character of the existing and proposed buildings based on the updated zoning ordinance and design guidelines.	Asst. City Manager, City Planner, DDA Executive Director, Centertown Business Group	--

05

Appendices

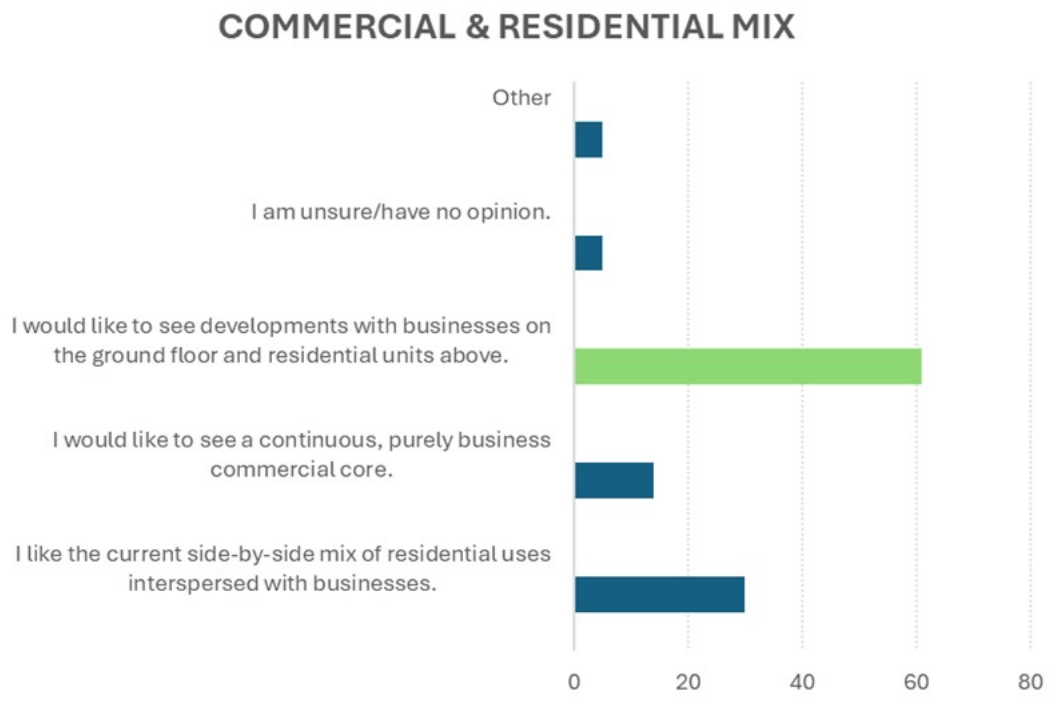
Community's Character & Design *Preferences*

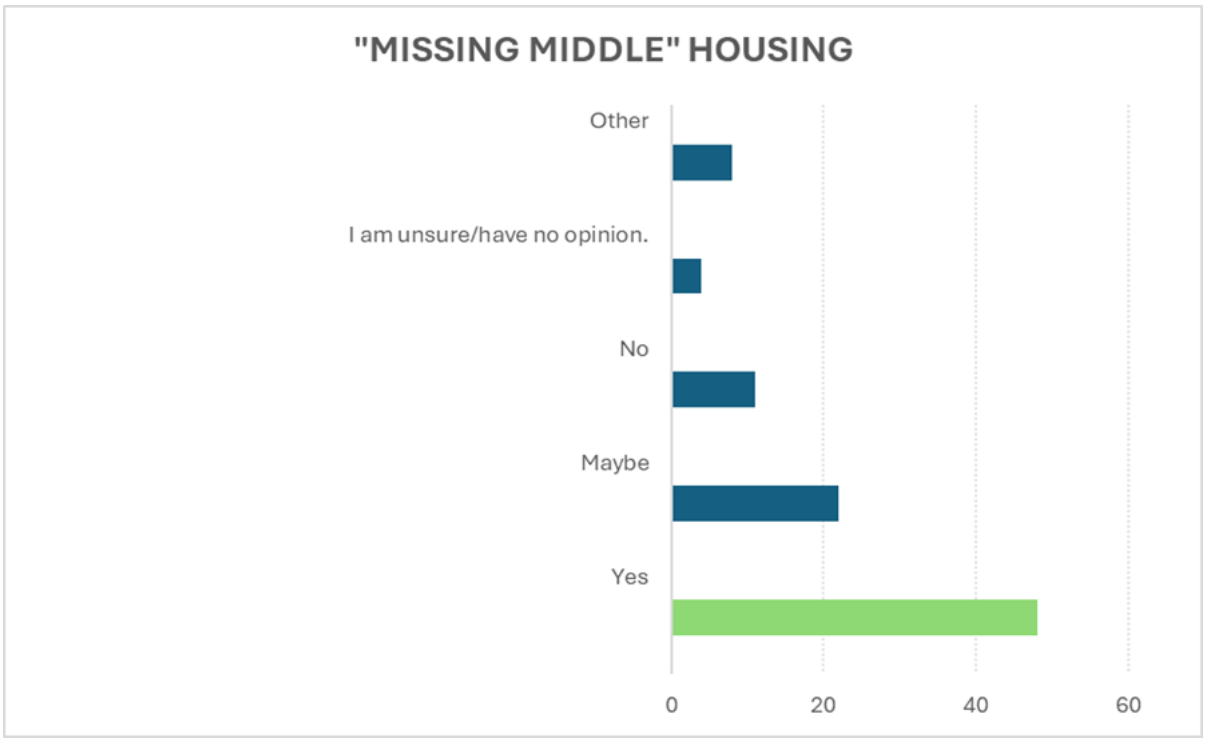
Maintaining a "small-town character" that "feels like Grand Haven" was a prominent theme that emerged from the stakeholder and broader community feedback. To establish a more tangible understanding of the preferred look and feel for Centertown, and to provide insights into the character of future developments, stakeholders and the community were asked a series of questions and offered the following takeaways:

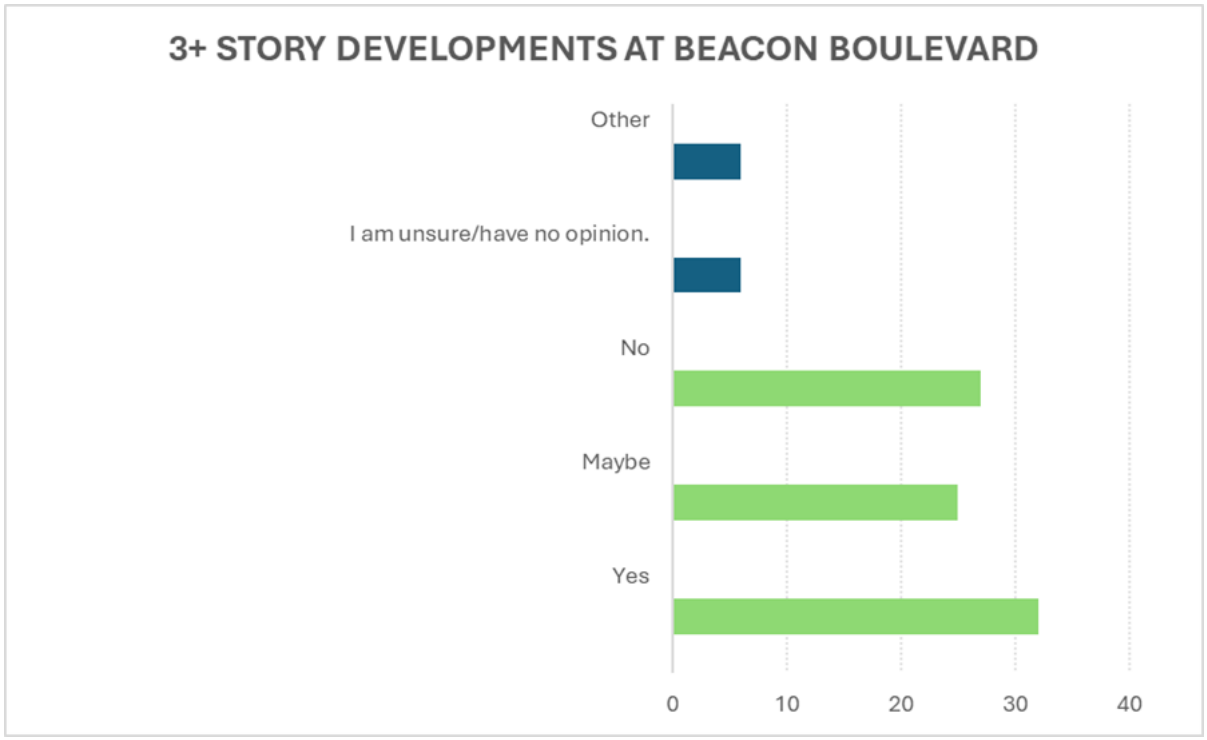
» **There is a significant interest in seeing mixed use developments with businesses on the ground floor and residential units above.** Participants also expressed an openness in some of the current side-by-side mix of residential uses interspersed with businesses.

» **There is significant support for the City of Grand Haven in exploring opportunities to implement "missing middle" housing** (e.g., townhomes, duplexes, small apartment buildings) as part of the residential fabric in Centertown.

» **Respondents are evenly split in their opinions on the possibilities for multi-story (3+ story) developments, whether mixed use or residential, along Beacon Boulevard.**




"MISSING MIDDLE" HOUSING
Other
I am unsure/have no opinion.
No
Maybe
Yes
0
20
40
60


3+ STORY DEVELOPMENTS AT BEACON BOULEVARD
Other
I am unsure/have no opinion.
No
Maybe
Yes
0
10
20
30
40

Commercial



"Looks quaint, feels like Downtown, provides visual interest."



"Like the streetscape with the benches, landscaping, and sidewalk activation but not the building."



"Like the traditional downtown feel."



Mixed Use



"New purpose for what is the historic fabric." "



"This is more interesting."
" Like the balconies."





Missing-Middle Housing

Visual Preference Survey Findings



TOTAL: **43**

"Looks quaint, feels like Downtown, provides visual interest."



TOTAL: **71**

"Timeless, not trendy."
"Like the brownstone vibes."
"Inviting approach."
"May need 3 stories for the development to pencil out."



TOTAL: **30**



TOTAL: **21**

Multi-Story Housing







"Like the feel of the brick."
"Coherent palette with brick."
"Does not look like a dorm."
"Green space and sidewalks provide a softer feel."
"We are about the materials. This feels timeless and classic."



Streetscape



TOTAL: 21

"The arch could work nicely n ear the boat."

" Like the arch but not what is underneath it."



TOTAL: 33

"This is one of the preferred vibes. Trees may need replacement."



TOTAL: 87

" Like the sidewalk amenities for shade and seating."

"Benches should be the same metal black ones like Downtown."

" Like the shade and places to sit. Centertown currently lacks places to sit."

"The City will be bringing in new benches with grants this coming year."

"The best place to sit in Centertown is between Overtime & Vintage Green at the 'Slacker Bench'."



TOTAL: 43

Online Survey *Demographics*

The following is a snapshot of the demographics for the 64 respondents who completed the English survey.

» 58.7% are female, 34.9% are male (63 responses).

» 83.9% are white, 11.3% preferred not to disclose, 1.6% is Hispanic, 1.6% is Asian (62 responses).

» Respondents are 26 years old and above (63 responses).

- 26-34 years old: 14.3%
- 35-44 years old: 17.5%
- 45-54 years old: 20.6%
- 55-64 years old: 19.0%
- 65 years old and above: 28.6%

» 61 out of 64 respondents provided information on their place of residency.

- 9.4% live in Centertown.
- 56.3% live in the City of Grand Haven (outside of Centertown).
- 7.8% live in the Ferrysburg or Spring Lake.
- 21.9% live in a neighboring community outside of the Tri-Cities (Grand Haven-Ferrysburg-Spring Lake).

» Of the 64 respondents, 11 (17.2%) own property in Centertown and 6 (9.4%) own a business in Centertown.

  » None of the 11 respondents who own property provided information on their current or future plans for their property, or whether they would be amenable to the process exploring design possibilities on their property.

» The 64 respondents indicated they participated in the following activities in Centertown:

- 10.9% work in Centertown.
- 71.2% shop in Centertown.
- 70.3% dine/get takeouts in Centertown.
- 62.5% attend festival/events/activities in Centertown.

DATE: October 9, 2026

TO: Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-32:** Community Solar Panel Site Plan and Sensitive Area Overlay

---

Current Zoning: I, Industrial and Sensitive Overlay

Existing Use: Brush and trees

Proposed Use: Community Solar panel

1.0 Background

Austin Gagnon of Grand Haven Board of Light and Power (BLP), submitted a site plan review application and sensitive area overlay application for the installation of community solar array at 16850 Comstock St. (parcel #70-03-33-425-001) in the Grand Haven Municipal Airport property. As a municipal provider of power, a community solar project from the BLP is considered a municipal use, permitted by right in the Industrial district. The leased area in within the sensitive area overlay, and a sensitive overlay application is also required.

2.0 Proposed Improvements

As part of the ongoing implementation of the community energy plan, the BLP is leasing a 300 ft. x 300 ft. portion of land in the northwest portion of parcel #70-03-33-425-001. This is located near the approach and landing area of the east-west runway at Grand Haven Airport.

The plan calls for 300 kW fixed tilt solar array, mounted on driven steel piles. Existing trees and brush will be cleared from the site, excluding any wetlands that were identified in the final delineation survey. Solar panels will be no taller than 15 ft., tilted towards the south at 30-degree angle. The leased area will contain the follow layout

Row layout	3 rows of 13 ft. x 260 ft.
	1 row of 13 ft. x 223 ft.
	1 row of 13 ft. x 134 ft.
Row Spacing	20 ft.
Panel Height	15 ft. max
Tilt	30-degree max. facing south

The panel layout avoids any disturbance with the existing wetland. No parking, lighting, fencing or accessory buildings will be constructed. The Fire Marshal or DPW did not have any concerns. The Airport Manager did express concern over glare for aircraft take off and landing. The BLP did address these concerns and included in the packet is the glare study. Also included is the wetland delineation survey. Following Planning commission approval, the BLP will seek all county, state, and federal approvals.

3.0 Sample Motion

Motion to APPROVE Case 26-32 a site plan and sensitive area overlay review for a community solar project at 16850 Comstock St. (parcel #70-03-33-425-001) located at the Grand Haven Municipal Airport, with the following condition:

1. *A written decommissioning plan shall be submitted to the City for review following completion of the solar panel installation.*

Attachments:

A. Site Plan application
B. Sensitive Area Overlay application
C. Project narrative
D. Site plan, topographical map, airport layout plan
E. Wetland study
F. Glare Analysis report

SITE PLAN REVIEW PERMIT APPLICATION

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

1. Project Information

Address/location of property: 16850 Comstock St.

Parcel #: 70-03-33-425-001
Zoning District: Industrial
Current Use: Vacant
Proposed Use: Community Solar Array - Ground Mounted
Area in Acres: 30.46
Zoning of adjacent properties: Industrial

2. Applicant

Name: Austin Gagnon
Company: City of Grand Haven Board of Light and Power
Address #: 1700 Eaton Dr.
Grand Haven, MI 49417
Phone #: 616-607-1274
Email: agagnon@ghblp.org

3. Property Owner

Name: City of Grand Haven
Address: 519 Washington Ave
Grand Haven, MI 49417
Phone #:
Email:

4. Required Attachments

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

5. Fees and Escrow Deposit

Up to $100,000:	$200.00
$100,001 to $500,000:	$300.00
$500,001 to $1,000,000:	$400.00
$1,000,001 & Up:	$500.00
Estimate Project Cost:	$ 475,000

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

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

300kW fixed tilt solar array, mounted on driven steel piles. Trees and brush will be cleared and grubbed from site, excluding any wetland areas delineated in final survey. Solar panels will be 15' high and installed at 30 degrees tilt, south facing. No human occupancy of site is required post construction.

No buildings or permanent fencing to be constructed. Electric connections to GHBLP distribution lines will be underground.

7. Buildings and Structures

Number of buildings on site: 0
Use of buildings: N/A
Height of buildings & # of stories: N/A
Height of rooftop mechanical equipment: N/A

8. Floor Use and Area (in square feet)

Commercial Structures

Total floor area: N/A
Open space (area & %):
Office space (area):
Retail space (area):
Industrial space (area):
Assembly space (area):
Seating capacity:
Maximum occupancy load:

Residential Structures

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

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

Required front yard: 25
Proposed front yard: >90'
Required rear yard: 20
Proposed rear yard: >460'
Required total side yard: 10
Proposed total side yard: 20' - To West Property Line

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

Required # of spaces: 0
Proposed # of spaces:
Typical angle of spaces:
Size of spaces:
Location of parking on site:
Number of handicap spaces:
Shared parking agreement?:
Location and # of off-street spaces:
Number of employees:
Explanation of screening (including location and materials):

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

Required # of spaces: 0
Proposed # of spaces:
Typical angle of space(s):
Size of space(s):
Location of loading space(s) on site:
Explanation of screening (including location and materials):

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

Building Lighting

of fixtures proposed: 0
Type of lighting proposed:
Height of fixtures:
Location of fixtures:

Parking Area Lighting

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

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

Location of landscape areas:
Proposed landscape material:

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

Location of receptacle: N/A Size of receptacle: _____

Enclosure material: _____ Height of Enclosure: _____

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

Ground Mounted Mechanical Equipment

of units: N/A

Size of units (LxWxH): _____

Location of units: _____

_____

Screening: _____

Rooftop Mechanical Equipment

of units: N/A

Type of rooftop units: _____

Size of units (LxWxH): _____

Location of units: _____

Screening: _____

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

of accessory building(s): N/A Size of accessory building(s) (LxWxH): _____

Location of accessory building(s): _____

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

Emergency Access Roads: Site access is off of Aerial View Dr.

Location of hydrants and fire department connection (FDC): Aerial View Dr.

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

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

Name of District, if applicable: No

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

Signature of Applicant: _____ Date: 8-31-2026

Print Name: Austin Gagnon

Signature of Owner: _____ Date: _____

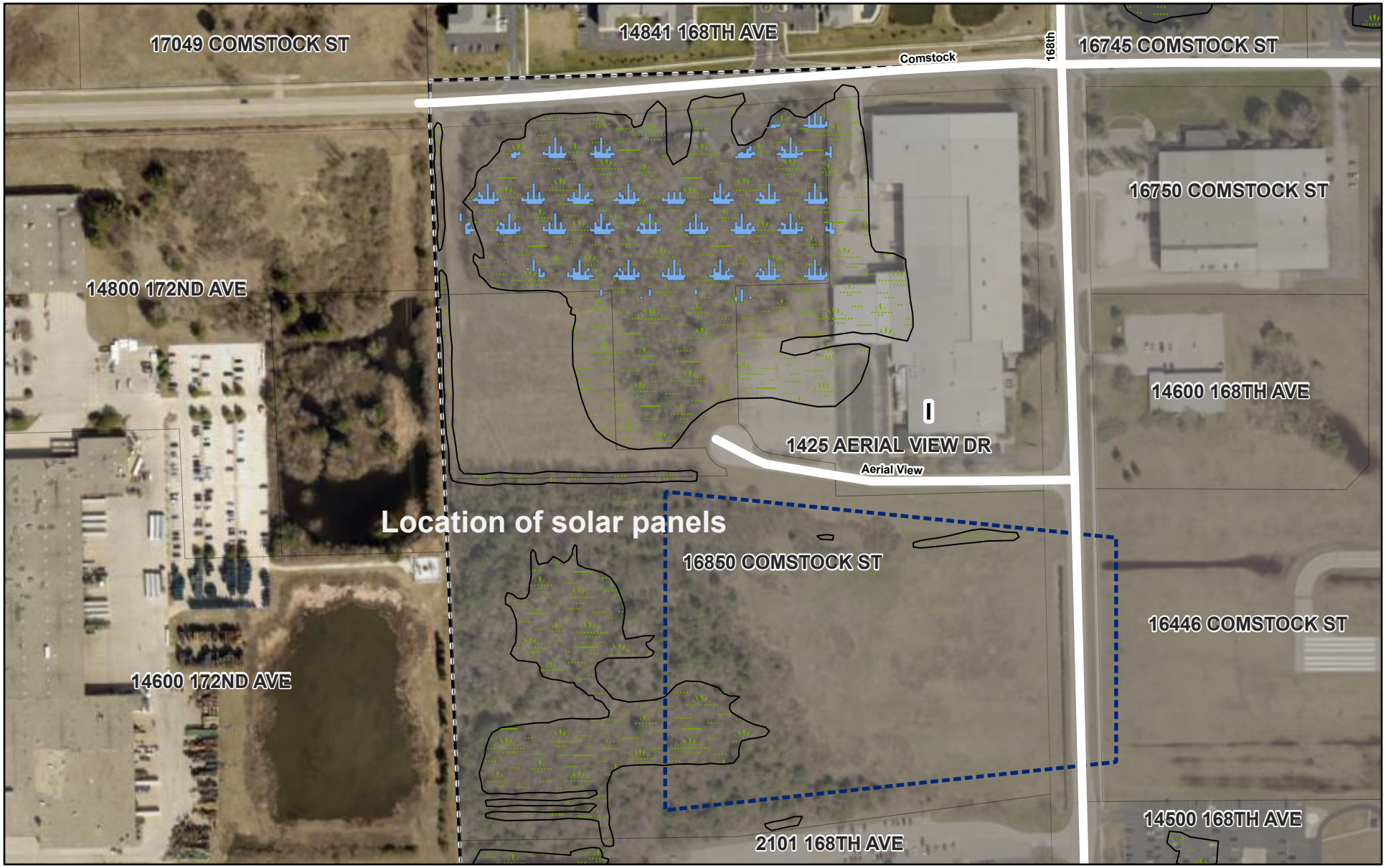
Print Name: _____

Office Use Only

Case #: _____ Date Received: _____ Fee: _____

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

Community Solar zoning map



10/9/2026

Runway Protection Zones

Sensitive Areas Overlay

Zoning Districts

Industrial

1:4,786

0 0.03 0.06 0.11 mi

0 0.05 0.1 0.19 km

USGS The National Map: National Hydrography Dataset. Data refreshed September, 2026.v1.1

Board Members:
Michael J. Westbrook, Chair
Todd B. Crum
Kurt Knoth
Mike Welling
Phil Polyak

Board of Light and Power
1700 Eaton Drive
Grand Haven, Michigan 49417
616/846-6250
Fax 616/846-3114

August 13, 2026

Planning Department, City of Grand Haven
519 Washington Avenue
Grand Haven, MI 49417

Site Plan Application Narrative

Introduction
Grand Haven Board of Light and Power (BLP) is proposing to construct a 300kW solar garden built by the community, for the community. BLP customers can voluntarily participate in the project by making a one-time payment of $570 per 300-watt share to support the project. Participation enables customers to directly benefit from local renewable energy generation without the costly investment of installing and maintaining panels on their own property. Participants will receive electric bill credits corresponding to their share of the clean renewable energy locally produced by the array.

Selection of Site
The solar garden is a BLP-sponsored solar array that would be installed on encumbered property owned by the City of Grand Haven, dedicated to the Grand Haven Memorial Airpark. This property was selected due to its current community ownership, proximity to existing BLP electric facilities, and limited future development potential. While zoned industrial, due to its proximity to a runway and extensive wetlands, it is a non-buildable site for nearly any industrial use. This proposed solar garden provides benefit to the community and the City by utilizing an otherwise unusable piece of vacant property. Municipal Uses – Utilities, which includes "*The generation, transmission, and/or distribution of electricity…"* are permitted in the industrial district.

Use of Airport Property
The proposed project constitutes a concurrent and compatible non-aeronautical use of airport property and will have no adverse effect on the aeronautical use of the airport. The project area is located west of Runway 9/27 and lies outside the current and foreseeable Runway Protection Zones. Importantly, the Airport Layout Plan (ALP) identifies this portion of the airport property as a "Future Farming Area." The proposed community solar garden use is consistent with the airport's approved future land-use planning for this portion of the airport because project will not preclude, interfere with, or otherwise compromise the airport's planned future use of the property. The proposed use provides a compatible non-aeronautical use of the property while preserving the airport's primary aeronautical function and its approved future land-use plan.

The solar garden will not interfere with aircraft operations, protected airspace, navigational aids, airport safety areas, existing airport facilities, or the airport's ability to accommodate future aviation development. In addition to providing community benefits, the project will result in the removal of approximately 9 acres of tree cover on airport property. The existing trees constitute, or have the potential to constitute, obstructions to protected airspace serving Runway 9's approach. Their removal will improve the airport's approach environment, reduce obstruction hazards, and enhance aviation safety. The BLP obtained competitive bids for clearing the site, with the lowest responsive bid totaling $49,500. Accordingly, the project provides a direct aeronautical benefit by covering this expense that the airport would otherwise incur.
The proposed project is a publicly owned, community-serving infrastructure improvement undertaken by the Airport Sponsor through its municipal electric utility. It will provide measurable community and aeronautical benefits while preserving the airport's long-term aviation function and its approved future land-use plan.

Site Design
The overall footprint of the solar garden will be 300'x300'. The drawings included in this application identify the 300'x300' area, as well as the surrounding wetlands. The solar panels will not be installed in wetland areas. The panels are arranged in rows facing towards the south, tilted at 15 degrees to maximize energy output. The panels stand 15' above ground level and are spaced at the minimum separation for operation and maintenance. The solar panels selected for this site are made in Indiana and are bifacial which allows for additional energy production in a small footprint site. All electrical wiring and interconnection to BLP lines will be underground.

Construction
In order to construct the site and provide safety enhancements to the airport, all trees on the airport property south of Aerial View Drive will be removed and grubbed. No grubbing or soil disturbance will occur in delineated wetland areas. Access to the site will be from Aerial View Dr, and equipment will be staged on city property consistent with Federal Aviation Administration and MDOT Aeronautics height and location requirements.

Demolition
At the end of the project's useful life, currently estimated at 20-30 years, the BLP will remove all solar panels and mounting structures. All materials will be disposed of properly according to the regulations in place at the time of removal.

Vegetation Plan
All disturbed areas will be planted with native low growth grassy plantings, compatible with solar generation and aviation. The site will be kept mowed consistent with the existing mowed area west of 168th Ave.

Other Required Permits
In order for construction to begin, the project requires approval of both the Federal Aviation Administration (FAA) and Michigan Department of Transportation Aeronautics Division (MDOT Aero). While requests and notices have been submitted to these agencies, the timeframe for approval is significantly longer than that of local permits. Due to the extended nature of the MDOT Aero and FAA permit process, GHBLP respectfully requests City approval of this project now, *pending MDOT Aero and FAA approval*. Should either MDOT Aero or FAA fail to issue this project approval, the community solar garden will not proceed.

Timeline
The viability of this project hinges on its eligibility for a 40% federal tax credit. The solar garden must be operational by December 2027 in order to receive the credit. As a result, there is a limited timeframe for approvals, material delivery, and construction. The BLP is currently selling shares of the project to its customers, with a deadline of December 15, 2026 for 1/3rd of the shares to be sold to proceed with construction. If this sales deadline is met, the BLP will execute contracts and begin clearing the land and construction. If the sales target is not met, the project does not receive City approval, or fails to receive approval from MDOT Aero or FAA, the solar garden will be cancelled.

Thank you for your consideration of this project built by the community, for the community.



Austin Gagnon
Distribution & Engineering Manager
Grand Haven Board of Light and Power



Proposed Solar Garden
3 Rows -13' x 260'
1 Row - 13' x 223'
1 Row - 13' x 134'
Row Spacing - 20'
Max Height - 15' AGL
30 Deg. Tilt South Facing

Proposed Lease Area
300' x 300'

Underground Electric to
Existing GHBLP Pole at Prop.
Corner

Wetland Boundary

1425 Aerial View

Aerial View

18650 Comstock St
Parcel# 70-03-33-425-001

168th

2101 168th Ave

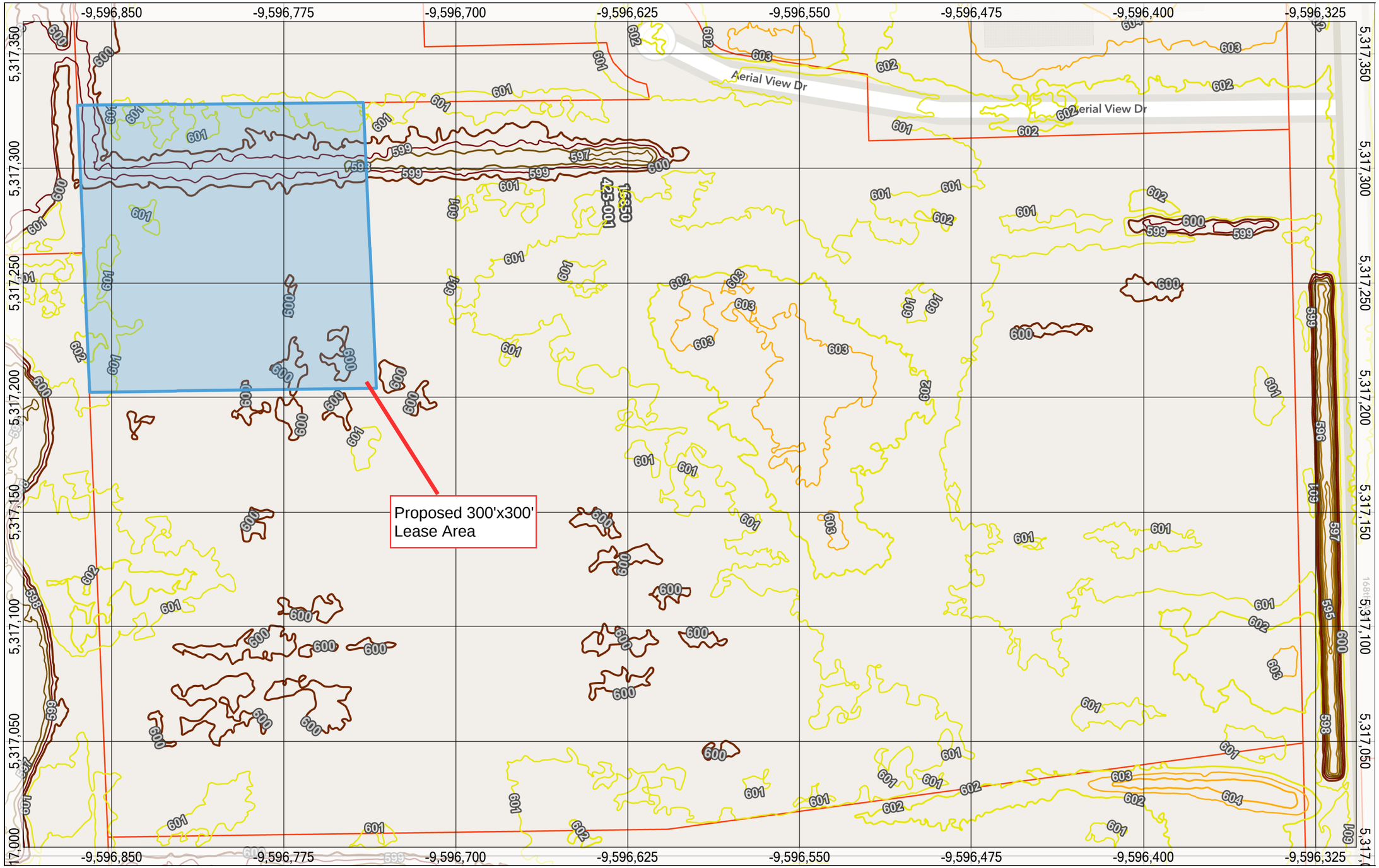
0 50 100 200 300 400 Feet

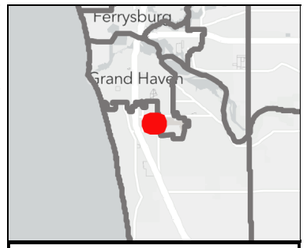
N
W E
S

BOARD OF LIGHT & POWER
GRAND HAVEN, MICHIGAN
SCALE: 1"=100' | APP'D BY: | DRAWN BY: AAG
DATE: 3-26-26 | REVISED: | REVISED:
COMMUNITY SOLAR GARDEN
FILE NAME: Site Plan

Ottawa County
Geospatial Insights & Solutions

Property Mapping





Legend

2018 Contours

Ten ft Contours

Two ft Contours

+2

1:1,200

Notes

Existing Topography

Trees to be removed, no change to rough grade.

Proposed solar panels will be maximum 15' above ground level.

0 150 300 ft

WGS_1984_Web_Mercator_Auxiliary_Sphere

@ Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Community Solar Garden

A solar garden built by the community, for the community.

The proposed community solar garden is a BLP-sponsored solar array that would be installed directly in our community. Grand Haven Board of Light & Power customers can voluntarily participate by making a one-time payment of $570 per 300-watt share to support the project. Participation enables customers to directly benefit from local renewable energy generation without the costly investment of installing and maintaining panels on their own property. Participants will receive electric bill credits corresponding to their share of the clean renewable energy locally produced by the array.

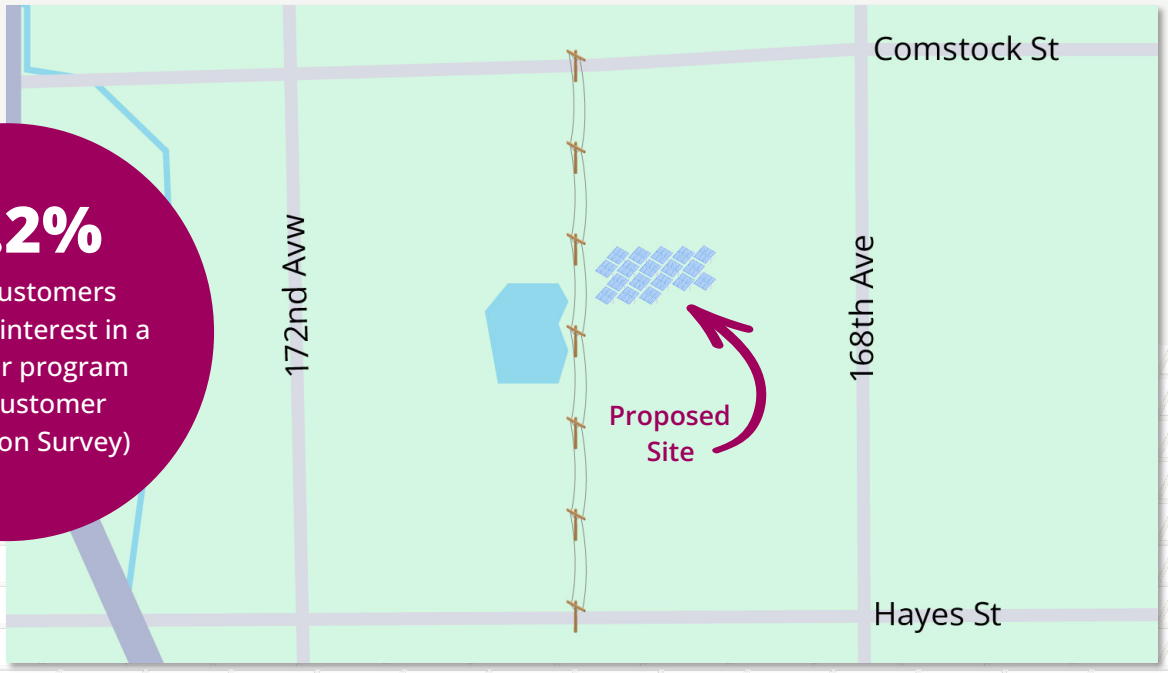
Open to Everyone: renters, homeowners, commercial business and industries alike

Local & Voluntary: a community-owned project you can choose to join

Bill Credits: your share of locally-produced renewable energy is credited to you monthly

46.2%

of BLP customers expressed interest in a local solar program (2025 Customer Satisfaction Survey)

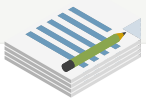


How It Works



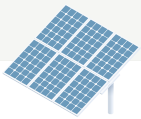
1

Your completed application, signed lease agreement, and one-time payment ($570 per 300W share) are due by December 15, 2026. Cash or check payments will be accepted. Customers can mail in a check or pay in person at the BLP service center.



2

Once the project reaches a 33% participation rate, the BLP will execute lease agreements with participating members, and construction on the project will commence.



3

The array generates solar energy.



4

You receive monthly renewable energy bill credits for your proportional share at $0.06385 / kWh.

Frequently Asked Questions

Will this save me money?
Local solar arrays are smaller in scale than large utility-scale projects, so they do not benefit from the same cost efficiencies. There is no guarantee that the total value of your solar credits will surpass the cost of your initial subscription over time. The program is best for participants looking to support a local renewable resource rather than financial gain.

What happens if I move?
If you move to a location within the BLP service area, you can transfer your subscription. If moving outside of the area, you can donate your subscription to a local 501(C)(3) nonprofit.

Does BLP already provide renewable energy?
Yes, the BLP has already invested in several large-scale renewable energy projects throughout the state, with renewable resources accounting for approximately 30% of the community's annual power supply purchases. This smaller-scale solar garden gives our community the opportunity to directly support a local renewable energy initiative.

When will it be built?
If enough BLP customers enroll to fund 33% of the project by Dec 15, 2026, we will begin construction with completion by the end of 2027. If the project does not receive enough interest by Dec 15, construction will not proceed and participants will receive a full refund.

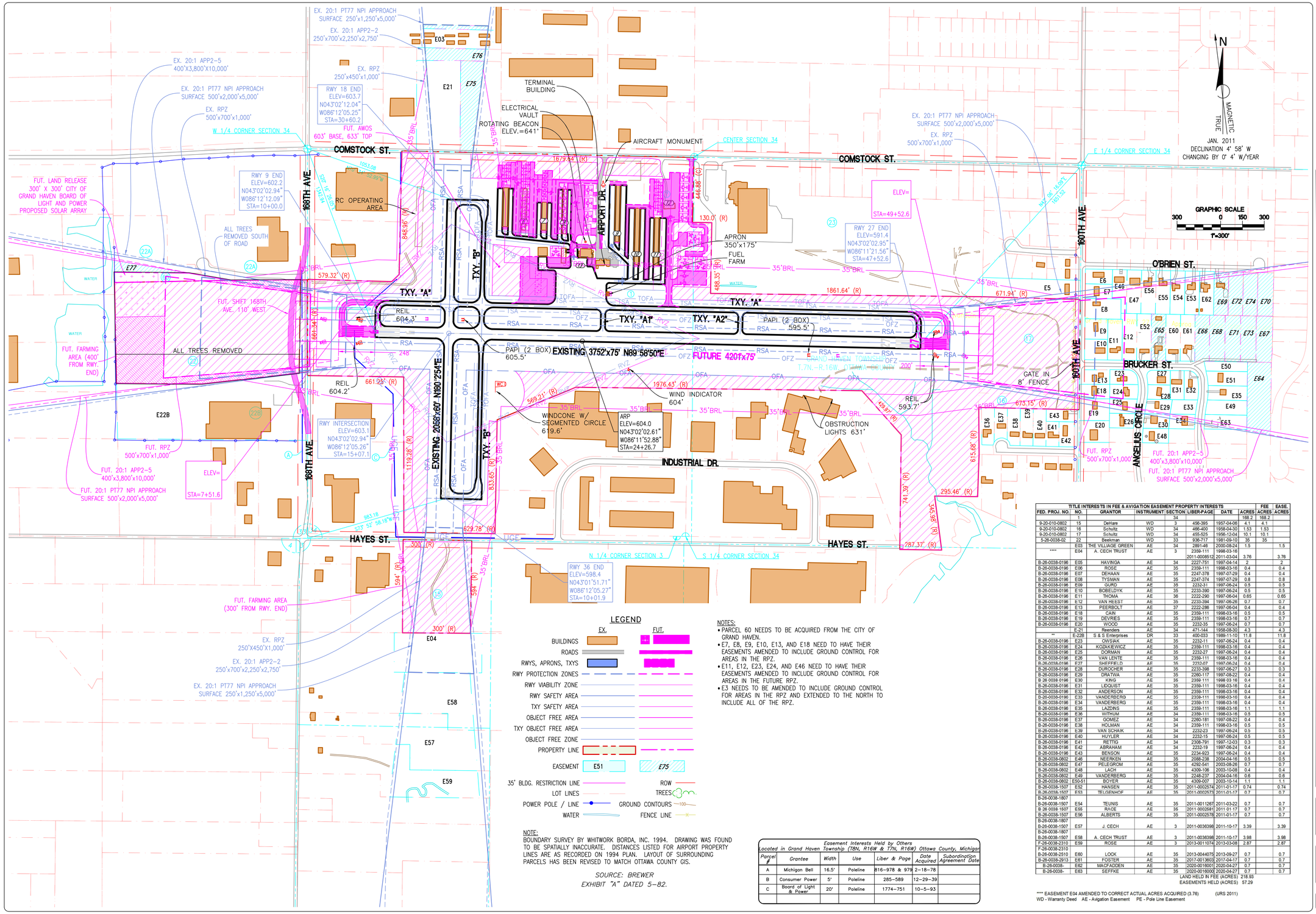
Who is this for?

Many BLP customers want to support local renewable energy but face real barriers: a shaded roof, a landlord's restrictions, or the high cost of a private installation. The Community Solar Garden removes those barriers for all residential, commercial and industrial customers. Any customer on the BLP system can voluntarily participate in this local renewable energy project!

Get Started

Enrollment is easy and forms are available by either scanning the QR code or going to

ghblp.org/sustainability/community-solar/



NOTES:
- PARCEL 60 NEEDS TO BE ACQUIRED FROM THE CITY OF GRAND HAVEN.
- E7, E8, E9, E10, E13, AND E18 NEED TO HAVE THEIR EASEMENTS AMENDED TO INCLUDE GROUND CONTROL FOR AREAS IN THE RPZ.
- E11, E12, E23, E24, AND E46 NEED TO HAVE THEIR EASEMENTS AMENDED TO INCLUDE GROUND CONTROL FOR AREAS IN THE FUTURE RPZ.
- E3 NEEDS TO BE AMENDED TO INCLUDE GROUND CONTROL FOR AREAS IN THE RPZ AND EXTENDED TO THE NORTH TO INCLUDE ALL OF THE RPZ.

NOTE:
BOUNDARY SURVEY BY WHITWORK BORDA, INC. 1994. DRAWING WAS FOUND TO BE SPATIALLY INACCURATE. DISTANCES LISTED FOR AIRPORT PROPERTY LINES ARE AS RECORDED ON 1994 PLAN. LAYOUT OF SURROUNDING PARCELS HAS BEEN REVISED TO MATCH OTTAWA COUNTY GIS.

SOURCE: BREWER
EXHIBIT "A" DATED 5-82.

Easement Interests Held by Others Located in Grand Haven Township (T8N, R16W & T7N, R16W) Ottawa County, Michigan

Parcel #	Grantee	Width	Use	Liber & Page	Date Acquired	Subordination Agreement Date
A	Michigan Bell	16.5'	Poleline	816-978 & 979	2-18-78	
B	Consumer Power	5'	Poleline	285-589	12-29-39	
C	Board of Light & Power	20'	Poleline	1774-751	10-5-93	

TITLE INTERESTS IN FEE & AVIGATION EASEMENT PROPERTY INTERESTS

FED. PROJ. NO.	NO.	GRANTOR	INSTRUMENT	SECTION	LIBER-PAGE	DATE	ACRES	FEE ACRES	EASE. ACRES
	1			34			168.2	168.2	
9-20-010-0802	15	DeHare	WD	3	456-395	1957-04-06	4.1	4.1	
9-20-010-0802	16	Schultz	WD	34	466-400	1958-04-30	1.53	1.53	
9-20-010-0802	17	Schultz	WD	34	455-525	1956-12-04	10.1	10.1	
5-26-0038-02	22	Beekman	WD	33	936-717	1981-09-10	35	35	
	E03	THE VILLAGE GREEN	AE	34	2891-46	2000-08-24	1.5		1.5
****	E04	A. CECH TRUST	AE	3	2359-111 2011-0008512	1998-03-16 2011-03-04	3.76		3.76
B-26-0038-0196	E05	HAVINGA	AE	34	2227-751	1997-04-14	2		2
B-26-0038-0196	E06	ROSE	AE	35	2359-111	1998-03-16	0.4		0.4
B-26-0038-0196	E07	DEHAAN	AE	35	2247-378	1997-07-29	0.4		0.4
B-26-0038-0196	E08	TYSMAN	AE	35	2247-374	1997-07-29	0.8		0.8
B-26-0038-0196	E09	GURD	AE	35	2232-31	1997-06-24	0.5		0.5
B-26-0038-0196	E10	BOBELDYK	AE	35	2233-390	1997-06-24	0.5		0.5
B-26-0038-0196	E11	THOMA	AE	36	2222-290	1997-06-04	0.65		0.65
B-26-0038-0196	E12	VAN HEEST	AE	35	2233-394	1997-06-26	0.7		0.7
B-26-0038-0196	E13	PEERBOLT	AE	37	2222-286	1997-06-04	0.4		0.4
B-26-0038-0196	E18	CAIN	AE	35	2359-111	1998-03-16	0.5		0.5
B-26-0038-0196	E19	DEVRIES	AE	35	2359-111	1998-03-16	0.7		0.7
B-26-0038-0196	E20	WOOD	AE	35	2232-35	1997-06-24	0.7		0.7
	E-21	Reenders	AE	34	471-144	1958-08-30	4.3		4.3
**	E-22B	S & S Enterprises	DR	33	400-033	1989-11-10	11.8		11.8
B-26-0038-0196	E23	OWSIAK	AE	35	2232-11	1997-06-24	0.4		0.4
B-26-0038-0196	E24	KOZAKIEWICZ	AE	35	2359-111	1998-03-16	0.4		0.4
B-26-0038-0196	E25	DORMAN	AE	35	2232-27	1997-06-24	0.4		0.4
B-26-0038-0196	E26	VAN LENTE	AE	35	2359-111	1998-03-16	0.4		0.4
B-26-0038-0196	E27	SHEFFIELD	AE	35	2232-07	1997-06-24	0.4		0.4
B-26-0038-0196	E28	DUROCHER	AE	35	2233-398	1997-06-27	0.3		0.3
B-26-0038-0196	E29	DRATWA	AE	35	2260-117	1997-08-22	0.4		0.4
B-26-0038-0196	E30	KING	AE	35	2359-111	1998-03-16	0.4		0.4
B-26-0038-0196	E31	LIDQUIST	AE	35	2359-111	1998-03-16	0.4		0.4
B-26-0038-0196	E32	ANDERSON	AE	35	2359-111	1998-03-16	0.4		0.4
B-26-0038-0196	E33	VANDERBERG	AE	35	2359-111	1998-03-10	0.4		0.4
B-26-0038-0196	E34	VANDERBERG	AE	35	2359-111	1998-03-16	0.4		0.4
B-26-0038-0196	E35	LAZDINIS	AE	35	2359-111	1998-03-16	1.1		1.1
B-26-0038-0196	E36	WITHUM	AE	34	2359-111	1998-03-16	0.5		0.5
B-26-0038-0196	E37	GOMEZ	AE	34	2280-181	1997-08-22	0.4		0.4
B-26-0038-0196	E38	HOLMAN	AE	34	2359-111	1998-03-16	0.5		0.5
B-26-0038-0196	E39	VAN SCHAIK	AE	34	2232-23	1997-06-24	0.5		0.5
B-26-0038-0196	E40	HUYLER	AE	34	2232-15	1997-06-24	0.5		0.5
B-26-0038-0196	E41	RETTIG	AE	34	2308-791	1997-12-03	0.3		0.3
B-26-0038-0196	E42	ABRAHAM	AE	34	2232-19	1997-06-24	0.4		0.4
B-26-0038-0196	E43	BENSON	AE	35	2234-923	1997-06-24	0.4		0.4
B-26-0038-0802	E46	NEERKEN	AE	35	2088-238	2004-04-16	0.5		0.5
B-26-0038-0802	E47	PELEGROM	AE	35	4292-541	2003-08-26	0.7		0.7
B-26-0038-0802	E48	LACH	AE	35	4309-106	2003-10-08	0.4		0.4
B-26-0038-0802	E49	VANDERBERG	AE	35	2248-237	2004-04-16	0.6		0.6
B-26-0038-0802	E50-51	BOYER	AE	35	4309-007	2003-10-14	1.1		1.1
B-26-0038-1507	E52	HANSEN	AE	35	2011-0002574	2011-01-17	0.74		0.74
B-26-0038-1507	E53	TELGENHOF	AE	35	2011-0002573	2011-01-17	0.7		0.7
B-26-0038-1807									
B-26-0038-1507	E54	TEUNIS	AE	35	2011-0011267	2011-03-22	0.7		0.7
B-26-0038-1507	E55	RACE	AE	35	2011-0002581	2011-01-17	0.7		0.7
B-26-0038-1507	E56	ALBERTS	AE	35	2011-0002578	2011-01-17	0.7		0.7
B-26-0038-1807									
B-26-0038-1507	E57	J. CECH	AE	3	2011-0036398	2011-10-17	3.39		3.39
B-26-0038-1807									
B-26-0038-1507	E58	A. CECH TRUST	AE	3	2011-0036398	2011-10-17	3.98		3.98
F-26-0038-2310	E59	ROSE	AE	3	2013-0011074	2013-03-08	2.87		2.87
F-26-0038-2310									
B-26-0038-2510	E60	LOCK	AE	35	2013-0044075	2013-09-27	0.7		0.7
B-26-0038-2913	E61	FOSTER	AE	35	2017-0013603	2017-04-17	0.7		0.7
B-26-0038-	E62	MACFADDEN	AE	35	2020-0016001	2020-04-27	0.7		0.7
B-26-0038-	E63	SEFFKE	AE	35	2020-0016000	2020-04-27	0.7		0.7
						LAND HELD IN FEE (ACRES)	218.93		
						EASEMENTS HELD (ACRES)	57.29		

**** EASEMENT E04 AMENDED TO CORRECT ACTUAL ACRES ACQUIRED (3.76) (URS 2011)
WD - Warranty Deed AE - Avigation Easement PE - Pole Line Easement

ISSUED FOR	DATE
CLEARING	09-29-16
ADD EASEMENT FEE	04-19-17
RENUMBER FUTURE EASEMENTS	05-30-19
RELOCATE ROTATING BEACON - CS1	01-16-20
ADD E62 AND E63 AND CLEARING	11-03-21
SOLAR ARRAY LAND RELEASE	06-19-26

D/E JVV
PM RJN
SQC DR
QC RJN
IN CHARGE MAL INOWSKI

CITY OF GRAND HAVEN

GRAND HAVEN MEMORIAL AIRPARK

GRAND HAVEN, MICHIGAN

AIRPORT LAYOUT PLAN

PROPERTY PLAN

MICHIGAN SITE NO. 70-02

LOC ID 3GM

DRAWING 9 OF 10

12942526

T:\CAD Reference\Aviation\Clients\3GM - Grand Haven\MAP\70-02-ALP09-PROP.dwg Aug 19, 2026 9:39am Plotted by sbeachy
XREFS: GR34.dwg EXISTING.dwg FUTURE.dwg PROP.dwg GRAND HAVEN.dwg NORTH.dwg LEGEND.dwg

AUGUSTINE SOLAR LLC

TRANSMITTAL MEMORANDUM — SOLAR GLARE ANALYSIS

To: Austin Gagnon, Distribution and Engineering Manager, Grand Haven Board of Light and Power (GHBLP)

From: Preston Smith, Partner, Augustine Solar LLC

Date: September 1, 2026

Re: Glare analysis — GHBLP 336.6 kW community solar array, 16850 Comstock St., Grand Haven, MI; Grand Haven Memorial Airpark (3GM) approach paths

Encl.: (1) Aviation Glare Analysis report, FAA 2013 policy format; (2) Aviation Glare Analysis report, FAA 2021 policy format; (3) glare data file (XLS)

1. Purpose

This memorandum transmits the completed solar glare analysis for the proposed GHBLP community solar array and summarizes its methodology and results for inclusion in the MDOT Aeronautics / FAA land-use review packet. The analysis found no glare with potential for after-image ("yellow") and no glare with potential for permanent eye damage ("red") on any of the five runway approach paths modeled. All predicted glare falls in the lowest ocular impact category ("green" — low potential for temporary after-image).

2. Project Description

The project is a 336.6 kW DC fixed-tilt ground-mounted photovoltaic array at 16850 Comstock St., Grand Haven, Michigan, occupying approximately 0.79 acres. The array is oriented 178.2° true at a 30.0° tilt and lies beneath the Runway 9 final approach corridor of Grand Haven Memorial Airpark (3GM), an uncontrolled public-use airfield.

3. Governing Standard

No federal glare standard applies to this project. The FAA's 2021 final policy (86 FR 25801) limits federal ocular-impact review to air traffic control tower cabs at federally obligated, towered airports; 3GM is uncontrolled, and no such receptor exists. There is likewise no adopted state or local numeric glare standard applicable to this site.

This analysis therefore voluntarily adopts the FAA's 2013 interim policy thresholds — the stricter, quantitative framework historically applied to runway approach paths — as its benchmark. Under that benchmark, glare in the green category is permissible on final approach paths; yellow and red are not. Reports in both the 2013 and 2021 formats are enclosed so reviewers may consult whichever framework they prefer.

4. Methodology

- Model: ForgeSolar GlareGauge, Radiometric Physics Engine 3.2.1, run at 1-minute time stepping across a full year (stepping confirmed in the results header).

- Receptors: all five published final approach paths at 3GM — RWY 9, RWY 27 (3.0° glide path), RWY 27 (4.0° PAPI), RWY 18, and RWY 36 — each modeled as a standard 2-mile final-approach flight path; full path parameters and coordinates are stated in the enclosed reports.
- Panel optics: smooth glass with anti-reflective coating, with reflectivity varying by incidence angle per the model's laboratory-derived material profile — the conservative treatment that captures elevated reflectance at glancing angles.
- Array geometry: single polygon, unsubdivided and unobstructed (worst-case), with per-vertex ground elevations entered individually.
- Elevations: taken from the model's integrated terrain lookup and independently spot-checked against USGS 3DEP at all runway thresholds; maximum deviation approximately 4.9 ft, within tolerance. The RWY 27 threshold sits approximately 12.6 ft below published field elevation; this was verified against USGS 3DEP (591.19 ft vs. 591.18 ft modeled) as genuine terrain — a 0.34% gradient over the 3,748-ft runway — not a data artifact.

5. Results

Receptor (approach path)	Green (min/yr)	Yellow (min/yr)	Red (min/yr)	Finding
RWY 9 final (3.0°)	18,891	0	0	Green only
RWY 27 final (3.0°)	681	0	0	Green only
RWY 27 final (4.0° PAPI)	735	0	0	Green only
RWY 18 final (3.0°)	0	0	0	No glare found
RWY 36 final (3.0°)	0	0	0	No glare found
Total (all receptors)	**20,307**	**0**	**0**	

Site verdict (model output): "Glare with low potential for temporary after-image predicted." No yellow or red glare was predicted on any receptor. Annual energy production is modeled at approximately 789,300 kWh/yr.

The green-category glare predicted on the two RWY 27 approach profiles (681 and 735 minutes per year) is expressly permissible on final approach paths under the 2013 benchmark adopted here; it is reported affirmatively rather than omitted. Predicted glare is seasonal, occurring March through September and peaking mid-summer, with none predicted October through February:

Month	Mar	Apr	May	Jun	Jul	Aug	Sep
Minutes	846	2,467	3,771	3,937	4,021	2,949	1,635

Monthly figures are distinct glare minutes site-wide; per-receptor annual totals above count each receptor separately, so the two tabulations are not additive against one another. Time-of-day detail is provided in the enclosed reports and data file.

6. Conclusion

Modeled at a 1-minute resolution across all five approach paths under conservative, unobstructed worst-case assumptions, the array produces no glare exceeding the lowest ocular-impact category at any aviation receptor. The project satisfies the FAA 2013 interim policy thresholds voluntarily adopted as this study's benchmark, and no applicable federal, state, or local glare standard is implicated. Augustine

Solar is available to support MDOT Aeronautics or FAA reviewer questions, including model access or supplemental runs if requested.

Respectfully submitted,

Preston Smith
Partner, Augustine Solar LLC
m: 616-219-0457 · preston@augustine.solar · www.augustine.solar

SENSITIVE AREAS OVERLAY PERMIT APPLICATION

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

1. Project Information

Address/location of property: 16850 Comstock St.
Name of Development: Community Solar
Parcel #: 70-03-33-425-001
Current Use: Vacant
Proposed Use: Community Solar Array - Ground Mounted
Area in Acres: 30.46
Zoning District: Industrial
Zoning of adjacent properties: Industrial

2. Applicant

Name: Austin Gagnon
Company: City of Grand Haven Board of Light and Power
Address #: 1700 Eaton Dr.
Grand Haven, MI 49417
Phone #: 616-607-1274
Email: agagnon@ghblp.org

3. Property Owner

Name: City of Grand Haven
Address: 519 Washington Ave
Grand Haven, MI 49417
Phone #:
Email:

4. Single-Family Dwelling Projects: Administrative Review

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

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

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

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

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

300kW fixed tilt solar array, mounted on driven steel piles. Trees and brush will be cleared and grubbed from site, excluding any wetland areas delineated in final survey. Solar panels will be 15' high and installed at 30 degrees tilt, south facing. No human occupancy of site is required post construction. No buildings or permanent fencing to be constructed. Electric connections to GHBLP distribution lines will be underground.

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

Signature of Applicant:_____ Date: 8-31-2026

Print Name: Austin Gagnon

Signature of Owner:_____ Date:_____

Print Name:_____

Office Use Only

Administrative Review:____ Planning Commission Review: ____

Permit #:_____ Date Received:_____ Fee:_____

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

SENSITIVE AREAS OVERLAY DISTRICT NARRATIVE

See Section 40-422 of the Zoning Ordinance for a complete set of regulations.

M. The proposed use, expansion or improvement will not unacceptably impact the Sensitive Area or surrounding property or uses. In determining such issues, staff (if subject to staff review) or the Planning Commission (if subject to planning commission review) shall, at a minimum and not by limitation, consider at least the following factors:

1. Traffic generation and traffic flows, including any hazardous conditions:
   See included Narrative.
2. Noise generation:
3. The effects of vehicles and paved driveways on the premises including, without limitation, the effects of exhaust, run-off, snow removal, noise, etc. resulting from the presence and use of vehicles and paved driveways as they relate to the Sensitive Area and the vegetation or animal life thereon:
4. Lot coverage: _____
5. Impacts upon wildlife and native plant species habitat:
6. Landscaping:
7. Compatibility with other uses and zoning in the vicinity:
8. Compatibility with neighboring properties:
9. The use of any herbicides, insecticides, other pesticides or hazardous substances on the site, including, without limitation, the effects of any run-off:
10. Native vegetation removal:
11. Any mitigation of any effects upon the sensitive area:
12. Long-term shoreline erosion estimates:
13. Other factors deemed by the Planning Commission to be important in the protection of the Sensitive Area.

Board Members:
Michael J. Westbrook, Chair
Todd B. Crum
Kurt Knoth
Mike Welling
Phil Polyak

Board of Light and Power
1700 Eaton Drive
Grand Haven, Michigan 49417
616/846-6250
Fax 616/846-3114

August 13, 2026

Planning Department, City of Grand Haven
519 Washington Avenue
Grand Haven, MI 49417

Sensitive Areas Overlay Narrative

Introduction
Grand Haven Board of Light and Power (BLP) is proposing to construct a 300kW solar garden built by the community, for the community. BLP customers can voluntarily participate in the project by making a one-time payment of $570 per 300-watt share to support the project. Participation enables customers to directly benefit from local renewable energy generation without the costly investment of installing and maintaining panels on their own property. Participants will receive electric bill credits corresponding to their share of the clean renewable energy locally produced by the array.

Selection of Site
The solar garden is a BLP-sponsored solar array that would be installed on encumbered property owned by the City of Grand Haven, dedicated to the Grand Haven Memorial Airpark. This property was selected due to its current community ownership, proximity to existing BLP electric facilities, and limited future development potential. While zoned industrial, due to its proximity to a runway and extensive wetlands, it is a non-buildable site for nearly any industrial use. This proposed solar garden provides benefit to the community and the City by utilizing an otherwise unusable piece of vacant property.

Factors of Consideration per Sensitive Area Overlay Application

1. **Traffic Generation and Traffic Flow**
   There will be no change to traffic patterns. The solar garden is installed off of Aerial View Dr. The site provides ample parking room for construction equipment off the road. The final site will be unmanned and will not impact traffic flow.

2. **Noise Generation**
   Noise during construction will be consistent with land clearing and tree trimming activities. Once installed, the solar panels do not generate noise.

3. **Effects of vehicles and paved driveways**
   No additional paving will be required, and the permeable surface will not change. The solar panels will be mounted to driven piles rather than on a poured foundation.

4. **Lot Coverage**
   The site fully fits within a 300’x300’ area of the parcel, equating to less than 6% of lot coverage.

5. **Impacts upon wildlife and native plant species habitat**
   Currently the site contains trees that pose a hazard to air navigation due to their height and increased potential for bird strikes to aircraft. All trees will be removed from the site and grubbed. No grubbing or

soil disturbance will occur in the wetland areas. Once grubbed, the site will be planted with native low growth vegetation and will not meaningfully change wildlife habitat.

6. **Landscaping**
   Native low growth grassy plantings will occupy all disturbed areas. Nothing will be removed from the wetland soils or planted in the wetland areas.

7. **Compatibility with other uses and zoning in the vicinity**
   This site and the surrounding parcels are zoned industrial. Solar generation is a compatible industrial use.

8. **Compatibility with neighboring properties**
   Solar generation is already installed on neighboring industrial properties to the west and the south, and Stanco Industries has purchased shares in the project. The location selected is also compatible with the neighboring airport, as this section of the airport was designated for "Future Farming", consistent with a solar garden. The project design has been reviewed for aviation safety. While formal approval has not yet been received from MDOT Aero and the FAA, the BLP believes this is a compatible use of the property and is eligible for approval.

9. **The use of any herbicides, insecticides, or pesticides or hazardous substances**
   No hazardous substances will be used during construction. Once its useful life is complete, the solar garden will be removed from the site.

10. **Native Vegetation Removal**
    Trees will be removed from the site and grubbed. No grubbing or soil disturbance will occur in the wetland areas. Native low growth grassy plantings will occupy all disturbed areas. Nothing will be planted in the wetland areas.

11. **Any mitigation of any effects upon the sensitive area**
    This area is included in the sensitive area due to suspected wetlands. The BLP had a wetland survey conducted of this parcel, which is included in this application. The project will not affect the delineated wetlands, and no removal or disturbance of wetland soils will occur due to this project. As a result, EGLE permits are not required for the project to proceed.

12. **Long-Term shoreline erosion estimates**
    N/A

Wetland Survey
Peterson & VandenBerg Environmental conducted a wetland delineation survey on the parcel. This full report is included with application. While there are wetland areas on the site, this project is intentionally designed to avoid impacting the wetland areas. There will be no impacts to the wetland soils, and no electrical equipment will be placed in the wetland areas. The areas delineated in this report will be staked to ensure the project does not impact the wetlands.

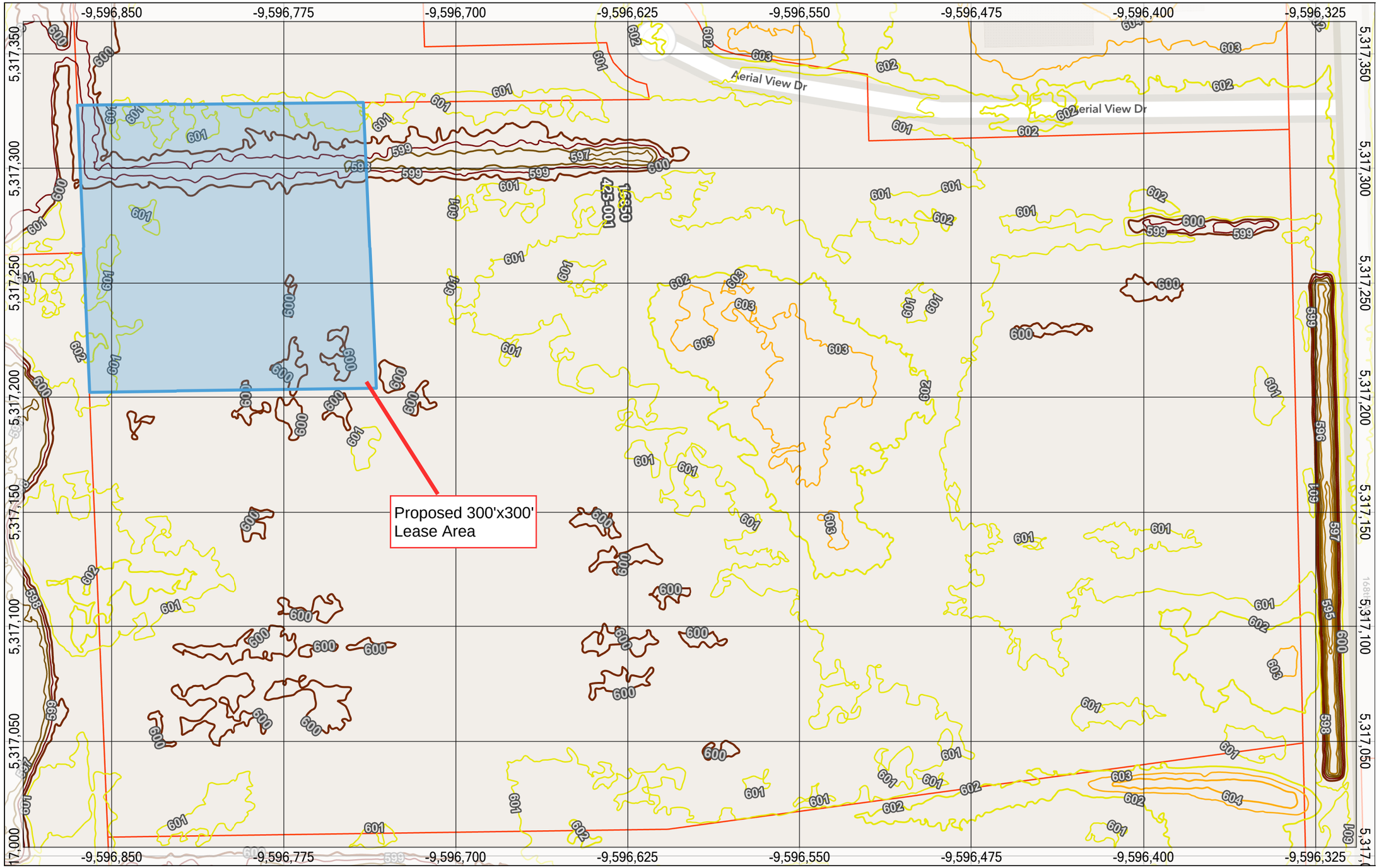
Thank you for your consideration of this project built by the community, for the community.

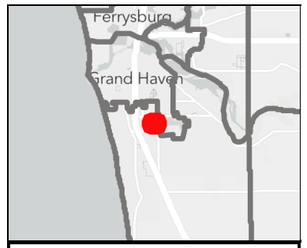


Austin Gagnon
Distribution & Engineering Manager
Grand Haven Board of Light and Power

Ottawa County
Geospatial Insights & Solutions

Property Mapping





Legend

2018 Contours

Ten ft Contours

Two ft Contours

+2

1:1,200

Notes

Existing Topography

Trees to be removed, no change to rough grade.

Proposed solar panels will be maximum 15' above ground level.

0 150 300 ft

WGS_1984_Web_Mercator_Auxiliary_Sphere

@ Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION


Peterson & VandenBerg Environmental, LLC
Wetlands • Critical Dunes • Permit Assistance
Threatened & Endangered Species • Wetland Mitigation
I. Wetland Delineation Map
Wetland B
Flags B1-B47
Sample Point 3
Sample Point 4
Sample Point 2
Sample Point 1
Wetland A
Flags A1-A69
& AA1-AA60
Wetland boundaries flagged and located with submeter accurate GPS by Peterson & VandenBerg Environmental on May 5 & May 11, 2026.
AOI at 16850 Comstock St
City of Grand Haven, Ottawa County, MI
~Property Line
Area of Interest
Wetland Boundary
Stream
Sample Point
0
50 ft
1:1,500
ESRI:102121
05/20/2026

Peterson & VandenBerg Environmental, LLC

Wetlands • Critical Dunes • Permit Assistance
Threatened & Endangered Species • Wetland Mitigation

WETLAND DELINEATION REPORT

AOI at 16850 Comstock Street
City of Grand Haven, Ottawa County, Michigan

May 22, 2026





Wetland Delineation Report

AOI at 16850 Comstock Street

Parcel No. 70-03-33-425-001

City of Grand Haven, Ottawa County, Michigan

May 22, 2026

Submitted to:

Erik Booth

Grand Haven Board of Light and Power

ebooth@ghblp.org

Prepared by:

Adrienne Peterson & Laurel Bronkella

Peterson & VandenBerg Environmental, LLC

12261 Cleveland Street, Suite D

Nunica, MI 49448

Table of Contents

1. Introduction 1

2. Methods 1

2a. In-Office Review 1

2b. Onsite Evaluation 1

3. Results 1

3a. In-Office Review 1

3b. Onsite Evaluation 2

Sample Point 1 – Wetland A 2

Sample Point 2 – Upland A 2

Sample Point 3 – Wetland B 3

Sample Point 4 – Upland B 3

4. EGLE/Corps Regulatory Discussion 3

5. City of Grand Haven 4

6. Conclusion 4

Supplementary Documents

A. Google Earth Aerial Photograph

B. GIS Aerial with Topographic Contours

C. EGLE Wetlands Map Viewer

D. NWI Wetlands Mapper

E. NRCS Web Soil Survey

F. LiDAR DEM Imagery

G. Wetland Delineation Map

H. Site Photographs

I. City of Grand Haven Zoning Ordinance Excerpt

1. Introduction

Pursuant to your request, Peterson & VandenBerg Environmental (PVE) conducted a wetland delineation of the area of interest (AOI) at 16850 Comstock Street located in the City of Grand Haven, Ottawa County, Michigan, on May 5 and 11, 2026. The intent of this report is to provide a brief description of the wetland areas identified within the AOI and their regulatory status.

2. Methods

2a. In-Office Review

A review of in-office information including aerial photographs (A), topographic contours (B), Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetlands Map Viewer (C), National Wetlands Inventory (NWI) Wetlands Mapper (D), the National Resources Conservation Service (NRCS) Web Soil Survey (E), and Light Detection and Ranging (LiDAR) Digital Elevation Model (DEM) imagery (F) was conducted. Online information depicts what may be present onsite. The results of this online information are not always accurate, but they provide additional information about the potential characteristics of the property. An onsite evaluation provides the most accurate information regarding the presence of wetlands on the site.

2b. Onsite Evaluation

The methods used to conduct the wetland delineation are consistent with our understanding of the procedures and general practices used by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). This wetland delineation was conducted in a manner consistent with the 1987 *Corps of Engineers Wetlands Delineation Manual* and the 2012 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (Version 2). The wetlands identification and delineation procedures outlined in these manuals require evaluation of site vegetation, soils, and hydrologic characteristics. Dominant wetland vegetation, hydric soil, and wetland hydric regime must all be present for an area to be classified as a wetland. Hydrophytic vegetation decisions are based on the wetland indicator status of the dominant species in the plant community. Species with indicator statuses of obligate wetland (OBL), facultative wetland (FACW), and facultative (FAC) are considered wetland species, while species with indicator statuses of facultative upland (FACU) and upland (UPL) are considered upland species. FAC species are also commonly present in upland plant communities.

3. Results

3a. In-Office Review

The in-office information indicated that wetlands were likely to be present within the AOI. The EGLE Wetlands Map Viewer indicated wetland soils across the entire AOI, except for the southeast corner. The NWI Wetlands Mapper did not indicate any wetlands within the AOI.

The NRCS soil survey indicated poorly drained soil (Granby loamy sand) across 98.6% of the AOI. Somewhat poorly drained soil (Pipestone-Covert-Saugatuck sands) was indicated across 1.4% of the AOI, located in the southeast corner. Poorly drained soils are considered hydric soils due to water being removed so slowly that the soil is wet at shallow depths during the growing season or long periods. Poorly drained soil can indicate the presence of wetlands.

The LiDAR DEM Imagery indicated most of the AOI was at a consistent elevation, with a lower elevation linear feature along the northern boundary. Aerial imagery indicated there was likely a linear drainage feature along the northern boundary due to visible inundation, and likely wetland in the center of the AOI based on the change in vegetation in this area, and visible saturation.

3b. Onsite Evaluation

The AOI consisted primarily of a forested area with a thick shrub understory, with a shrub dominant area in the center. The wetland delineation identified a forested and scrub-shrub wetland complex in the center of the AOI (Wetland A), and a linear drainageway wetland near the northern boundary line (Wetland B). It appeared that a small portion of the drainageway near the eastern boundary line could be considered a stream by EGLE, whereas the rest of the drainageway does not meet the requirements for a stream. These wetlands were delineated with pink flagging labeled with a letter and sequential number approximately every 25 feet around the wetland boundaries. The wetland boundary flagging was located with our sub-meter accurate Global Positioning System (GPS) and is depicted on the enclosed wetland delineation map (G). Below is a summary of the sample point data included in the USACE/EGLE Wetland Data Sheets (H). Onsite photographs are included in Appendix I.

Sample Point 1 – Wetland A

Wetland A is a forested and scrub-shrub wetland complex in the center of the AOI. The wetland was primarily scrub-shrub in the center. The dominant vegetation in Wetland A at sample point 1 consisted of FAC and FACW species including quaking aspen (*Populus tremuloides*), silky dogwood (*Cornus amomum*), and sensitive fern (*Onoclea sensibilis*). Additional vegetation observed in Wetland A includes FAC and FACW species such as giant goldenrod (*Solidago gigantea*), sandbar willow (Salix interior) and arrowwood (*Viburnum dentatum*). This vegetation meets the ‘dominance test’ and ‘prevalence index’ hydrophytic vegetation indicators.

The soil pit in this location contained Munsell soil color 10YR 3/1 very dark gray sand from 0-13 inches, and 10YR 5/3 brown sand from 13-16 inches. This soil meets the ‘dark surface’ hydric soil indicator. The soil pit was not saturated, and the water table was not observed.

The hydrologic regime requirement was met through the ‘saturation visible on aerial imagery,’ ‘geomorphic position,’ and ‘FAC-neutral test’ hydrology indicators. The wetland boundaries were identified with pink flagging labeled A1-A69 and AA1-AA60.

Sample Point 2 – Upland A

The upland area adjacent to Wetland A at sample point 2 consisted primarily of FACU to FAC vegetation including white pine (*Pinus strobus*), quaking aspen (*Populus tremuloides*), Morrow’s honeysuckle (*Lonicera morrowii*), white avens (*Geum canadense*), choke cherry (*Prunus virginiana*), and white ash (*Fraxinus americana*). Nondominant vegetation at the sample point included FAC species such as red maple (*Acer rubrum*). This vegetation does not meet any hydrophytic vegetation indicators.

The soil pit in this location contained Munsell soil color 10YR 3/1 very dark gray sand from 0-15 inches and 10YR 5/3 brown sand from 15-16 inches. This soil does not meet any hydric soil indicators. The soil pit was not saturated, and the water table was not observed. No other hydrologic indicators were met in this location.

Sample Point 3 – Wetland B

Wetland B is a wetland drainage ditch along the northern AOI boundary line. The ditch was primarily forested along the edge and emergent in the center. The dominant vegetation in Wetland B at sample point 3 consisted of UPL to OBL species including black willow (*Salix nigra*), quaking aspen (*Populus tremuloides*), Morrow's honeysuckle (*Lonicera morrowii*), Autumn olive (*Elaeagnus umbellata*), and green ash (*Fraxinus pennsylvanica*). This vegetation meets the 'dominance test' and 'prevalence index' hydrophytic vegetation indicators.

The soil pit in this location contained Munsell soil color 10YR 2/1 black sand from 0-4 inches, 10YR 5/2 grayish brown sand from 4-8 inches, and 10YR 5/3 brown sand from 8-14 inches. This soil meets the 'dark surface' hydric soil indicator. The soil pit was saturated to the surface, and the water table was observed at a depth of 3 inches. The center of the drainage ditch adjacent to the sample point had approximately 2 inches of surface water.

The hydrologic regime requirement was met through the 'high water table,' 'saturation,' 'water-stained leaves,' and 'geomorphic position' hydrology indicators. The wetland boundaries were identified with pink flagging labeled B1-B47.

Sample Point 4 – Upland B

The upland area adjacent to Wetland B at sample point 4 consisted primarily of FACU vegetation including white pine (*Pinus strobus*), Morrow's honeysuckle (*Lonicera morrowii*), and choke cherry (*Prunus virginiana*). Nondominant vegetation at the sample point included FACU species such as red cedar (*Juniperus virginana*). This vegetation does not meet any hydrophytic vegetation indicators.

The soil pit in this location contained Munsell soil color 10YR 3/2 very dark grayish brown sand from 0-6 inches, and 10YR 4/4 dark yellowish brown sand from 6-7 inches. A restrictive layer of roots was present below 7 inches. This soil does not meet any hydric soil indicators. The soil pit was not saturated, and the water table was not observed. No other hydrologic indicators were met in this location.

4. EGLE/Corps Regulatory Discussion

For EGLE to have regulatory authority over a wetland, the wetland must be contiguous (within 1000 feet) to a Great Lake, (within 500 feet) to a lake, pond (greater than one acre in size), and/or stream and/or the wetland complex must be greater than 5 acres in size. Both wetlands onsite appear to be regulated by EGLE due to the proximity to the detention pond to the west which is greater than 1 acre in size, and the stream located within Wetland B.

EGLE also has regulatory authority over rivers, streams, lakes, ponds, and the designated floodway and 100-year floodplain of rivers and streams. EGLE defines a stream as a waterbody that has bed, banks, and evidence of flow or continued occurrence of water. It appears only a small section of the drainage way in Wetland B would be considered a stream by EGLE. A permit is required from EGLE for any structure placement, enclosure, excavation or filling within a river, stream, lake, or pond. A permit is also required from EGLE for the construction of a pond within 500 feet of a lake or stream, or for the construction of a lake. EGLE considers a lake to be a waterbody over 5 acres in size.

In Michigan, the U.S. Army Corps of Engineers (Corps) only has jurisdiction over wetland areas that are adjacent to navigable waterways. Typically, this jurisdiction does not extend above the Ordinary High-Water Mark (OHWM) of the navigable waterway. Adjacent wetlands have a continuous surface connection to a navigable waterway, meaning they directly touch such waters, so that there is no clear demarcation between the waters and the wetlands, and they are not separated by uplands, a berm, dike, or similar features. It does not appear that the Corps would take jurisdiction over the wetlands on this property.

Permits must be obtained from EGLE prior to conducting most filling, dredging, structure placement, draining activities, and/or maintaining a use of a regulated wetland. EGLE will require that the applicant prove that there are no prudent or feasible alternatives to impacting the wetland prior to issuing a permit for any wetland impacts. These agencies may consider another site as a potential alternative unless it is proven that this site is specific to the goals of the project. Wetland impacts over 1/10 of an acre may require some type of mitigation for the impact. Wetland impacts over 1/3 of an acre have very specific requirements for mitigation.

Plan and cross-section view drawings to an easily measurable engineer scale depicting all wetland impacts would need to be prepared for the EGLE application package. The details of all regulated activities need to be noted, including cubic yards of material to be placed, square feet of wetland to be impacted, and the size and placement of any equalization culverts or stormwater outlets. The EGLE application fee will vary from $50 to $2,000 depending on the proposed activities.

5. City of Grand Haven

The City of Grand Haven also has regulatory authority over the wetlands on this property. The City's Sensitive Areas Overlay District protects wetlands within the district as defined by state law, as well as wetlands that met the following conditions:

- Wetlands 2 to 5 acres in size, whether partially or entirely contained within the site of proposed alteration, which are not contiguous to any lake, stream, river or pond
- Wetlands smaller than 2 acres in size which are not contiguous to any lake, stream, river or pond and are determined to be consistent with the intent of the Sensitive Areas Overlay District.

A permit may be required from the City of Grand Haven for any use of a wetland. Please see the enclosed zoning ordinance excerpt for more information (J).

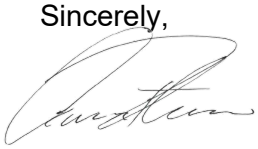
6. Conclusion

Please be advised that the information provided in this report is a professional opinion. The ultimate decision on wetland boundary locations and jurisdiction on this property thereof rests with EGLE and in some cases, the Corps. An agency's determination can vary due to numerous factors, such as the season of the year. The physical characteristics of the site can change with time depending on the weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. Any of these variables can affect the nature/extent of wetlands on the site.

This report does not address all local ordinances that may apply to this site.

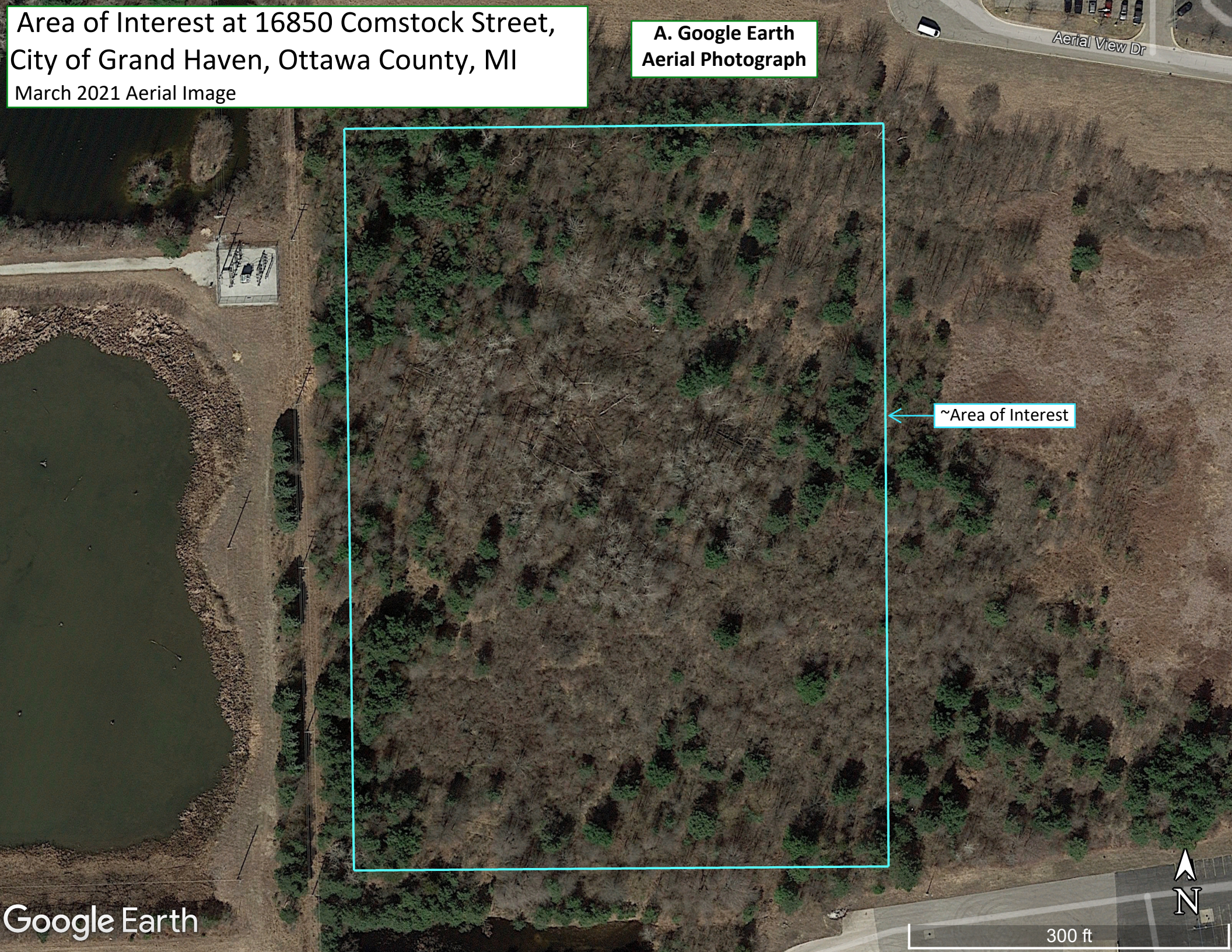
Thank you for the opportunity to provide this wetland delineation. If you have any questions, or if you would like assistance applying for permits, please contact us at your convenience.

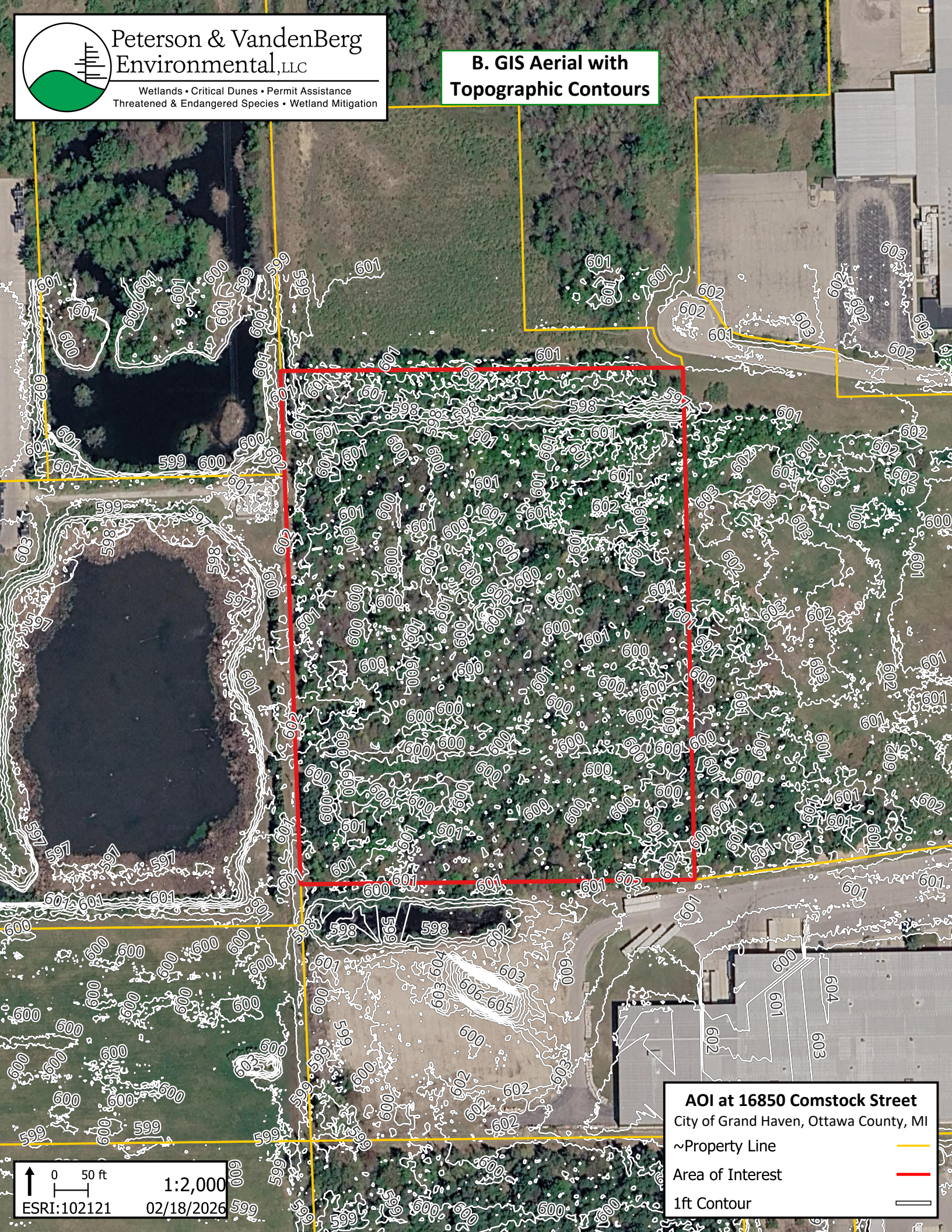
Sincerely,

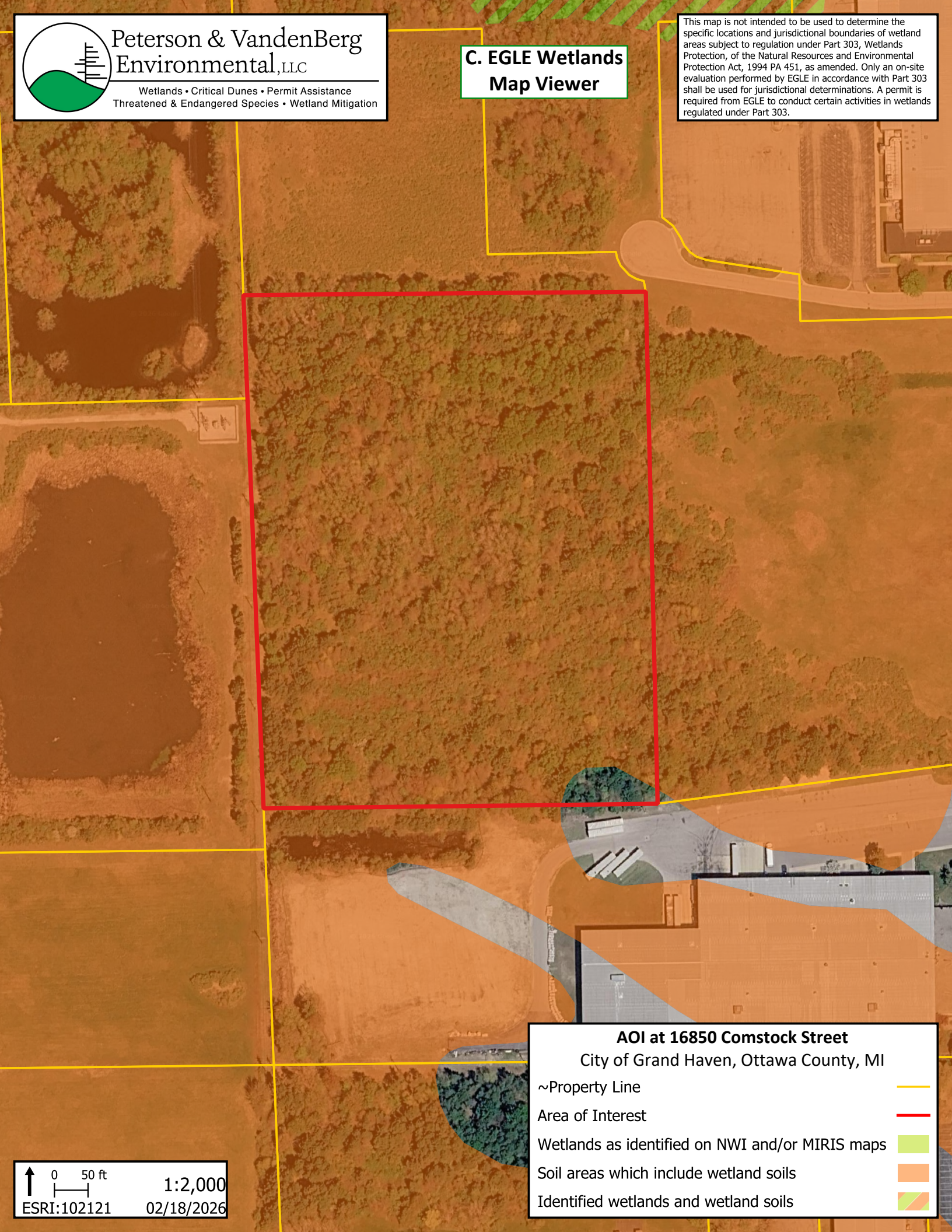


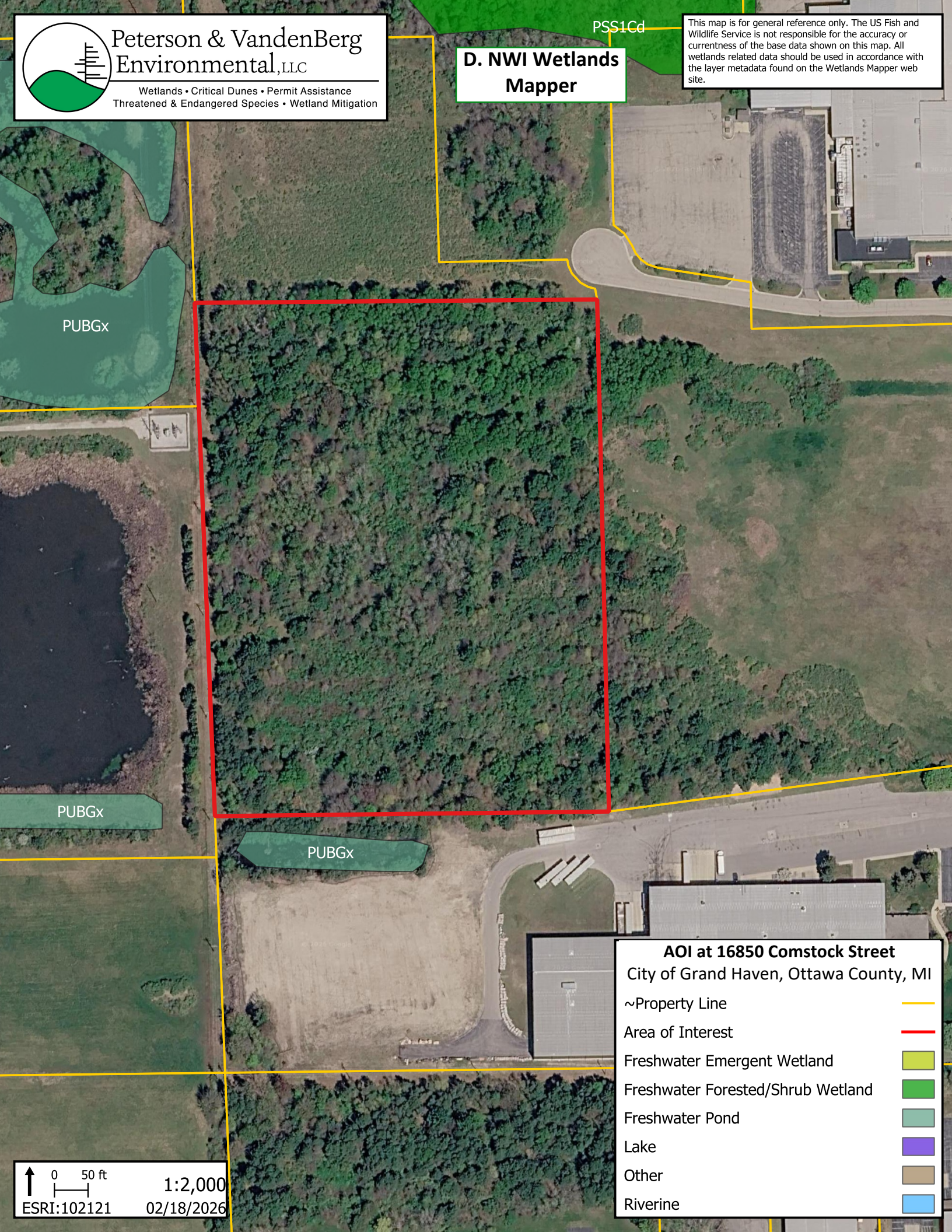
Peterson and VandenBerg Environmental, LLC
Adrienne Peterson

Enclosures


Area of Interest at 16850 Comstock Street, City of Grand Haven, Ottawa County, MI
March 2021 Aerial Image
A. Google Earth Aerial Photograph
Aerial View Dr
~Area of Interest
N
300 ft
Google Earth


Peterson & VandenBerg Environmental, LLC
Wetlands • Critical Dunes • Permit Assistance
Threatened & Endangered Species • Wetland Mitigation
B. GIS Aerial with Topographic Contours
AOI at 16850 Comstock Street
City of Grand Haven, Ottawa County, MI
~Property Line
Area of Interest
1ft Contour
0 50 ft
1:2,000
ESRI:102121
02/18/2026

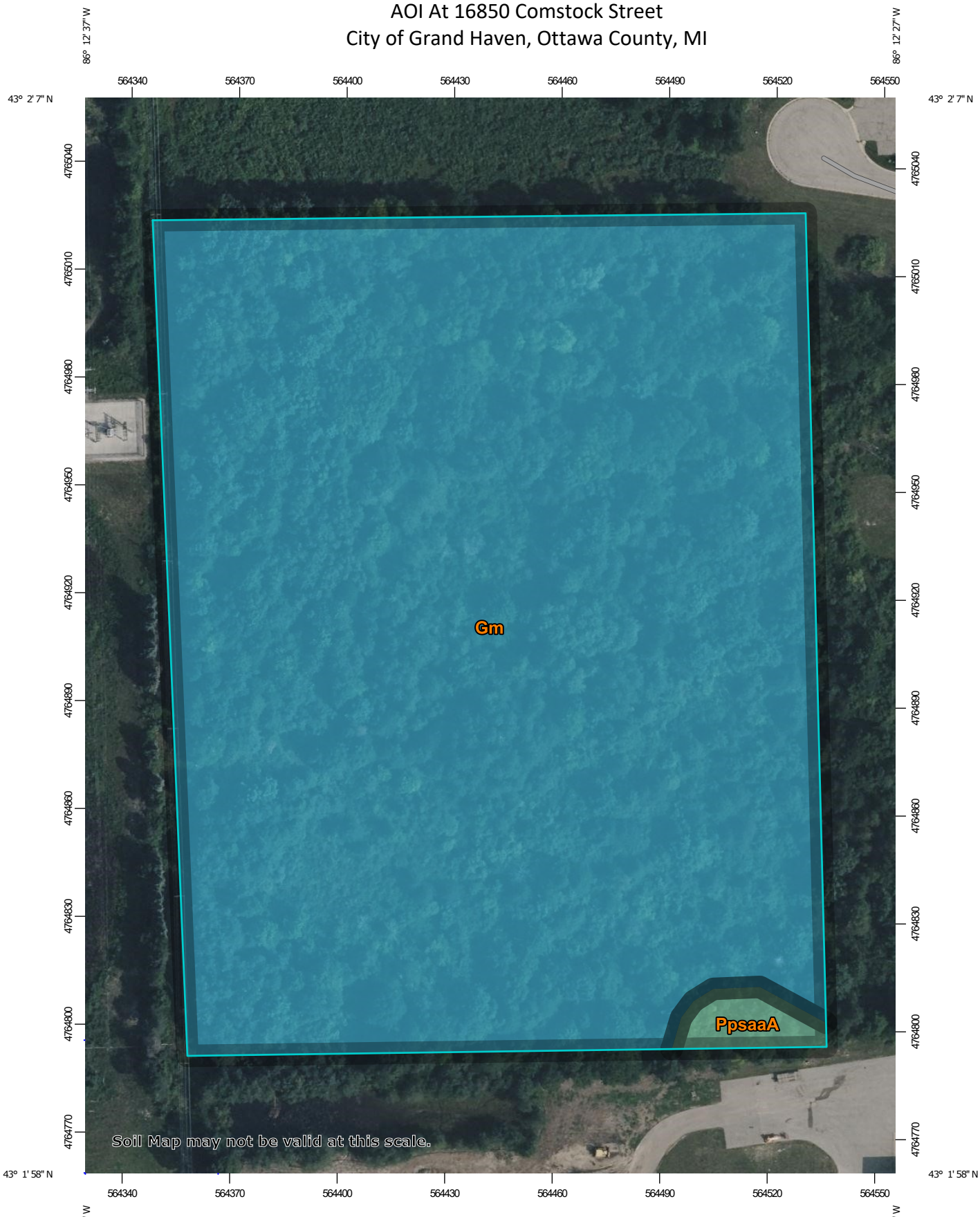

Peterson & VandenBerg Environmental, LLC
Wetlands • Critical Dunes • Permit Assistance
Threatened & Endangered Species • Wetland Mitigation
C. EGLE Wetlands Map Viewer
This map is not intended to be used to determine the specific locations and jurisdictional boundaries of wetland areas subject to regulation under Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. Only an on-site evaluation performed by EGLE in accordance with Part 303 shall be used for jurisdictional determinations. A permit is required from EGLE to conduct certain activities in wetlands regulated under Part 303.
AOI at 16850 Comstock Street
City of Grand Haven, Ottawa County, MI
~Property Line
Area of Interest
Wetlands as identified on NWI and/or MIRIS maps
Soil areas which include wetland soils
Identified wetlands and wetland soils
0 50 ft
1:2,000
ESRI:102121
02/18/2026


Peterson & VandenBerg Environmental, LLC
Wetlands • Critical Dunes • Permit Assistance
Threatened & Endangered Species • Wetland Mitigation
D. NWI Wetlands Mapper
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
PSS1Cd
PUBGx
PUBGx
PUBGx
AOI at 16850 Comstock Street
City of Grand Haven, Ottawa County, MI
~Property Line
Area of Interest
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Lake
Other
Riverine
0 50 ft
1:2,000
ESRI:102121
02/18/2026

E. NRCS Web Soil Survey

AOI At 16850 Comstock Street

City of Grand Haven, Ottawa County, MI



Map Scale: 1:1,460 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- Excessively drained
- Somewhat excessively drained
- Well drained
- Moderately well drained
- Somewhat poorly drained
- Poorly drained
- Very poorly drained
- Subaqueous
- Not rated or not available

Soil Rating Lines

- Excessively drained
- Somewhat excessively drained
- Well drained
- Moderately well drained
- Somewhat poorly drained
- Poorly drained
- Very poorly drained
- Subaqueous
- Not rated or not available

Soil Rating Points

- Excessively drained
- Somewhat excessively drained
- Well drained
- Moderately well drained
- Somewhat poorly drained
- Poorly drained
- Very poorly drained
- Subaqueous
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ottawa County, Michigan
Survey Area Data: Version 20, Sep 4, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 30, 2024—Aug 22, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Gm	Granby loamy sand, lake plain, 0 to 2 percent slopes	Poorly drained	10.2	98.6%
PpsaaA	Pipestone-Covert-Saugatuck sands, 0 to 3 percent slopes	Somewhat poorly drained	0.1	1.4%
Totals for Area of Interest			**10.4**	**100.0%**

Description

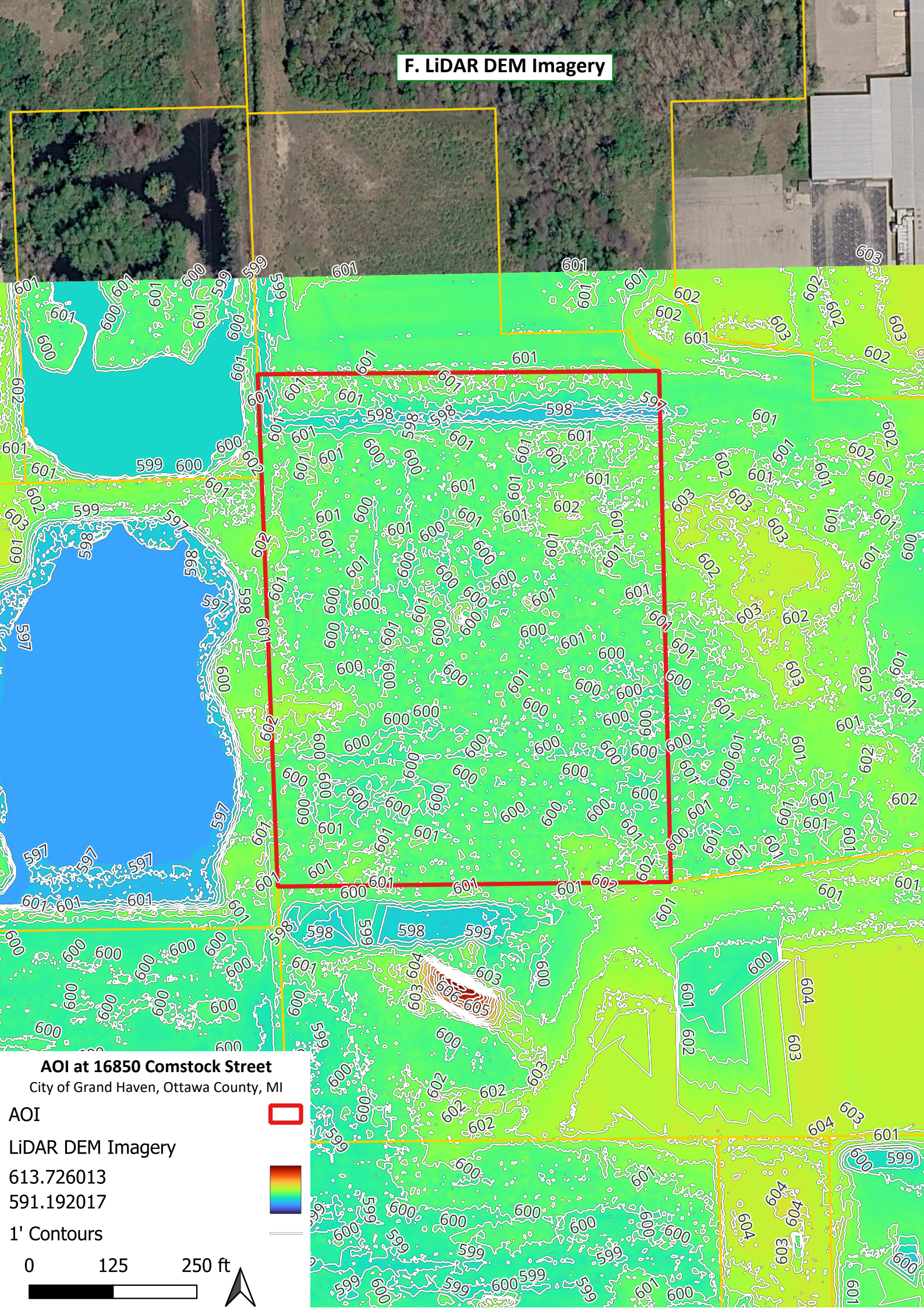
"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher


F. LiDAR DEM Imagery
AOI at 16850 Comstock Street
City of Grand Haven, Ottawa County, MI
AOI
LiDAR DEM Imagery
613.726013
591.192017
1' Contours
0
125
250 ft


Peterson & VandenBerg Environmental, LLC
Wetlands • Critical Dunes • Permit Assistance
Threatened & Endangered Species • Wetland Mitigation
G. Wetland Delineation Map
Wetland B
Flags B1-B47
Sample Point 3
Sample Point 4
Sample Point 2
Sample Point 1
Wetland A
Flags A1-A69
& AA1-AA60
Wetland boundaries flagged and located with submeter accurate GPS by Peterson & VandenBerg Environmental on May 5 & May 11, 2026.
AOI at 16850 Comstock St
City of Grand Haven, Ottawa County, MI
~Property Line
Area of Interest
Wetland Boundary
Stream
Sample Point
0
50 ft
1:1,500
ESRI:102121
05/20/2026

AOI at 16850 Comstock Street, City of Grand Haven, Ottawa County, MI

Site Photographs – May 5 and 11, 2026



1. Sample Point 1 – Wetland A Soil Pit



2. Sample Point 1 – Wetland A Surrounding Area

Peterson & VandenBerg Environmental
12261 Cleveland Street, Suite D, Nunica, MI 49448

(616) 402-7592 | (616) 928-7983
www.petersonenviro.com



3. Sample Point 2 – Upland A Soil Pit



4. Sample Point 2 – Upland A Surrounding Area



5. Sample Point 3 – Wetland B Soil Pit



6. Sample Point 3 – Wetland B Surrounding Area



7. Sample Point 4 – Wetland B Soil Pit



8. Sample Point 4 – Wetland B Surrounding Area

Sec. 40-422. - SA. Sensitive Areas Overlay district.

I. City of Grand Haven Zoning Ordinance Excerpt

Sec. 40-422.01. - Intent.

The SA Sensitive Areas Overlay district is intended to protect, conserve and promote specific areas within the city on which there are elements of environmental significance that comprise some of the city's natural heritage and contribute to the character and identity of the city, and therefore are deserving of protection, preservation and conservation.

(Ord. No. 2021-02, § 1(Exh. A), 1-4-21)

Sec. 40-422.02. - Application.

The SA Overlay district, as it appears on the city's official zoning map mylar and SA Overlay district maps, reflects the SA Sensitive Areas within the city as depicted on the city's adopted future land use strategic land use master plan map. The SA Overlay district as portrayed on the city's zoning map is an overlay district, which extends across other zoning districts described in this chapter. The criteria utilized to designate Sensitive Areas are as follows:

A. *Floodplain.*

Sensitive because:	It provides water recharge areas and natural water retention basins during periods of heavy precipitation, snowmelt and riverflow. Harmful pesticides and other chemicals can leach into waterways, and homes and property can be damaged during periods of heavy precipitation, snowmelt and riverflow
Defined by:	100-year and 500-year floodplain as defined by FEMA mapping on streams and International Great Lakes Datum (IGLD) elevation on Lake Michigan
	Boundary at which there is a 1% chance in any year of a 100-year flood occurring
	Boundary at which there is a 0.2% chance in any year of a 500-year flood occurring
Comments:	Development requires permit from EGLE and sometimes USACE

	Often contains wetlands regulated under the Michigan Resources and Environmental Protection Act (Act No. 451 of the Public Acts of 1994, as amended), Part 303, Wetland Protection

B. *Wetlands/streams.*

Sensitive because:	It provides flood and storm control, wildlife habitat, pollution treatment, water recharge and storage areas, erosion control, water quality benefits
Defined by:	Criteria set by state/federal law: state definitions outlined in the Michigan Natural Resources and Environmental Protection Act. Part 303, Wetland Protection
	All wetlands subject to regulation by the City, including: A. Wetlands two (2) to five (5) acres in size, whether partially or entirely contained within the site of proposed alteration, which are not contiguous to any lake, stream, river or pond B. Wetlands smaller than two (2) acres in size which are not contiguous to any lake, stream, river or pond and are determined to be consistent with the intent of the Sensitive Areas Overlay District
	And criteria set by state/federal law: state definitions outlined in the Michigan Natural Resources and Environmental Protection Act. Part 301, Inland Lakes & Streams
	Delineated by site inspections, including investigation of plants, soils, and hydrology
	May include springs, seeps, rivers
	May exclude manmade ponds

C. *Dunes/Lake Michigan shoreline.*

Sensitive because:	Value includes rare ecosystem, part of the largest stretch of fresh-water dunes in the world; areas of high erosion; very specialized habitat for plants and animals, containing several state and federal-listed species; beaches for recreation
Defined by:	State and federal statutes (Shoreline) (Section 10 and part 325 of PA 451 of 1994 as amended) and Part 323 of 451 of 1994 as amended (High Risk Erosion Areas)
	Geomorphologic features and interrelated habitat zones (dunes); Shoreline that has been determined to annually erode by one foot or more for a minimum of fifteen (15) years
	Delineated by site inspections
	Existing urbanized areas may be excluded where density is high and/or habitat value is limited
Comments:	May contain areas designated by the State as Critical Dune Areas (CDAs) and subject to regulation under Part 353, Sand Dune Protection and Management, and Part 323, Shoreland Protection and Management
	May contain sensitive slopes

The city will apply criteria letters D—F for consideration only when occurring in conjunction with (within or immediately adjacent to) one or more of criteria letters A—C. The criteria, which do not stand-alone as Sensitive Areas are:

D. *Vegetation/habitat.*

Sensitive because:	Quality of life, aesthetic value, habitat value, provide buffer zone to other Sensitive Areas which are immediately adjacent and may contain species of concern

Defined by:	Sensitivity of area within or immediately adjacent to another Sensitive Area; areas in a natural vegetated condition; areas where impact could adversely affect the adjacent Sensitive Area
	Areas of sufficient size, connection, and/or diversity, to currently support wildlife communities
	May provide biodiversity in combination with an adjacent Sensitive Area
	Delineated by site inspections
Comments:	Likely to be a component of all floodplains, wetland/stream and dune classifications
	May also provide justification for excluding other areas from Sensitive Area designation
	Not labeled separately on mapping, but identified in documentation if present

E. *Species of concern.*

Sensitive because:	Some plant and animal species are identified as rare within the State of Michigan and are protected by State and /or federal laws
Defined by:	Known occurrences of species listed as endangered, threatened, or of special concern (source: State of Michigan database)
	Assessment of habitat; May include habitat suitable for state or federal listed endangered or threatened plant or animal species (may include areas where there are no documented occurrences)
	Direct observation of species not otherwise mapped or known to occur

F. *Slopes.*

Sensitive because:	In proximity to other Sensitive Areas, there is potential for impact to adjacent Sensitive Areas if slopes are disturbed because of potential for destabilization/erosion, altered drainage patterns
Defined by:	Delineated by site inspections, including consideration for degree of slope, soil type, vegetative cover, erodibility, buffering value and adjacent use or community

All other provisions of the ordinance notwithstanding, wherever the SA district extends over part or all of another zoning district, the standards of the SA district shall control.

(Ord. No. 2021-02, § 1(Exh. A), 1-4-21)

Sec. 40-422.03. - Use provisions.

A. *Permitted uses.*
   1. Public parks and public open-space areas.
   2. Quasi-public reserves or open-space areas.
   3. Non-motorized bicycle, hiking, horseback riding, exercising, or nature trails.
   4. Shelter houses.
   5. Management, enhancement, or stabilization protection structures.
   6. Single-family dwelling construction projects in zoning districts that permit this use.

B. *Principal uses permitted to special conditions:* The following uses shall be permitted subject to special conditions in the SA Overlay District. All such uses shall be subject to review and approval by the planning commission as well as site plan review by the planning commission. Such uses shall be subject to the procedures and requirements of sections 40-422.04 and 40-115 site plan process. If a special land use and the standards for which conflict with section 40-422.04, section 40-422.04 shall apply. All such uses shall be reviewed under section 40-422.04 and shall not be permitted if they would unacceptably impact any Sensitive Area:
   1. Any use permitted in the underlying zoning district, subject to all requirements in the underlying district and all requirements of this section.

2. Uses permitted subject to special conditions in the underlying zoning district, subject to any applicable requirements for such uses in such zoning district.
3. For any parcel for which the underlying zoning district is a PD Planned Development, any use permitted within the PD district subject to all requirements of the PD district.

(Ord. No. 2021-02, § 1(Exh. A), 1-4-21)

Sec. 40-422.04. - Required conditions.

Application to develop land within the SA Overlay district for any use permitted in that district shall require compliance with the following conditions:

A. No person shall undertake any activity such as grading, clearing, cutting and filling, excavating, or tree removal in preparation for a use subject to special conditions in the Sensitive Area Overlay unless approved by the planning commission and any other review agency such as the department of environmental quality.
B. The construction, expansion of or change in a permitted use of land shall meet all building height, bulk, and setback requirements applicable to the use district in which it is located and where applicable to the use district in which it is located and, where applicable, shall meet the numerical off-street parking and off-street parking layout standards of this chapter.
C. One single-family detached dwelling erected on a single lot of record shall comply with the building height and building setback requirements of the residential district in which the lot is located.
D. No existing or new use of land permitted in the SA Overlay district shall be allowed unless it complies with the high-risk erosion area setback requirements of part 323 entitled "Shorelands Protection and Management" of the Natural Resources Environmental Protection Act, Act No. 451 of the Public Acts of Michigan of 1994, as amended, and the shoreline protection measure requirements stated in section 40-423.03 of the Beach Overlay district, if applicable.
E. The disposal of sanitary sewage from any expanded use or new use of land within the SA Overlay district shall be by means of the city's public sanitary sewer system, or, if not available, shall be by approval of the Ottawa County Health Department.
F. All land within the SA Overlay district affected during development, shall be stabilized during construction to minimize soil erosion conditions. Upon completion of development, said land shall be:
    1. Restored so as to establish permanent drainage patterns with no greater adverse effect on adjacent properties;
    2. Replanted to prevent soil erosion; and

3. Restored to the natural appearance and contours of the land to the extent possible, in compliance with part 91, entitled "Soil Erosion and Sedimentation Control" of the Natural Resources Environmental Protection Act, Act No 451, of the Public Acts of Michigan of 1994, as amended.

G. All development and redevelopment located within 250 feet of a critical dune area which is designated on the Michigan Department of Natural Resources "Atlas of Critical Dune Area" dated February 1989 or any amendments thereto with the SA Overlay district shall comply with requirements of Part 353 entitled "Sand Dunes protection and Management" of the Natural Resources Environmental Protection Act, Act No. 451, of the Public Acts of Michigan of 1994, as amended.

H. Any use of a wetland located within a SA Overlay district shall comply with the requirements of Part 303, entitled "Wetland Protection" of the Natural resources Environmental Protection Act, Act No. 451, of the Public Acts of Michigan of 194, as amended.

I. Any use of an area designated as a floodplain by the Michigan Department of Natural Resources or the National Flood Insurance Program Flood Insurance Rate Map dated February 15, 1978, shall comply with requirements of Part 31, entitled "Water Resources Protection," Part 301 entitled "Inland Lakes and Streams," Part 303 entitled "Wetland Protection," Part 323 entitled "Shorelands Protection and Management," and Part 325 entitled "Great Lakes Submerged Lands" of the Natural Resources Environmental Protection act, Act No. 451 of the public Acts of Michigan of 1994, as amended.

J. Reasonable efforts shall be made to protect and preserve natural and native vegetation within the SA Overlay district. Significant trees (six (6) inches and larger in diameter) measured at four (4) feet from grade shall be preserved, wherever possible. Reasonable pruning and trimming of existing vegetation is allowed. Vegetative cover that is removed outside of the building envelope shall be cut flush with the ground and the stumps and roots shall not be removed. Pruning of dead and native cover is permitted, however, the stumps and roots shall not be removed.

K. Improvements located within the SA Overlay district, including parking lots, driveways, and storm water management structures, shall be designed to minimize negative impacts on sensitive natural features. Examples include use of pervious pavers, depressed parking lot islands, native plantings, and bioswales.

L. For construction or expansion of any use subject to special conditions on any parcel in the SA Overlay district, a site plan shall be prepared and submitted for review and approval by the planning commission and, where applicable, the Michigan Department of Environment, Great Lakes & Energy (EGLE). All site plans shall be prepared in accordance with Section 40-115 and with applicable standards of Part 323 entitled "Shorelands Protection and Management" and

Part 353 entitled "Sand Dunes Protection and Management" of Natural Resources Environmental Protection Act, Act No. 451, of the Public Acts of Michigan of 1994, as amended.

M. The proposed use, expansion or improvement will not unacceptably impact the Sensitive Area or surrounding property or uses. In determining such issues, staff (if subject to staff review) or the planning commission (if subject to planning commission review) shall, at a minimum and not by limitation, consider at least the following factors:

1. Traffic generation and traffic flows, including any hazardous conditions;
2. Noise generation;
3. The effects of vehicles and paved driveways on the premises including, without limitation, run-off, snow removal, noise, etc. resulting from the presence and use of vehicles and paved driveways as they relate to the Sensitive Area and the vegetation or animal life thereon;
4. Lot coverage;
5. Impacts upon wildlife and native plant species habitat;
6. Landscaping;
7. Compatibility with other uses and zoning in the vicinity;
8. Compatibility with neighboring properties;
9. The use of any herbicides, insecticides, other pesticides or hazardous substances on the site, including, without limitation, the effects of any run-off;
10. Native vegetation removal
11. Any mitigation of any effects upon the sensitive area;
12. Long-term shoreline erosion estimates;
13. Other factors deemed by the planning commission to be important in the protection of the Sensitive Area.

N. For the purposes of this district, uses of land not specifically allowed in section 40-422.03 shall be prohibited in the SA Overlay district.

(Ord. No. 2021-02, § 1(Exh. A), 1-4-21)

Sec. 40-422.05. - Environmental survey.

If the planning commission, upon initial review of any application and site plan filed pursuant to this Article, deems it necessary and appropriate to its review of the application and site plan, may require the applicant to conduct an environmental survey of the subject property which specifically identifies and

delineates the locations and presence of sensitive areas, floodplains, wetlands/streams, dunes, Lake Michigan shorelines, slopes, species of concern, habitat for vegetation and wildlife, and other issues listed in section 40-422.02.

(Ord. No. 2021-02, § 1(Exh. A), 1-4-21)

Sec. 40-422.06. - Reconsideration and designation as sensitive area.

The owner of any parcel of property part or all of which is designated as lying within the SA Overlay district and containing a Sensitive Area or any person of interest with the owner's written consent, may apply to the planning commission for reconsideration of that designation or redefining of the areas on the property designated as a Sensitive Area. Such an application shall be supported by an environmental survey meeting the requirements in section 40-422.05, in the case of wetland areas previously mitigated under an approved EGLE wetland mitigation permit, prior to the adoption of this ordinance, shall suffice for reconsideration of designation as Sensitive Area. If the planning commission, after a public hearing noticed and held in the same manner as is required for any re-zoning and after reviewing and considering the information submitted by the applicant, together with any other information the planning commission deems relevant, determines that the Sensitive Area designation should be modified (which modification could include the elimination of the property from the SA Overlay district, the decrease of the portion designated as Sensitive Area or the increase of the portion designated as Sensitive Area), the planning commission shall recommend such a change to the city council in the same manner as for any other rezoning request.

(Ord. No. 2021-02, § 1(Exh. A), 1-4-21)

DATE:	October 13, 2026
TO:	City of Grand Haven Planning Commission
FROM:	Brian Urquhart, City Planner
RE:	**Case 26-33:** Amendment to Grand Landing PD – Multiple family development

1.0 Background

The City Council approved the Planned Development for Grand Landing in 2006. Subsequent amendments were also approved, including changes to mixes of uses, building placement, and the full amendment of the area north of Adams Avenue. The latest amendment calls for removing the hotel and replace with 144 multiple-family development.

2.0 Request

Blake Becall of Elite Hospitality has elected to forego the plan of a hotel and partnered with Wheeler Development group to proceed with a large multiple-family residential development. The 4.69 acres calls for a total of 144 total dwelling units, 24 units each of the 6 buildings. 75% will be 1-bedroom, 25% will be 2-bedroom. A clubhouse is shown in the center of the housing development.

The plan calls for 208 total parking spaces, or 1.44 spaces per unit. Two access drives will be off Adams St. There is no vehicular connection with the apartments to the west. The pathway is shown to continue near the Kayak Launch along the river and around the development. A fire pit is shown and public gathering space.

Below are a couple of prevailing questions to ask of the applicant, with respect to the proposed development and its community impact:

1. What is the demonstrated public benefit for this phase of the PD?
2. What architectural materials, style, and defining features could be included?
3. What other amenities could the development include for the residents?
4. What is the anticipated traffic generation from this development? How will the traffic impact existing road networks and intersections within the vicinity? Should a traffic impact study be prepared and presented to the Planning Commission?

3.0 Next Steps

A major amendment to a PD requires the same process as the original approval. First, following the work session, a public hearing can be scheduled for the November 10, 2026 meeting. After holding the public hearing, a recommendation to City Council for the preliminary PD plan can be made.

Attachments:

A. Project narrative
B. Concept and lay out plans

ELITE HOSPITALITY GROUP

October 8, 2026

City of Grand Haven
Grand Haven, Michigan

RE: Proposed Change in Development Plan from Hospitality to Multifamily at Grand Landing

Dear Members of the City of Grand Haven Planning Commission,

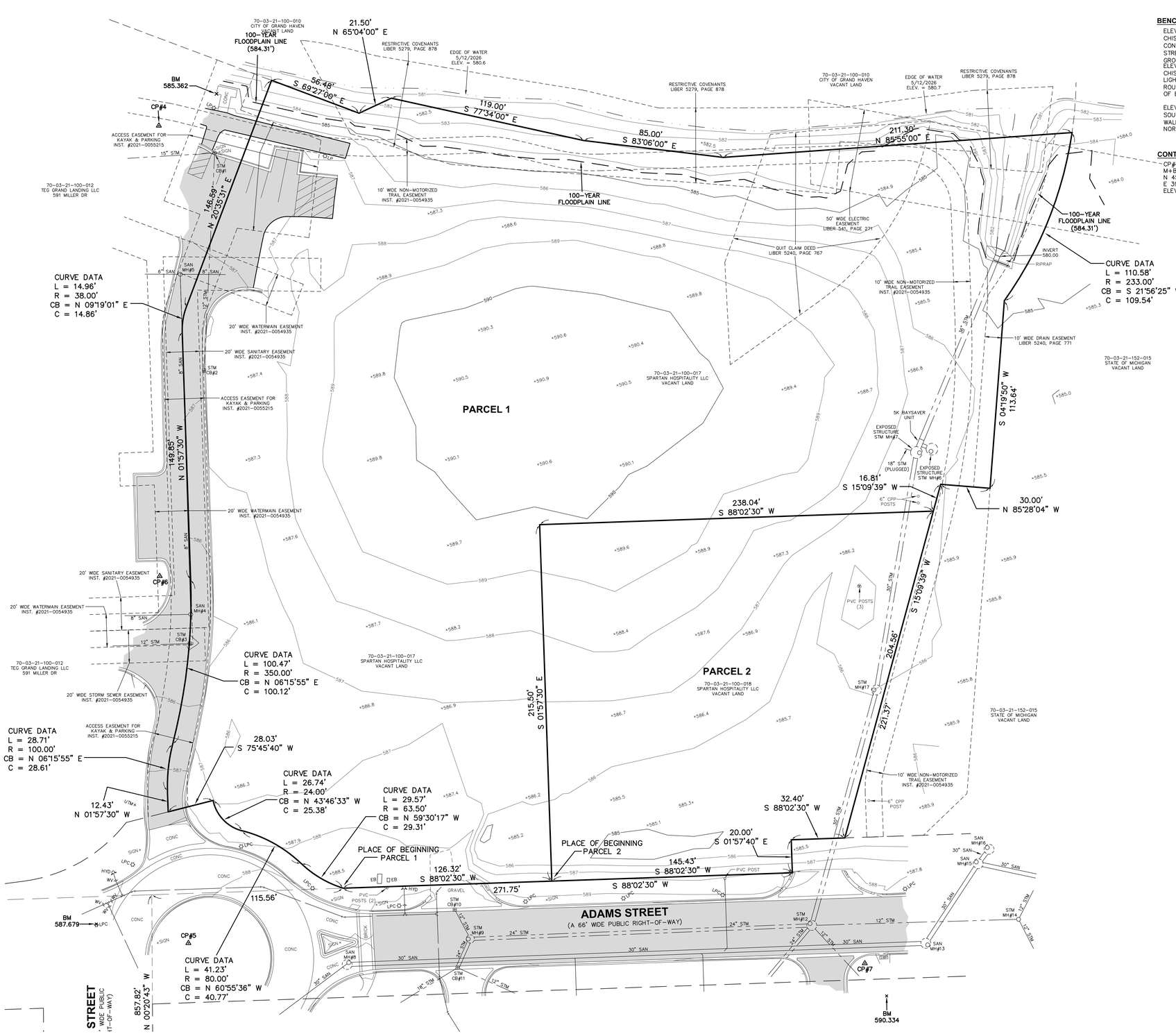
Thank you for your continued partnership and engagement throughout the planning of this project. After careful consideration, Elite Hospitality Group has decided to change our proposed development from a hospitality use to a multifamily residential community. We believe this decision serves the best interests of both our group and the City of Grand Haven, for the following reasons:

1. **Meeting the Need for New Housing.** Through our ongoing conversations with City officials and members of the community, it has become clear that Grand Haven needs new, high-quality housing. To meet that need, we have partnered with Wheeler Development Group, a firm with an established track record of delivering quality multifamily communities throughout West Michigan.
2. **Long-Term Financial Sustainability.** Following several months of extensive due diligence, we have concluded that a multifamily development is the more financially sound path for this site, particularly in light of the new hotel supply that is expected to enter the market.
3. **Making Full Use of the Site.** The property spans approximately 4.6 acres. Our previous plan called for a two-phase build-out, which would have left a substantial portion of the site undeveloped for several years. The revised plan, consisting of six buildings and 144 apartment homes, uses the entire site from the outset, delivering a complete and cohesive development without extended periods of vacant land.

In summary, this revised plan aligns the needs of the community with a financially sustainable development. We are confident it represents a true win for the City of Grand Haven, Elite Hospitality Group, and Wheeler Development Group, and we look forward to continuing our work together to bring it to life.

Respectfully,

Blake Bacall
Principal & Partner
Elite Hospitality Group



BENCHMARKS

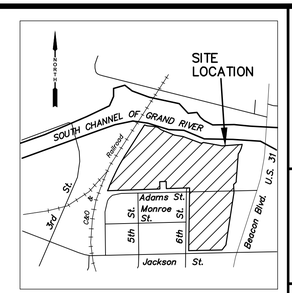
ELEVATION 590.334
CHISELED SQUARE ON THE TOP SOUTHWEST SIDE OF A 24" CONC LIGHT POLE BASE, LOCATED 27'± SOUTH OF ADAMS STREET & 160'± WEST OF SOUTHBOUND US-31 (2.0' ABOVE GROUND)

ELEVATION 587.679
CHISELED SQUARE ON THE TOP NORTH SIDE OF A 24" CONC LIGHT POLE BASE, LOCATED IN CURB ISLAND WEST OF ROUND-A-BOUT IN CENTERLINE OF ADAMS STREET, 16'± EAST OF EAST BUILDING LINE EXTENDED SOUTH OF APARTMENT #528

ELEVATION 585.362
SOUTHWEST CORNER OF A 5'x12' CONC PAD AT THE WALKWAY TO KAYAK LAUNCH NEAR WATER'S EDGE NORTH-NORTHEAST OF APARTMENT BUILDING #580.

CONTROL POINTS - MI SOUTH SPCS NAD83

CP#4	CP#5	CP#6	CP#7
M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP
N 4569.5477	N 4075.6282	N 4297.3805	N 4063.3975
E 3985.1521	E 4003.0014	E 3985.6752	E 4411.7835
ELEV 586.562	ELEV 588.771	ELEV 586.348	ELEV 588.832



LOCATION MAP
NO SCALE:

PROPERTY DESCRIPTION
Parcel 1

That part of the Northwest one-quarter of Section 21, Town 8 North, Range 16 West, City of Grand Haven, Ottawa County, Michigan, described as: COMMENCING at the West one-quarter corner of said Section 21; thence North 88°03'28" East 947.15 feet along the East-West one-quarter line of said section; thence North 00°20'43" West 857.82 feet along the East right-of-way line of 6th Street (a 66.00 foot wide public right-of-way) and its extension thereof; thence North 88°02'30" East 115.56 feet along the North right-of-way line Adams Street to the PLACE OF BEGINNING; thence Northwesterly 29.57 feet on a 63.50 foot radius curve to the right, the chord of which bears North 59°30'17" West 29.31 feet; thence Northwesterly 41.23 feet on a 80.00 foot radius curve to the left, the chord of which bears North 60°55'36" West 40.77 feet on a 24.00 foot radius curve to the right, the chord of which bears North 43°46'33" West 25.38 feet; thence South 75°45'40" West 28.03 feet; thence North 01°57'30" West 12.43 feet; thence Northerly 28.71 feet on a 100.00 foot radius curve to the right, the chord of which bears North 06°15'55" East 28.61 feet; thence Northerly 100.47 feet on a 350.00 foot radius curve to the left, the chord of which bears North 06°15'55" East 100.12 feet; thence North 01°57'30" West 149.85 feet; thence Northerly 14.96 feet on a 38.00 foot radius curve to the right, the chord of which bears North 09°19'01" East 14.86 feet; thence North 20°35'31" East 146.59 feet; thence South 69°27'00" East 56.48 feet; thence North 65°04'00" East 21.50 feet; thence South 77°34'00" East 119.00 feet; thence South 83°06'00" East 85.00 feet; thence North 85°55'00" East 211.30 feet; thence Southwesterly 110.58 feet on a 233.00 foot radius curve to the right, the chord of which bears South 21°56'25" West 109.54 feet; thence South 04°19'50" West 113.64 feet; thence North 85°28'04" West 30.00 feet; thence South 15°09'39" West 16.81 feet; thence South 88°02'30" West 238.04 feet parallel with the North right-of-way line of Adams Street; thence South 01°57'30" East 215.50 feet perpendicular to said right-of-way line; thence South 88°02'30" West 126.32 feet along said right-of-way line to the place of beginning.

3.6872 acres

PROPERTY DESCRIPTION
Parcel 2

That part of the Northwest one-quarter of Section 21, Town 8 North, Range 16 West, City of Grand Haven, Ottawa County, Michigan, described as: COMMENCING at the West one-quarter corner of said Section 21; thence North 88°03'28" East 947.15 feet along the East-West one-quarter line of said section; thence North 00°20'43" West 857.82 feet along the East right-of-way line of 6th Street (a 66.00 foot wide public right-of-way) and its extension thereof; thence North 88°02'30" East 241.88 feet along the as-platted North right-of-way line Adams Street to the PLACE OF BEGINNING; thence North 01°57'30" West 215.50 feet; thence North 88°02'30" East 238.04 feet; thence South 15°09'39" West 204.56 feet; thence South 88°02'30" West 32.40 feet along the North right-of-way line of Adams Street; thence South 01°57'40" East 20.00 feet along said right-of-way line; thence South 88°02'30" West 145.43 feet along said right-of-way line to the place of beginning.

1.0000 acre

EXISTING UNDERGROUND UTILITY DATA

STORM CB#1
RIM 585.89
12" CPP INV S 582.14
15" CPP INV W 582.14
STRUCTURE BOTTOM 579.79
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM CB#2
RIM 587.11
12" CPP INV N 583.01
STRUCTURE BOTTOM 581.21
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM CB#3
RIM 584.86
12" CPP INV W 581.16
STRUCTURE BOTTOM 580.36
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#4
RIM 585.42
8" PVC INV N 578.67
8" PVC INV W 578.62
2' DIA RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#5
RIM 587.28
6" PVC INV W 580.48
8" PVC INV E 579.58
8" PVC INV S 579.58
2' DIA RIM
4' DIA PRECAST STRUCTURE

STORM MH#6
RIM 586.77
WATER LEVEL 580.62
STRUCTURE BOTTOM 572.17
NO VISIBLE PIPES
PART OF 5K BAYSAVER UNIT
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#7
RIM 586.85
12"x2 CPP INV NNE 580.85
18" CPP INV W 580.85
30" CPP INV S 580.85
WATER LEVEL 580.65
STRUCTURE BOTTOM 572.05
12" PIPES GO INTO
5K BAYSAVER UNIT
2' DIA RIM
6' DIA PRECAST STRUCTURE

SANITARY MH#8
RIM 588.64
30" CLAY INV E 576.44
30" CLAY INV WE 576.04
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#9
RIM 588.98
12" CPP INV NNW 584.28
24" CPP INV E 580.78
24" CPP INV SW 580.78
STRUCTURE BOTTOM 580.48
2' DIA RIM
4' DIA PRECAST STRUCTURE

STORM CB#10
RIM 588.57
12" CPP INV SSE 584.62
STRUCTURE BOTTOM
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM CB#11
RIM 588.64
12" CPP INV ESE 583.64
18" CPP INV SW 580.89
24" CPP INV NNE 580.89
STRUCTURE BOTTOM 578.39
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM MH#12
RIM 588.79
12" CPP INV SE 581.79
12" CPP INV E 580.79
24" CPP INV SW 580.69
24" CPP INV W 580.64
30" CPP INV NNE 580.44
STRUCTURE BOTTOM 580.34
2' DIA RIM
6' DIA PRECAST STRUCTURE

SANITARY MH#13
RIM 587.70
30" CLAY INV NE 576.30
30" CLAY INV W 576.10
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#14
RIM 587.27
12" CPP INV NNE 582.37
12" CPP INV SSE 582.32
12" CPP INV W 582.27
STRUCTURE BOTTOM 581.82
2' DIA RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#15
RIM 587.66
30" CLAY INV NE 576.61
30" CLAY INV E 576.11
30" CLAY INV SW 575.96
2' DIA RIM
6' DIA PRECAST STRUCTURE

SANITARY MH#16
RIM 587.52
30" CLAY INV SW 576.27
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#17
RIM 30" CPP INV N 580.05
30" CPP INV SSW 580.30
STRUCTURE BOTTOM 579.70
2' DIA RIM
6' DIA PRECAST STRUCTURE

SHEET SCHEDULE

C001 SITE SURVEY PLAN
C100 REMOVAL PLAN
C200 SITE LAYOUT PLAN
C300 SITE UTILITY PLAN
C400 SITE GRADING PLAN
C401 DETAILED GRADING PLAN-NORTH
C402 DETAILED GRADING PLAN-SOUTH
C500 MISCELLANEOUS DETAILS
L100 LANDSCAPING PLAN

PREPARED FOR:
ELITE HOSPITALITY GROUP
2129 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BACALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM

0 15 30
PLAN SCALE: 1" = 30'

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

PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbce.com

SITE SURVEY PLAN
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B 06-08-26
PROJECT NO.:	230208.01
DESIGN DRAWN BY:	FEF/ESA/CFB
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	October 8, 2026
SHEET NUMBER	C001

P:\230208.01 Grand Landing East\CAD\DWG\230208_Grand Landing East DESIGN SHEETS.dwg, 10/8/2026 5:13:34 PM, ZACH VOOGT

BENCHMARKS

ELEVATION 590.334
CHISELED SQUARE ON THE TOP SOUTHWEST SIDE OF A 24" CONC LIGHT POLE BASE, LOCATED 27'± SOUTH OF ADAMS STREET & 160'± WEST OF SOUTHBOUND US-31 (2.0' ABOVE GROUND)
ELEVATION 587.679
CHISELED SQUARE ON THE TOP NORTH SIDE OF A 24" CONC LIGHT POLE BASE, LOCATED IN CURB ISLAND WEST OF ROUND-A-BOUT IN CENTERLINE OF ADAMS STREET, 16'± EAST OF EAST BUILDING LINE EXTENDED SOUTH OF APARTMENT #528

ELEVATION 585.362
SOUTHWEST CORNER OF A 5'x12' CONC PAD AT THE WALKWAY TO KAYAK LAUNCH NEAR WATER'S EDGE NORTH-NORTHEAST OF APARTMENT BUILDING #580.

CONTROL POINTS - MI SOUTH SPCS NAD83

CP#4	CP#5	CP#6	CP#7
M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP
N 4569.5477	N 4075.6282	N 4297.3805	N 4063.3975
E 3985.1521	E 4003.0014	E 3985.6752	E 4411.7835
ELEV 586.562	ELEV 588.771	ELEV 586.348	ELEV 588.832

EXISTING UNDERGROUND UTILITY DATA

STORM CB#1
RIM 585.89
12" CPP INV S 582.14
15" CPP INV W 582.14
STRUCTURE BOTTOM 579.79
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM CB#2
RIM 587.11
12" CPP INV N 583.01
STRUCTURE BOTTOM 581.21
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM CB#3
RIM 584.86
12" CPP INV W 581.16
STRUCTURE BOTTOM 580.36
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#4
RIM 585.42
8" PVC INV N 578.67
8" PVC INV W 578.62
2' DIA RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#5
RIM 587.28
6" PVC INV W 580.48
8" PVC INV E 579.58
8" PVC INV S 579.58
2' DIA RIM
4' DIA PRECAST STRUCTURE

STORM MH#6
RIM 586.77
WATER LEVEL 580.62
STRUCTURE BOTTOM 572.17
NO VISIBLE PIPES
PART OF 5K BAYSAVER UNIT
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#7
RIM 586.85
12"x2 CPP INV NNE 580.85
18" CPP INV W 580.85
30" CPP INV S 580.85
WATER LEVEL 580.65
STRUCTURE BOTTOM 572.05
12" PIPES GO INTO
5K BAYSAVER UNIT
2' DIA RIM
6' DIA PRECAST STRUCTURE

SANITARY MH#8
RIM 588.64
30" CLAY INV E 576.44
30" CLAY INV WE 576.04
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#9
RIM 588.98
12" CPP INV NNW 584.28
24" CPP INV E 580.78
24" CPP INV SW 580.78
STRUCTURE BOTTOM 580.48
2' DIA RIM
4' DIA PRECAST STRUCTURE

STORM CB#10
RIM 588.57
12" CPP INV SSE 584.62
STRUCTURE BOTTOM
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM CB#11
RIM 588.64
12" CPP INV ESE 583.64
18" CPP INV SW 580.89
24" CPP INV NNE 580.89
STRUCTURE BOTTOM 578.39
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM MH#12
RIM 588.79
12" CPP INV SE 581.79
12" CPP INV E 580.79
24" CPP INV SW 580.69
24" CPP INV W 580.64
30" CPP INV NNE 580.44
STRUCTURE BOTTOM 580.34
2' DIA RIM
6' DIA PRECAST STRUCTURE

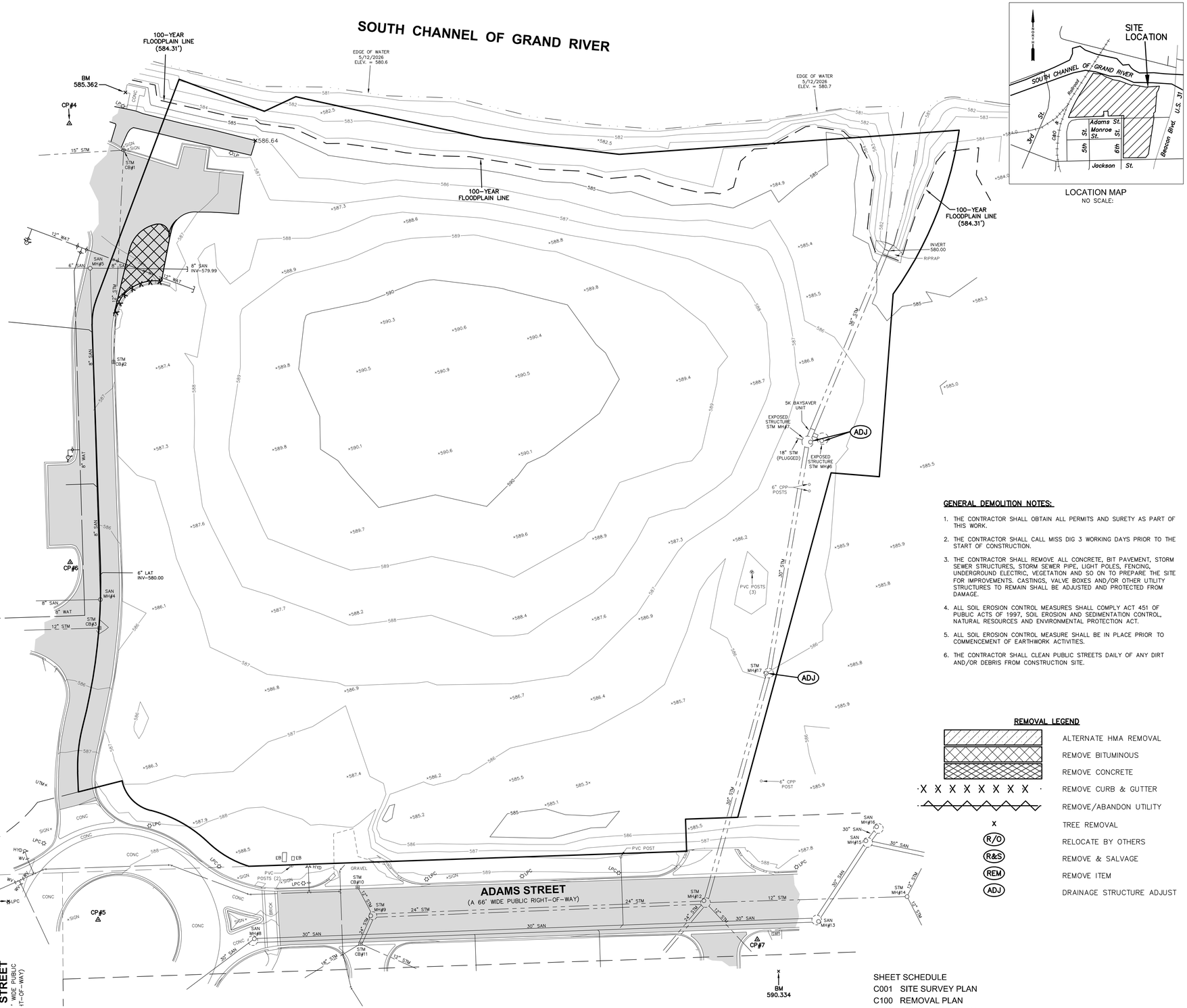
SANITARY MH#13
RIM 587.70
12" CLAY INV NE 576.30
30" CLAY INV W 576.10
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#14
RIM 587.27
12" CPP INV NNE 582.37
12" CPP INV SSE 582.32
12" CPP INV W 582.27
STRUCTURE BOTTOM 581.82
2' DIA RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#15
RIM 587.66
30" CLAY INV NE 576.61
30" CLAY INV E 576.11
30" CLAY INV SW 575.96
2' DIA RIM
6' DIA PRECAST STRUCTURE

SANITARY MH#16
RIM 587.52
30" CLAY INV SW 576.27
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#17
RIM 30" CPP INV N 580.05
30" CPP INV SSW 580.30
STRUCTURE BOTTOM 579.70
2' DIA RIM
6' DIA PRECAST STRUCTURE



LOCATION MAP
NO SCALE:

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
4. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
5. ALL SOIL EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
6. THE CONTRACTOR SHALL CLEAN PUBLIC STREETS DAILY OF ANY DIRT AND/OR DEBRIS FROM CONSTRUCTION SITE.

REMOVAL LEGEND

- ALTERNATE HMA REMOVAL
- REMOVE BITUMINOUS
- REMOVE CONCRETE
- REMOVE CURB & GUTTER
- REMOVE/ABANDON UTILITY
- X — TREE REMOVAL
- R/O — RELOCATE BY OTHERS
- R&S — REMOVE & SALVAGE
- REM — REMOVE ITEM
- ADJ — DRAINAGE STRUCTURE ADJUST

SHEET SCHEDULE

C001 SITE SURVEY PLAN
C100 REMOVAL PLAN
C200 SITE LAYOUT PLAN
C300 SITE UTILITY PLAN
C400 SITE GRADING PLAN
C401 DETAILED GRADING PLAN-NORTH
C402 DETAILED GRADING PLAN-SOUTH
C500 MISCELLANEOUS DETAILS
L100 LANDSCAPING PLAN

PREPARED FOR:
ELITE HOSPITALITY GROUP
2129 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BACALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM

0 15 30
PLAN SCALE: 1" = 30'

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

PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbce.com

SITE REMOVAL PLAN
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE: M&B 06-08-26
PROJECT NO.: 230208.01
DESIGN DRAWN BY: FEE/ESA/CFB
DESIGNED BY: ZSV
CHECKED BY: ZSV
PLAN DATE: October 8, 2026
SHEET NUMBER: C100

P:\230208.01 Grand Landing East\CAD\DWG\230208_Grand Landing East DESIGN SHEETS.dwg, 10/8/2026 5:13:35 PM, ZACH VOOGT

BENCHMARKS

ELEVATION 590.334
CHISELED SQUARE ON THE TOP SOUTHWEST SIDE OF A 24" CONC LIGHT POLE BASE, LOCATED 27'± SOUTH OF ADAMS STREET & 160'± WEST OF SOUTHBOUND US–31 (2.0' ABOVE GROUND)
ELEVATION 587.679
CHISELED SQUARE ON THE TOP NORTH SIDE OF A 24" CONC LIGHT POLE BASE, LOCATED IN CURB ISLAND WEST OF ROUND–A–BOUT IN CENTERLINE OF ADAMS STREET, 16'± EAST OF EAST BUILDING LINE EXTENDED SOUTH OF APARTMENT #528

ELEVATION 585.362
SOUTHWEST CORNER OF A 5'x12' CONC PAD AT THE WALKWAY TO KAYAK LAUNCH NEAR WATER'S EDGE NORTH–NORTHEAST OF APARTMENT BUILDING #580.

CONTROL POINTS - MI SOUTH SPCS NAD83

CP#4	CP#5	CP#6	CP#7
M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP
N 4569.5477	N 4075.6282	N 4297.3805	N 4063.3975
E 3985.1521	E 4003.0014	E 3985.6752	E 4411.7835
ELEV 586.562	ELEV 588.771	ELEV 586.348	ELEV 588.832

EXISTING UNDERGROUND UTILITY DATA

STORM CB#1
RIM 585.89
12" CPP INV S 582.14
15" CPP INV W 582.14
STRUCTURE BOTTOM 579.79
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM CB#2
RIM 587.11
12" CPP INV N 583.01
STRUCTURE BOTTOM 581.21
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM CB#3
RIM 584.86
12" CPP INV W 581.16
STRUCTURE BOTTOM 580.36
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#4
RIM 585.42
8" PVC INV N 578.67
8" PVC INV W 578.62
2' DIA RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#5
RIM 587.28
6" PVC INV W 580.48
8" PVC INV E 579.58
8" PVC INV S 579.58
2' DIA RIM
4' DIA PRECAST STRUCTURE

STORM MH#6
RIM 586.77
WATER LEVEL 580.62
STRUCTURE BOTTOM 572.17
NO VISIBLE PIPES
PART OF 5K BAYSAVER UNIT
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#7
RIM 586.85
12"x2 CPP INV NNE 580.85
18" CPP INV W 580.85
30" CPP INV S 580.85
WATER LEVEL 580.65
STRUCTURE BOTTOM 572.05
12" PIPES GO INTO
5K BAYSAVER UNIT
2' DIA RIM
6' DIA PRECAST STRUCTURE

SANITARY MH#8
RIM 588.64
30" CLAY INV E 576.44
30" CLAY INV WE 576.04
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#9
RIM 588.98
12" CPP INV NNW 584.28
24" CPP INV E 580.78
24" CPP INV SW 580.78
STRUCTURE BOTTOM 580.48
2' DIA RIM
4' DIA PRECAST STRUCTURE

STORM CB#10
RIM 588.57
12" CPP INV SSE 584.62
STRUCTURE BOTTOM
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM CB#11
RIM 588.64
12" CPP INV ESE 583.64
18" CPP INV SW 580.89
24" CPP INV NNE 580.89
STRUCTURE BOTTOM 578.39
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM MH#12
RIM 588.79
12" CPP INV SE 581.79
12" CPP INV E 580.79
24" CPP INV SW 580.69
24" CPP INV W 580.64
30" CPP INV NNE 580.44
STRUCTURE BOTTOM 580.34
2' DIA RIM
6' DIA PRECAST STRUCTURE

SANITARY MH#13
RIM 587.70
30" CLAY INV NE 576.30
30" CLAY INV W 576.10
2' DIA RIM
6' DIA PRECAST STRUCTURE

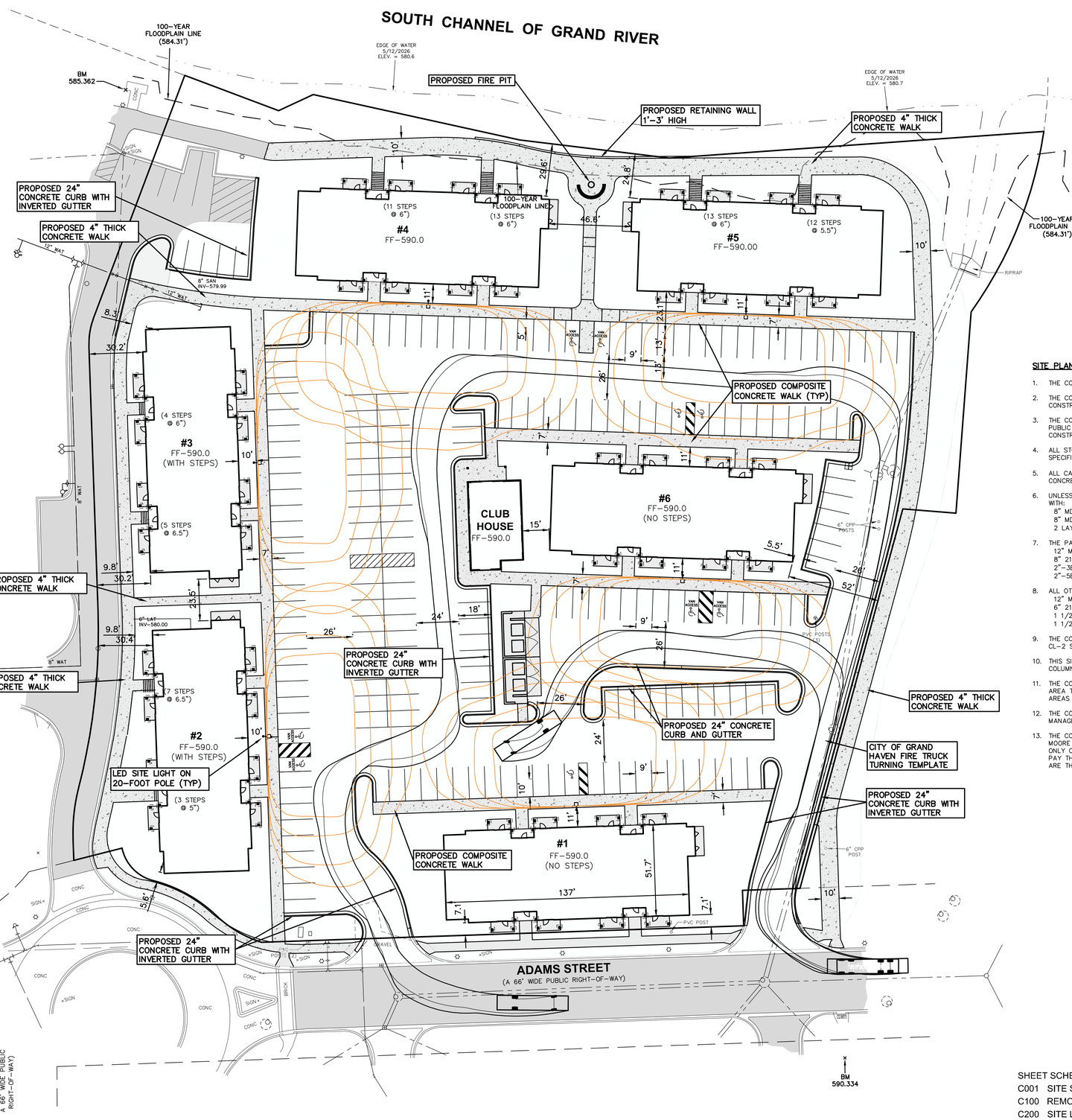
STORM MH#14
RIM 587.27
12" CPP INV NNE 582.37
12" CPP INV SSE 582.32
12" CPP INV W 582.27
STRUCTURE BOTTOM 581.82
2' DIA RIM
4' DIA PRECAST STRUCTURE

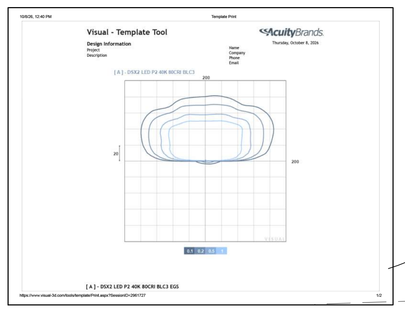
SANITARY MH#15
RIM 587.66
30" CLAY INV NE 576.61
30" CLAY INV E 576.11
30" CLAY INV SW 575.96
2' DIA RIM
6' DIA PRECAST STRUCTURE

SANITARY MH#16
RIM 587.52
30" CLAY INV SW 576.27
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#17
RIM 30" CPP INV N 580.05
30" CPP INV SSW 580.30
STRUCTURE BOTTOM 579.70
2' DIA RIM
6' DIA PRECAST STRUCTURE

SOUTH CHANNEL OF GRAND RIVER







LOCATION MAP
NO SCALE:

PROJECT SUMMARY

PARCEL SIZE: 4.69 ACRES
PROPOSED RESIDENTIAL UNITS: 144 (24 PER BUILDING)
PROPOSED PARKING:
208 TOTAL PARKING SPACES (INCLUDES 9 ADA SPACES)
PARKING RATIO: 1.44 SPACES PER UNIT

SITE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FURNISH AND PLACE THE DRIVE APPROACH WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH STANDARD CONSTRUCTION SPECIFICATIONS.
4. ALL STORM SEWER PIPE SHALL BE ADS N–12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
5. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
6. UNLESS OTHERWISE SPECIFIED, REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:
   8" MDOT CL–2 SAND SUBBASE (C.I.P.)
   8" MDOT GRADE P1 OR 52, 3,500 PSI, 28–DAY, 5–7% AIR ENTRAINED, BROOM FINISH
   2 LAYERS, 6X6/6X6 WOVEN WIRE FABRIC.
7. THE PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE CONSTRUCTED WITH:
   12" MDOT CL–2 SAND SUBBASE (C.I.P)
   8" 21AA GRAVEL BASE (C.I.P)
   2"–3EL HMA LEVELING COURSE
   2"–5EML HMA WEARING COURSE
8. ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:
   12" MDOT CL–2 SAND SUBBASE (C.I.P)
   6" 21AA GRAVEL BASE (C.I.P)
   1 1/2" 3EL HMA LEVELING COURSE
   1 1/2" 5EL HMA WEARING COURSE
9. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL–2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM– 1557.
10. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
11. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM–1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
12. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER MANAGEMENT SYSTEM AS SHOWN AND SPECIFIED.
13. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

SHEET SCHEDULE

C001 SITE SURVEY PLAN
C100 REMOVAL PLAN
C200 SITE LAYOUT PLAN
C300 SITE UTILITY PLAN
C400 SITE GRADING PLAN
C401 DETAILED GRADING PLAN-NORTH
C402 DETAILED GRADING PLAN-SOUTH
C500 MISCELLANEOUS DETAILS
L100 LANDSCAPING PLAN

PREPARED FOR:
ELITE HOSPITALITY GROUP
2129 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BACALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM

0 15 30
PLAN SCALE: 1" = 30'

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

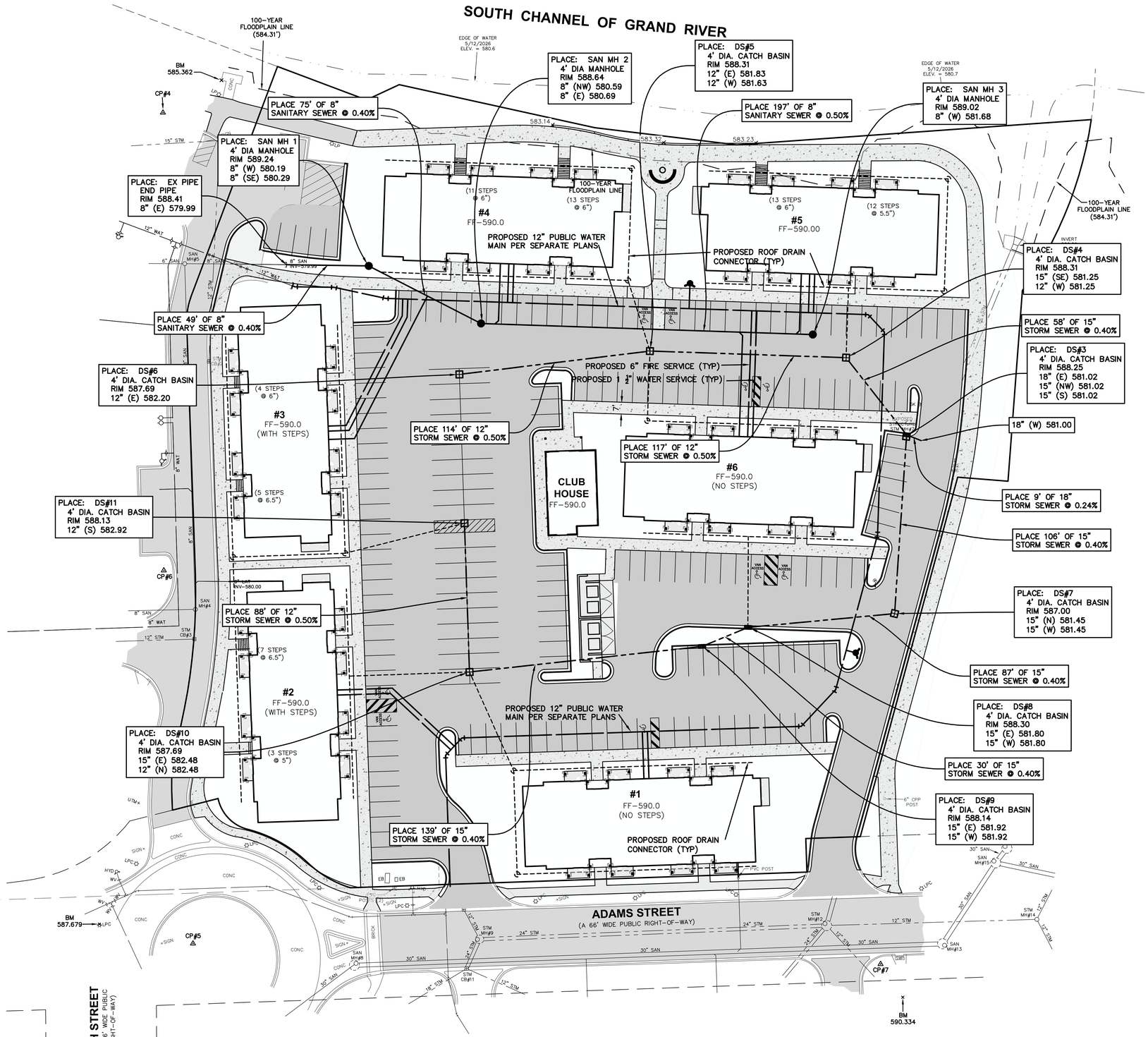
PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
mailbox@mbce.com

SITE LAYOUT PLAN
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B 06–08–26
PROJECT NO.:	230208.01
DESIGN DRAWN BY:	FEF/ESA/CFB
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	October 8, 2026
SHEET NUMBER	C200

P:\230208.01 Grand Landing East\CAD\DWG\230208_Grand Landing East DESIGN SHEETS.dwg, 10/8/2026 5:13:37 PM, ZACH VOOGT





LOCATION MAP
NO SCALE:

UTILITY PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
6. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER MANAGEMENT SYSTEM AS SHOWN AND SPECIFIED.
7. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

SHEET SCHEDULE

C001 SITE SURVEY PLAN
C100 REMOVAL PLAN
C200 SITE LAYOUT PLAN
C300 SITE UTILITY PLAN
C400 SITE GRADING PLAN
C401 DETAILED GRADING PLAN-NORTH
C402 DETAILED GRADING PLAN-SOUTH
C500 MISCELLANEOUS DETAILS
L100 LANDSCAPING PLAN

PREPARED FOR:
ELITE HOSPITALITY GROUP
2129 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BACALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM

0 15 30
PLAN SCALE: 1" = 30'

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

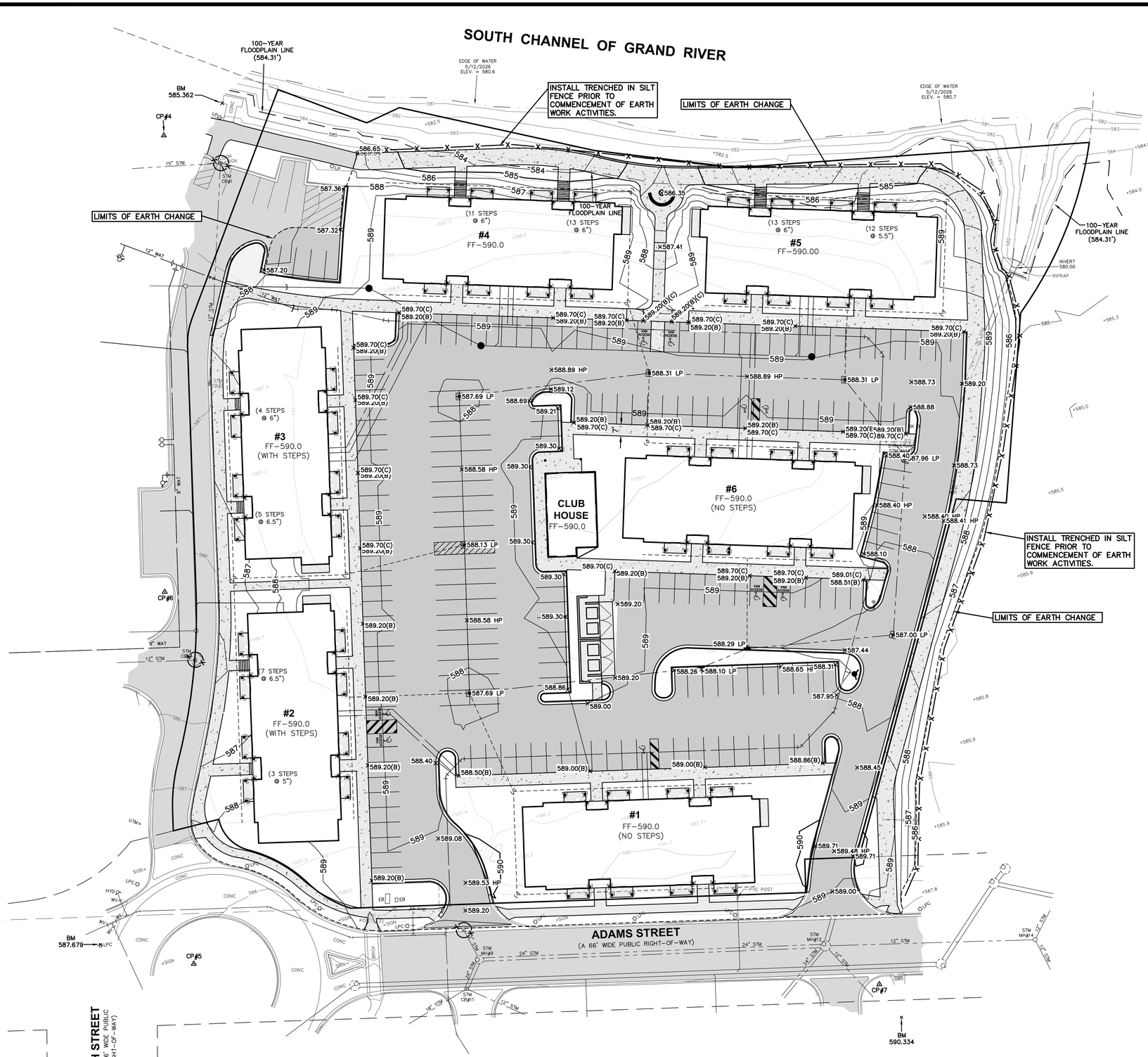
PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbce.com

SITE UTILITY PLAN
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B 06-08-26
PROJECT NO.:	230208.01
DESIGN DRAWN BY:	FEF/ESA/CFB
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	October 8, 2026
SHEET NUMBER	C300

P:\230208.01 Grand Landing East\CAD\DWG\230208_Grand Landing East DESIGN SHEETS.dwg, 10/8/2026 5:13:59 PM, ZACH VOOGT





LOCATION MAP
NO SCALE:

SOIL EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
5. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK).
10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
11. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
12. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
17. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
18. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM _____ STREET.
19. EXISTING SOIL CONDITIONS: _____

SHEET SCHEDULE

C001 SITE SURVEY PLAN
C100 REMOVAL PLAN
C200 SITE LAYOUT PLAN
C300 SITE UTILITY PLAN
C400 SITE GRADING PLAN
C401 DETAILED GRADING PLAN-NORTH
C402 DETAILED GRADING PLAN-SOUTH
C500 MISCELLANEOUS DETAILS
L100 LANDSCAPING PLAN

PREPARED FOR:
ELITE HOSPITALITY GROUP
2120 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BACALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM

0 15 30
PLAN SCALE: 1" = 30'

Know what's below. Call before you dig.

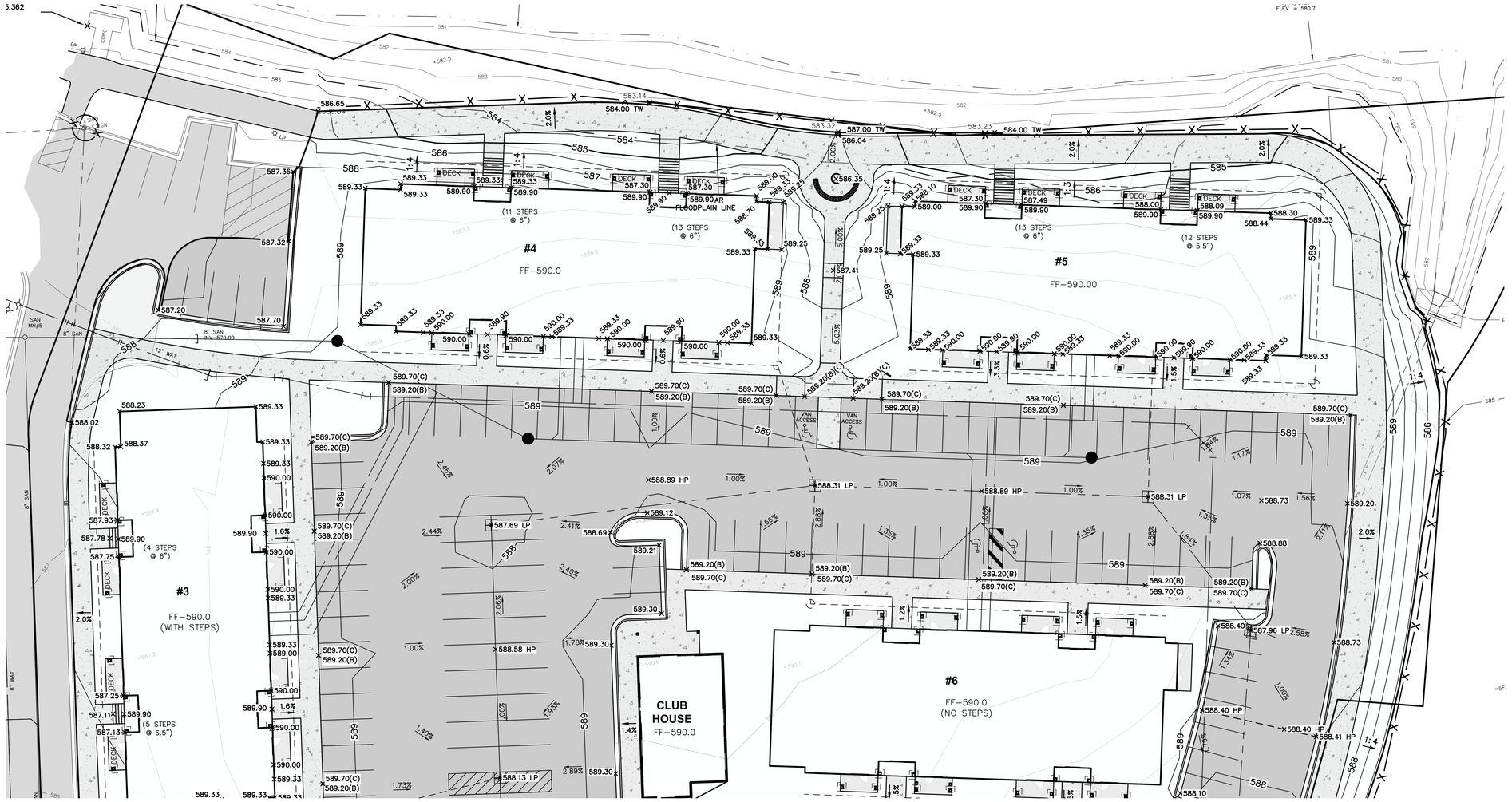
PLAN REVISIONS

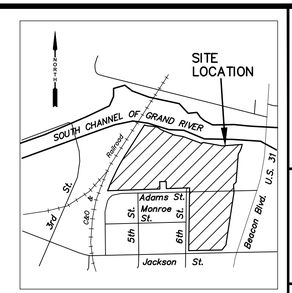
Moore+Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 363-9801
mailbox@mbce.com

SITE GRADING-SESC PLAN
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B 06-08-26
PROJECT NO.:	230208.01
DESIGN DRAWN BY:	FEF/ESA/CFB
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	October 8, 2026
SHEET NUMBER	C400

P:\230208.01 Grand Landing East\CAD\DWG\230208_Grand Landing East DESIGN SHEETS.dwg, 10/8/2026 5:13:48 PM, ZACH VOOGT





LOCATION MAP
NO SCALE:

0 10 20
PLAN SCALE: 1" = 20'

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

PLAN REVISIONS

SHEET SCHEDULE

C001	SITE SURVEY PLAN
C100	REMOVAL PLAN
C200	SITE LAYOUT PLAN
C300	SITE UTILITY PLAN
C400	SITE GRADING PLAN
C401	DETAILED GRADING PLAN-NORTH
C402	DETAILED GRADING PLAN-SOUTH
C500	MISCELLANEOUS DETAILS
L100	LANDSCAPING PLAN

PREPARED FOR:
ELITE HOSPITALITY GROUP
2129 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BACALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM

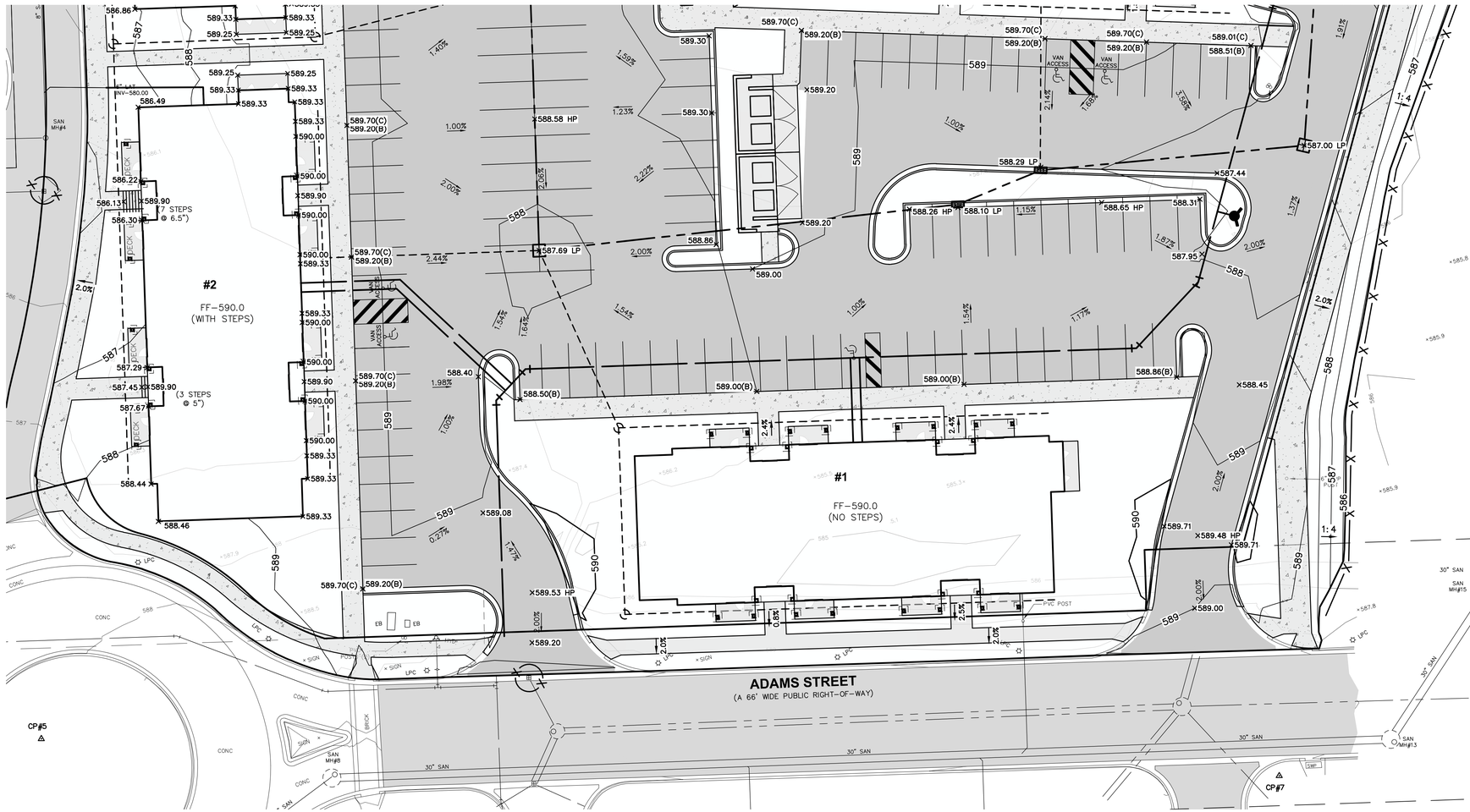
Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbce.com

ENLARGED GRADING-NORTH
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B 06-08-26
PROJECT NO.:	230208.01
DESIGN DRAWN BY:	FEF/ESA/CFB
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	October 8, 2026

SHEET NUMBER
C401

P:\230208.01 Grand Landing East\CAD\DWG\230208_Grand Landing East DESIGN SHEETS.dwg, 10/8/2026 5:13:58 PM, ZACH VOOGT



LOCATION MAP
NO SCALE:

SHEET SCHEDULE

C001 SITE SURVEY PLAN
C100 REMOVAL PLAN
C200 SITE LAYOUT PLAN
C300 SITE UTILITY PLAN
C400 SITE GRADING PLAN
C401 DETAILED GRADING PLAN-NORTH
C402 DETAILED GRADING PLAN-SOUTH
C500 MISCELLANEOUS DETAILS
L100 LANDSCAPING PLAN

PREPARED FOR:
ELITE HOSPITALITY GROUP
2129 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BACALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM

0 10 20
PLAN SCALE: 1" = 20'

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

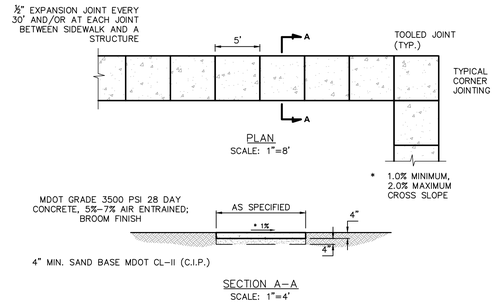
PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbce.com

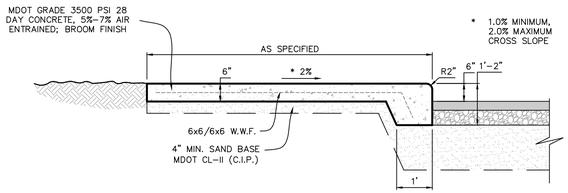
ENLARGED GRADING-SOUTH
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B 06-08-26
PROJECT NO.:	230208.01
DESIGN DRAWN BY:	FEF/ESA/CFB
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	October 8, 2026
SHEET NUMBER	C402

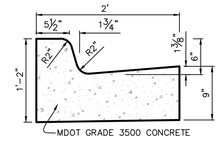
P:\230208.01 Grand Landing East\CAD\DWG\230208_Grand Landing East DESIGN SHEETS.dwg, 10/8/2026 5:13:47 PM, ZACH VOOGT



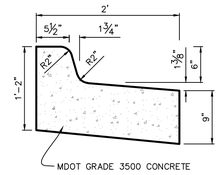
4" CONCRETE SIDEWALK DETAIL



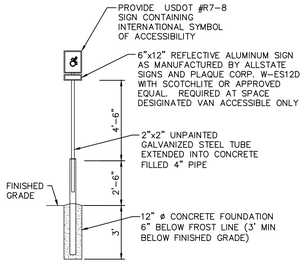
COMPOSITE CONCRETE WALK & CURB DETAIL
SCALE: 1"=2'



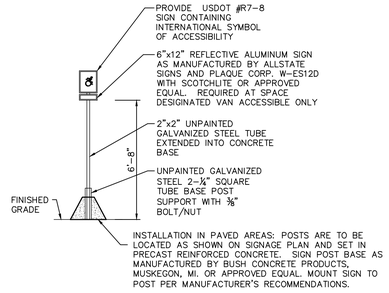
24" CURB & GUTTER DETAIL (F-4 MOD.)
SCALE: 1"=1'



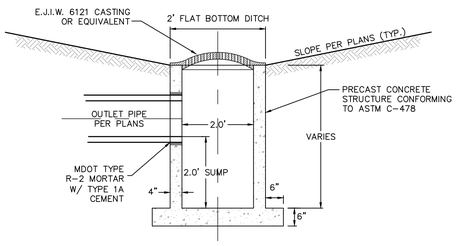
24" CURB & INVERTED GUTTER DETAIL (F-4 MOD.)
SCALE: 1"=1'



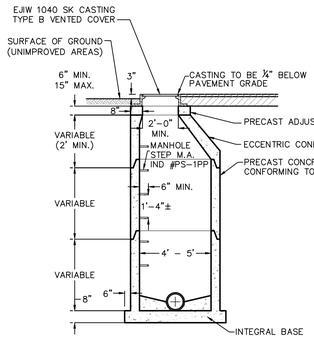
BARRIER FREE PARKING SIGN DETAIL (IN LAWN AREAS)
SCALE: 1"=4'



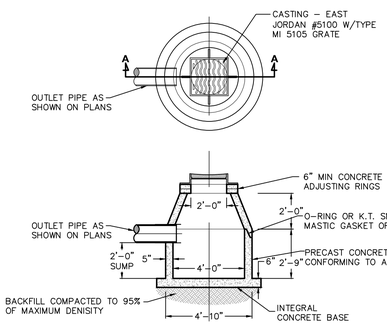
BARRIER FREE PARKING SIGN DETAIL (IN PAVED AREAS)
SCALE: 1"=4'



2' DIA. YARD DRAIN DETAIL
SCALE: 1"=2'

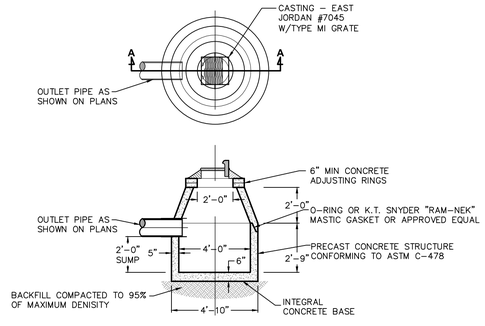


STORM SEWER MANHOLE DETAIL
SCALE: 1"=4'



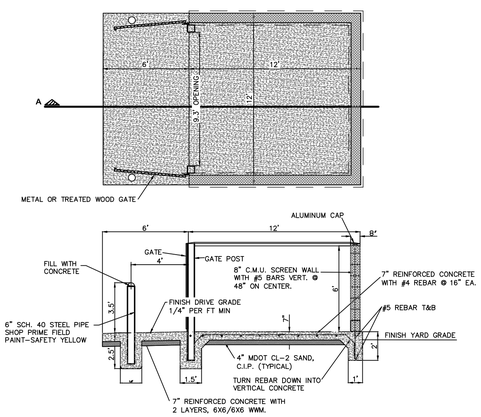
SECTION A-A

4' DIA. CATCH BASIN DETAIL (IN PAVED AREAS)
SCALE: 1"=4'

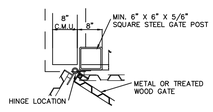


SECTION A-A

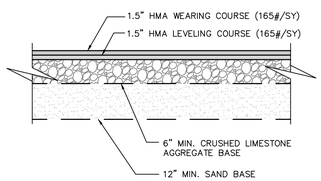
4' DIA. CATCH BASIN DETAIL (IN CURB AREAS)
SCALE: 1"=4'



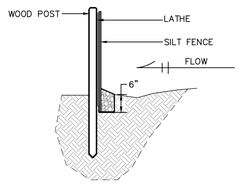
MASONRY DUMPSTER ENCLOSURE DETAIL
SCALE: 1" = 5'



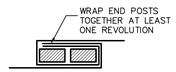
GATE POST DETAIL
NOT TO SCALE



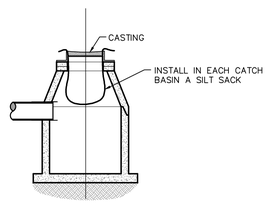
ASPHALT PARKING AREA PAVEMENT (LIGHT DUTY)
SCALE: 1" = 2'



SILT FENCE DETAIL
SCALE: 1"=2'



SPLICE DETAIL



INLET PROTECTION DETAIL
SCALE: 1"=4'

SHEET SCHEDULE

C001	SITE SURVEY PLAN
C100	REMOVAL PLAN
C200	SITE LAYOUT PLAN
C300	SITE UTILITY PLAN
C400	SITE GRADING PLAN
C401	DETAILED GRADING PLAN-NORTH
C402	DETAILED GRADING PLAN-SOUTH
C500	MISCELLANEOUS DETAILS
L100	LANDSCAPING PLAN

PREPARED FOR:
ELITE HOSPITALITY GROUP
2120 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BACALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM

N

0 20 40
PLAN SCALE: 1" = 40'

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

PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
mailbox@mbce.com

MISCELLANEOUS DETAILS
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B 06-08-26
PROJECT NO.:	230208.01
DESIGN DRAWN BY:	FEF/ESA/CFB
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	October 8, 2026
SHEET NUMBER	C500

P:\230208.01 Grand Landing East\CAD\DWG\230208_Grand Landing East DESIGN SHEETS.dwg, 10/8/2026 5:13:47 PM, ZACH VOOGT

EXISTING UNDERGROUND UTILITY DATA

STORM CB#1
RIM 585.89
12" CPP INV S 582.14
15" CPP INV W 582.14
STRUCTURE BOTTOM 579.79
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM CB#2
RIM 587.11
12" CPP INV N 583.01
STRUCTURE BOTTOM 581.21
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM CB#3
RIM 584.86
12" CPP INV W 581.16
STRUCTURE BOTTOM 580.36
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#4
RIM 585.42
8" PVC INV N 578.67
8" PVC INV W 578.62
2' DIA RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#5
RIM 587.28
6" PVC INV W 580.48
8" PVC INV E 579.58
6" PVC INV S 579.58
2' DIA RIM
4' DIA PRECAST STRUCTURE

STORM MH#6
RIM 586.77
WATER LEVEL 580.62
STRUCTURE BOTTOM 572.17
NO VISIBLE PIPES
PART OF 5K BAYSAVER UNIT
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#7
RIM 586.85
12"x2 CPP INV NNE 580.85
18" CPP INV W 580.85
30" CPP INV S 580.85
WATER LEVEL 580.65
STRUCTURE BOTTOM 572.05
12" PIPES GO INTO
5K BAYSAVER UNIT
2' DIA RIM
6' DIA PRECAST STRUCTURE

SANITARY MH#8
RIM 588.64
30" CLAY INV E 576.44
30" CLAY INV WE 576.04
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#9
RIM 588.98
12" CPP INV NNW 584.28
24" CPP INV E 580.78
24" CPP INV SW 580.78
STRUCTURE BOTTOM 580.48
2' DIA RIM
4' DIA PRECAST STRUCTURE

STORM CB#10
RIM 588.57
12" CPP INV SSE 584.62
STRUCTURE BOTTOM
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

STORM CB#11
RIM 588.64
12" CPP INV ESE 583.64
18" CPP INV SW 580.89
24" CPP INV NNE 580.89
STRUCTURE BOTTOM 578.39
2' SQUARE RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#12
RIM 588.79
12" CPP INV SE 581.79
12" CPP INV E 580.79
24" CPP INV SW 580.69
24" CPP INV W 580.64
30" CPP INV NNE 580.44
STRUCTURE BOTTOM 580.34
2' DIA RIM
6' DIA PRECAST STRUCTURE

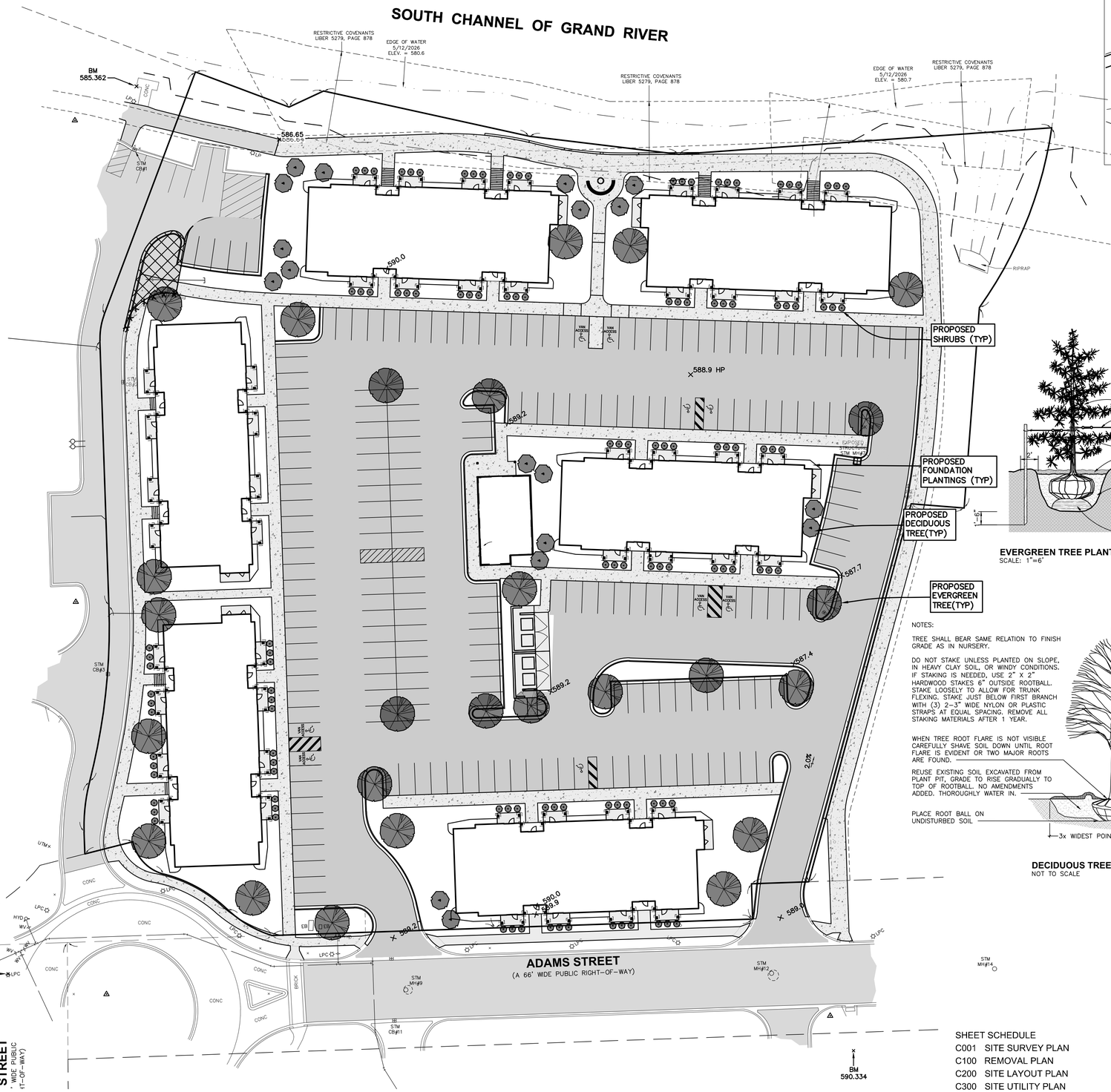
SANITARY MH#13
RIM 587.70
30" CLAY INV NE 576.30
30" CLAY INV W 576.10
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#14
RIM 587.27
12" CPP INV NNE 582.37
12" CPP INV SSE 582.32
12" CPP INV W 582.27
STRUCTURE BOTTOM 581.82
2' DIA RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#15
RIM 587.66
30" CLAY INV NE 576.61
30" CLAY INV E 576.11
30" CLAY INV SW 575.96
2' DIA RIM
6' DIA PRECAST STRUCTURE

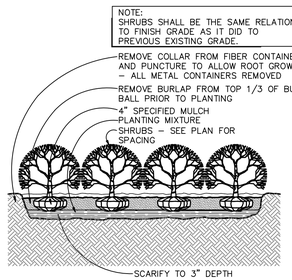
SANITARY MH#16
RIM 587.52
30" CLAY INV SW 576.27
2' DIA RIM
6' DIA PRECAST STRUCTURE

STORM MH#17
RIM 30" CPP INV N 580.05
30" CPP INV SSW 580.30
STRUCTURE BOTTOM 579.70
2' DIA RIM
6' DIA PRECAST STRUCTURE

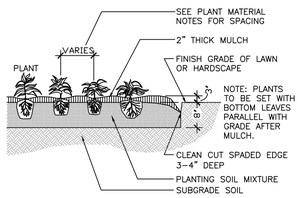




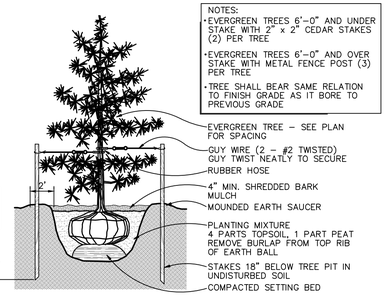
LOCATION MAP
NO SCALE:



SHRUB PLANTING DETAIL
SCALE: 1"=2'



PERENNIAL PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
SCALE: 1"=6'

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

SHEET SCHEDULE

C001 SITE SURVEY PLAN
C100 REMOVAL PLAN
C200 SITE LAYOUT PLAN
C300 SITE UTILITY PLAN
C400 SITE GRADING PLAN
C401 DETAILED GRADING PLAN-NORTH
C402 DETAILED GRADING PLAN-SOUTH
C500 MISCELLANEOUS DETAILS
L100 LANDSCAPING PLAN

PREPARED FOR:
ELITE HOSPITALITY GROUP
2129 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BACALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM

N

0 20 40
PLAN SCALE: 1" = 40'

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

PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbce.com

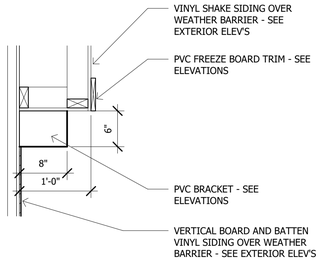
CONCEPTUAL LANDSCAPE PLAN
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B 06–08–26
PROJECT NO.:	230208.01
DESIGN DRAWN BY:	FEF/ESA/CFB
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	October 8, 2026
SHEET NUMBER	L100

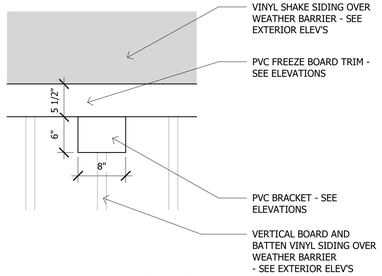
P:\230208.01 Grand Landing East\CAD\DWG\230208_Grand Landing East DESIGN SHEETS.dwg, 10/8/2026 5:13:59 PM, ZACH VOOGT

EXTERIOR MATERIAL SCHEDULE

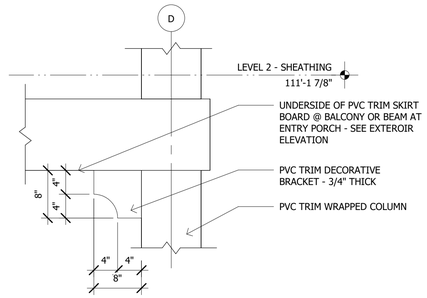
MARK	MATERIAL	LOCATION	MANUFACTURER	PRODUCT / COLOR / FINISH	REMARKS
AS-1	ASPHALT SHINGLES	SEE ELEVATIONS	CERTAINTEED OR EQ	LANDMARK PRO; COLOR: MOIRE BLACK	
CS-1	STONE STILL	SEE ELEVATIONS	CONSUMERS CONCRETE OR EQ		
DS-1	PREFIN. ALUMINUM DOWNSPOUT	SEE ELEVATIONS		WHITE	
GU-1	PREFIN. ALUMINUM GUTTER	SEE ELEVATIONS			
LV-1	MECHANICAL LOUVER	SEE ELEVATIONS		COLOR: BLACK OR WHITE	
LV-2	VENT	GABLE			
RL-1	RAILING SYSTEM	SEE ELEVATIONS	TREX - PREFIN ENHANCE COMPOSITE OR EQ	COLOR: BLACK	36" AFF MIN
SV-1	PREFAB STONE VENEER PANELING	SEE ELEVATIONS	TBD	COLOR: TBD	
TR-1	1x6 PVC FREEZE TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-2	1x8 PVC FASCIA BOARD	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-3	1x10 PVC TRANSITION TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-4	1x6 PVC WINDOW & DOOR TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-5	1x6 PVC CORNER TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-6	PVC SKIRT BOARD	BALCONY	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-7	TRIM WRAPPED PSL COLUMN	BALCONY AND ENTRY	AZEK OR EQ	COLOR: CLASSIC WHITE	SEE STRUCT. DWGS
TR-8	1x4 PVC TRIM BOARD	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-9	1x6 PVC WINDOW & DOOR TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: TO MATCH SIDING	
VS-1	4" HORIZONTAL VINYL SIDING	SEE ELEVATIONS	CERTAINTEED OR EQ	MAINSTREET; COLOR: TBD	
VS-2	SHAKER VINYL SIDING	SEE ELEVATIONS	CERTAINTEED OR EQ	NORTHWOODS; COLOR: TBD	
VS-3	VERTICAL B&B VINYL SIDING	SEE ELEVATIONS	CERTAINTEED OR EQ	BOARD & BATTEN; COLOR: TBD	
VS-4	VERTICAL B&B VINYL SIDING	SEE ELEVATIONS	CERTAINTEED OR EQ	NORTHWOODS; COLOR: TBD	



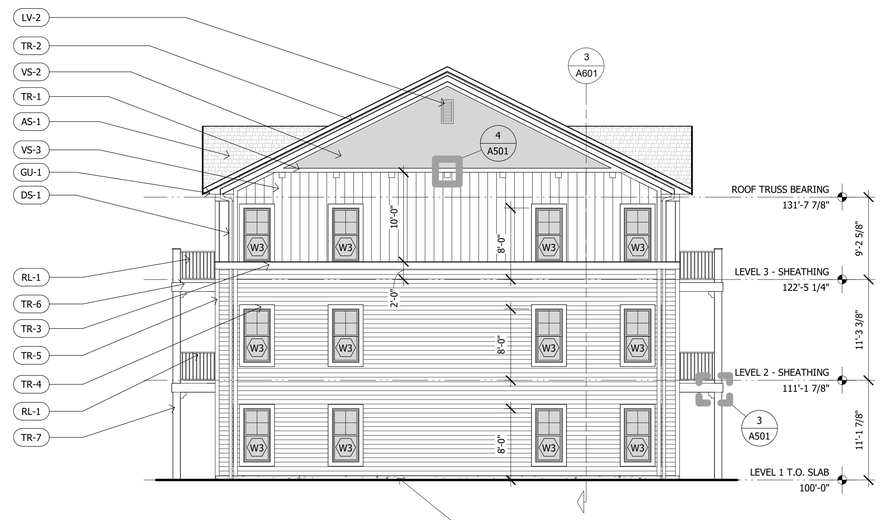
5 A501 FREEZE BOARD TRIM DETAIL - SECTION
SCALE: 1" = 1'-0"



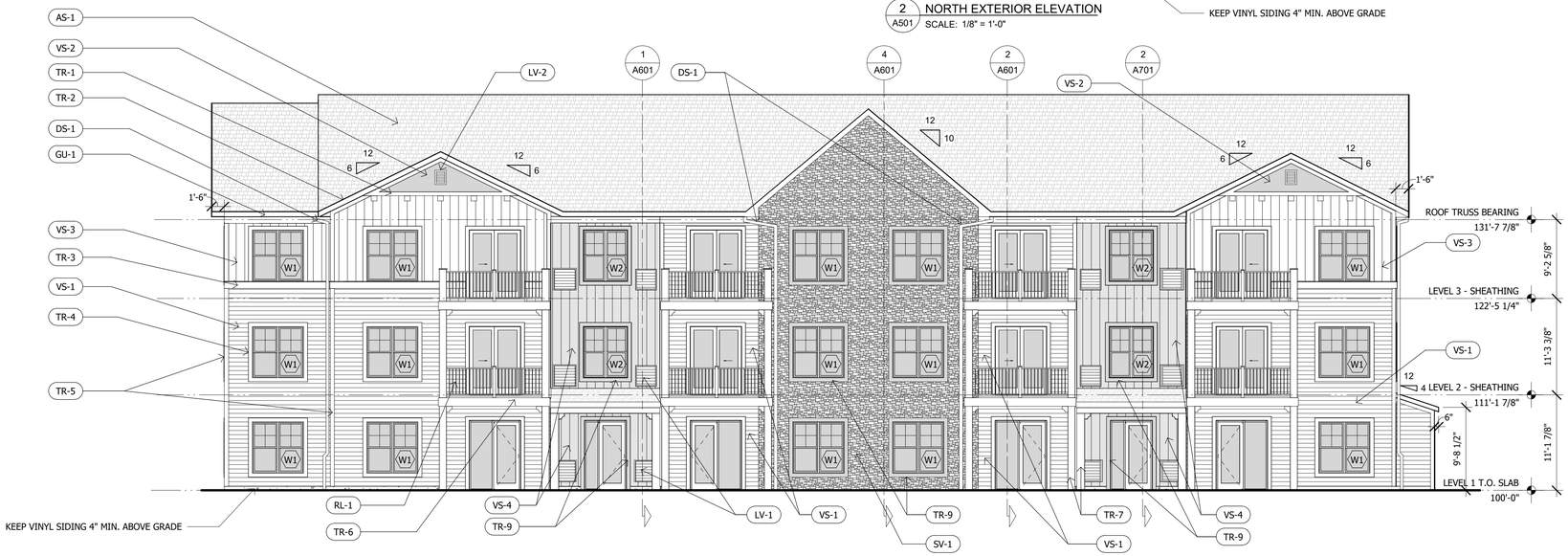
4 A501 FREEZE BOARD TRIM DETAIL - ELEVATION
SCALE: 1" = 1'-0"



3 A501 DECK AND ENTRY CORNER TRIM BRACKET DETAIL - TYP.
SCALE: 1" = 1'-0"



2 A501 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 A501 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

SAGE
ARCHITECTURE STUDIO
GRAND RAPIDS, MICHIGAN

WHEELER WDG DEVELOPMENT GROUP

ELITE HOSPITALITY GROUP

PROJECT
Grand Landing East
Grand Haven, MI 49417

REVISIONS

#	DATE	DESCRIPTION
1	08/27/2026	Plannign Commission Review

ISSUE DATE
Issue Date

DRAWN Author
CHECKED Checker

SEAL

TITLE
Exterior Elevations

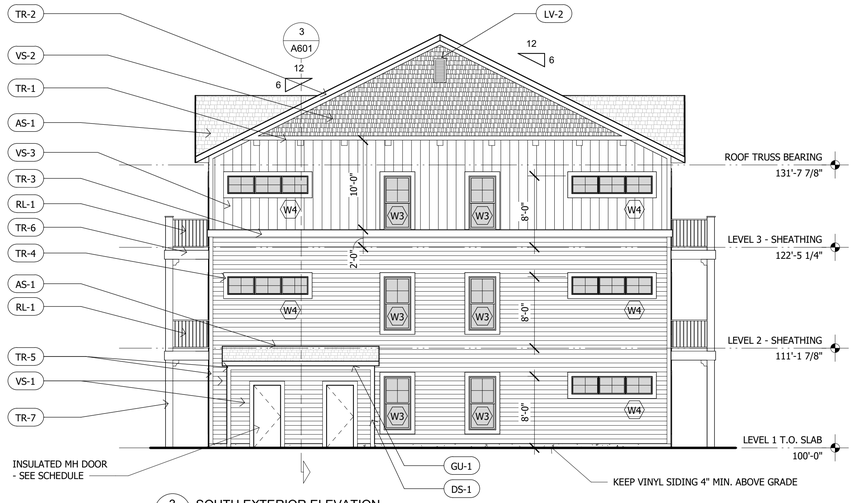
SHEET
A501

FILE
26-0402

COPYRIGHT ©2026 SAGE ARCHITECTURE STUDIO LLC

EXTERIOR MATERIAL SCHEDULE

MARK	MATERIAL	LOCATION	MANUFACTURER	PRODUCT / COLOR / FINISH	REMARKS
AS-1	ASPHALT SHINGLES	SEE ELEVATIONS	CERTAINTEED OR EQ	LANDMARK PRO; COLOR: MOIRE BLACK	
CS-1	STONE STILL	SEE ELEVATIONS	CONSUMERS CONCRETE OR EQ		
DS-1	PREFIN. ALUMINUM DOWNSPOUT	SEE ELEVATIONS		WHITE	
GU-1	PREFIN. ALUMINUM GUTTER	SEE ELEVATIONS			
LV-1	MECHANICAL LOUVER	SEE ELEVATIONS		COLOR: BLACK OR WHITE	
LV-2	VENT	GABLE			
RL-1	RAILING SYSTEM	SEE ELEVATIONS	TREX - PREFIN ENHANCE COMPOSITE OR EQ	COLOR: BLACK	36" AFF MIN
SV-1	PREFAB STONE VENEER PANELING	SEE ELEVATIONS	TBD	COLOR: TBD	
TR-1	1x6 PVC FREEZE TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-2	1x8 PVC FASCIA BOARD	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-3	1x10 PVC TRANSITION TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-4	1x6 PVC WINDOW & DOOR TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-5	1x6 PVC CORNER TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-6	PVC SKIRT BOARD	BALCONY	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-7	TRIM WRAPPED PSL COLUMN	BALCONY AND ENTRY	AZEK OR EQ	COLOR: CLASSIC WHITE	SEE STRUCT. DWGS
TR-8	1x4 PVC TRIM BOARD	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-9	1x6 PVC WINDOW & DOOR TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: TO MATCH SIDING	
VS-1	4" HORIZONTAL VINYL SIDING	SEE ELEVATIONS	CERTAINTEED OR EQ	MAINSTREET; COLOR: TBD	
VS-2	SHAKER VINYL SIDING	SEE ELEVATIONS	CERTAINTEED OR EQ	NORTHWOODS; COLOR: TBD	
VS-3	VERTICAL B&B VINYL SIDING	SEE ELEVATIONS	CERTAINTEED OR EQ	BOARD & BATTEN; COLOR: TBD	
VS-4	VERTICAL B&B VINYL SIDING	SEE ELEVATIONS	CERTAINTEED OR EQ	NORTHWOODS; COLOR: TBD	



3 A502 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 A502 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

SAGE
ARCHITECTURE STUDIO
GRAND RAPIDS, MICHIGAN

WHEELER WDG DEVELOPMENT GROUP

ELITE HOSPITALITY GROUP

PROJECT
Grand Landing East
Grand Haven, MI 49417

REVISIONS

#	DATE	DESCRIPTION

ISSUE DATE
Issue Date

DRAWN Author | CHECKED Checker

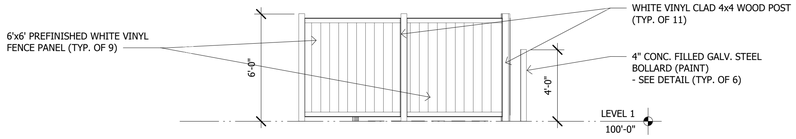
SEAL

TITLE
Exterior Elevations

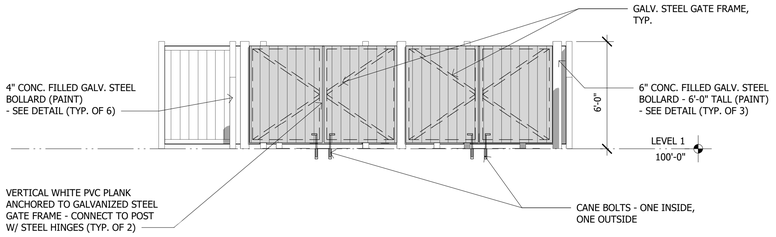
SHEET
A502

FILE
26-0402

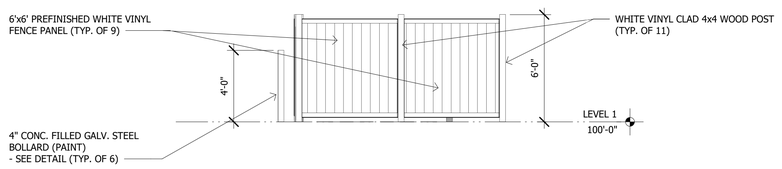
COPYRIGHT ©2026 SAGE ARCHITECTURE STUDIO LLC



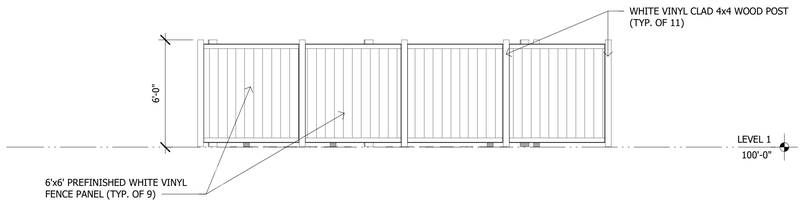
5 WEST EXTERIOR ELEVATION
DE-101 SCALE: 1/4" = 1'-0"



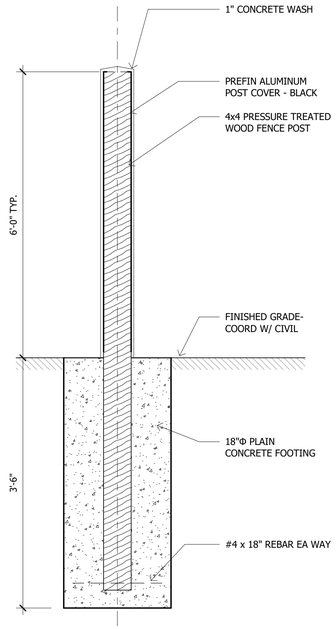
4 SOUTH EXTERIOR ELEVATION
DE-101 SCALE: 1/4" = 1'-0"



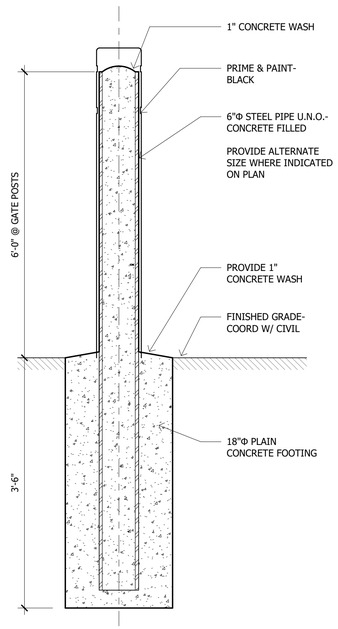
2 EAST EXTERIOR ELEVATION
DE-101 SCALE: 1/4" = 1'-0"



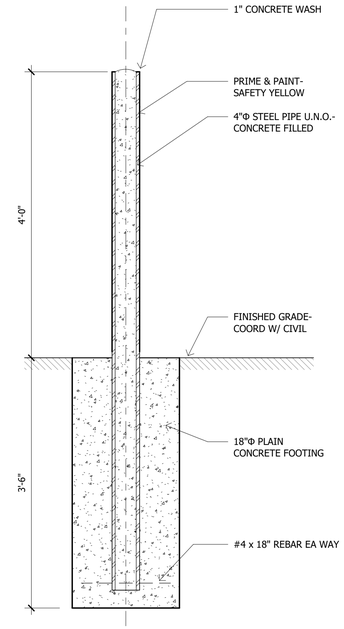
3 NORTH EXTERIOR ELEVATION
DE-101 SCALE: 1/4" = 1'-0"



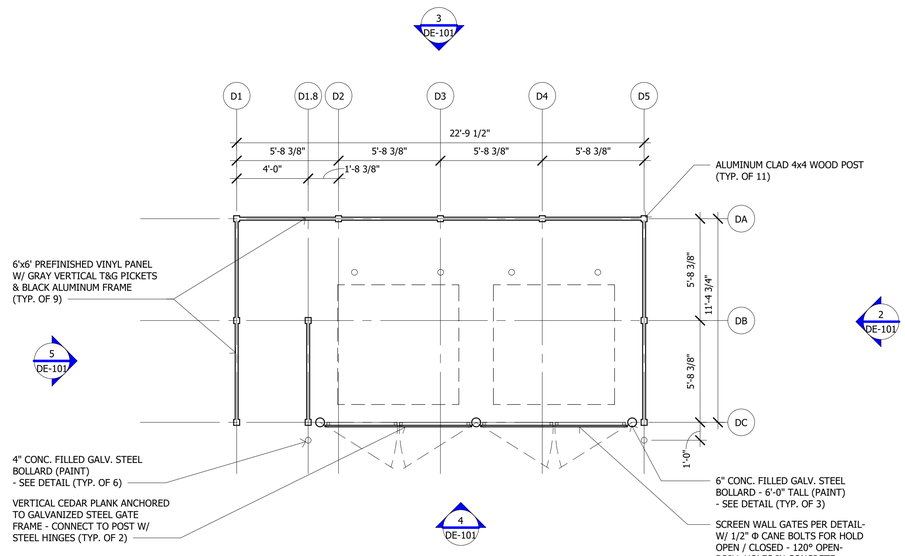
8 WOOD FENCE POST BOLLARD
DE-101 SCALE: 1" = 1'-0"



7 STEEL BOLLARD
DE-101 SCALE: 1" = 1'-0"



6 STEEL BOLLARD
DE-101 SCALE: 1" = 1'-0"



1 DUMPSTER ENCLOSURE FLOOR PLAN
DE-101 SCALE: 1/4" = 1'-0"

SAGE
ARCHITECTURE STUDIO
GRAND RAPIDS, MICHIGAN

WHEELER WDG DEVELOPMENT GROUP

ELITE HOSPITALITY GROUP

PROJECT
Grand Landing East
Grand Haven, MI 49417

REVISIONS

#	DATE	DESCRIPTION

ISSUE DATE
Issue Date

DRAWN: Author
CHECKED: Checker

SEAL

TITLE
Dumpster Enclosure Plan, Elevations, & Sections

SHEET
DE-101

FILE
26-0402

COPYRIGHT ©2026 SAGE ARCHITECTURE STUDIO LLC

DATE:	October 9, 2026
TO:	Grand Haven Planning Commission
FROM:	Brian Urquhart, City Planner
RE:	**Case 26-34:** Site Plan Application – Dick's Towing

Current Zoning:	NMU, Neighborhood Mixed-Use District
Existing Use:	Towing & Recovery
Proposed Use:	Office building for towing & recovery
Future Land Use:	Traditional Mixed-Use

1.0 Request

Denny Dryer, of Dryer Architecture, on behalf of property owner Dick's Towing & Recovery, submitted a site plan review application for 321 N. 7th St. for the use of a towing & recovery facility (parcel #70-03-21-305-010). The property received approval for continued use of a towing & recovery facility at this property, a nonconforming use within the Neighborhood Mixed-Use district.

2.0 Background

In February a fire destroyed the former structures. The structure has been torn down, and the property has continued in operation as vehicles have been stored on site and tow trucks have continued to be parked on the lot. The office use was relocated for a temporary period.



Aerial photo taken April 2025

3.0 Current conditions

Adjacent Zoning		Adjacent Uses
North	Commercial	Momentum Center
East	NMU	Beers & Cheers parking
South	Planned Development	Domino's and The Elliott
West	Old Town	Residential



The parcel is 0.21 acres, and the size and shape of the parcel can create challenges for a towing & recovery facility with large tow trucks with limited space to maneuver. With the new location of the building, the parking, storage and movement provides greater compatibility with neighboring uses. The site plan addresses the concerns and fulfills the requirements provided by the Zoning Board of Appeals ruling from June 2026. These include:

1. The Planning Commission shall initiate an amendment to the zoning ordinance to establish a definition of automobile towing and recovery facility, and decide of which specific zoning district would permit the automobile towing and recovery facility use, either by right or special land use. The Planning Commission shall prepare the necessary standards for approval if such use is permitted by special land use. – PC Case 26-35 is proposing a definition of towing and recovery facility, and permitting the use in the C, B, TI, and I districts as a special land use.

2. The appellant, upon receiving all site plan approvals, shall park and store towing trucks on site. No tow trucks shall be parked or stored on any public street for any reason whatsoever. – This will remain a condition for the duration of the use.
3. The appellant shall replace all failing fencing, screening, lighting, or other incompatible functions, as determined by the Zoning Board of Appeals.- The site plan appears to address all incompatibility.

4.0 Site Plan Review

Site Preparation

After the building was torn down, the gravel parking area remained. The plans call for the removal fencing, which is failing and causing frustration with the adjacent property to the south. The underground fuel tanks in the northeast portion of the property will remain. The variance for the building setbacks provided relief to keep the building away from the underground tanks.

Building Elevations and location

Sheets A.2 and A.3 include elevation drawings of a wall height of 14 ft. 8 in. The façade area is shown at 10 ft. height and 9 ft. height. A total of 234 sq. ft. of façade area is shown. The building is shown to be gray with a red canopy. A matching wall sign is shown on the east and north wall faces. The ZBA approved a variance for a corner lot setback of 3 ft. from 7th St. and 5 ft. front setback from Madison Ave. The floor plan shows a total of 26 ft. x 26 ft. building with 676 sq. ft., containing office, work area, restroom, and storage space. A 9 ft. x 8 ft. overhead door provides vehicle access into the storage area, presumably for situations in which vehicles must be kept in a secure location for public safety.

Building Form Standards

The cladding and accent/trim materials for the NMU District are met. The primary and secondary walls include vertical cement board siding and stone veneer on the lower portion The building canopy includes horizontal cement boards sided on the north and east walls. However, the transparency requirement is not met. The elevation drawing shows the east wall will have a transparency of 41.1%, and the north wall will have a transparency of 40.2%. The minimum is 60% for ground floor primary walls. Per Sec. 40-411.03.F, the Planning Commission may reduce this amount to 40%, based on the character of surrounding land uses, existing pedestrian and vehicular circulation patterns, and historical development patterns. The applicant cited Momentum Center across Madison Ave. contains a transparency of less than 40%, justifying this reduction request.

Ground Floor Transparency	Min/Max	PC reduction limit	Proposed
	60%/85%	40%	41.1%

The applicant applied for a variance for 20% clear glass transparency on the ground floor at the July ZBA meeting. The variance did not receive approval.

Parking & Drive Aisles

Sec. 40-604.C, an office station requires 1 space per 300 sq. ft. dedicated to office use. Therefore, 197 sq. ft. of retail space / 300 sq. ft. = .65 or 1 space. The applicant is offering 2 spaces located just west of the new parking lot. To comply with ADA parking, 1 additional ADA space is proposed. Each space includes a wheel stop.

The east driveway off 7th St. will not be changed. The north driveway approach will be reconfigured to allow two-way access into the tow truck parking area. The driveway curb cuts will be relocated, and green space will be installed within the park way. The proposed driveway provides greater conformity and safer egress and ingress onto the site. The impound gate off Madison will remain.

Signage & Lighting

According to the plan, 3 sconces and 4 recessed lighting in the canopy are proposed on the north and east façades. The parking lot will be illuminated by 2 wall pack lighting with cut off shields placed at 10 ft. above grade. All lighting will comply with Sec. 40-317, requiring 100% cut off at the horizontal plane with no lighting trespassing onto neighboring properties.

The plan calls for signs on the north and east walls. NMU district allows an unlimited number of wall signs, but no greater size than a total of 60 sq. ft. The signs will not be

Trash Receptacles

The plan calls for residential size receptacles located inside the building within the storage area. No outdoor dumpster is proposed.

Storm water management

The parking lot will be paved with asphalt. An underground storage leaching system beneath the center of the tow truck parking area is shown. The plan calls for the stormwater to drain into the storm include off 7th St. Staff is still waiting a review letter from DPW.

Landscaping and Screening

Landscaping may be challenging for a built-out site, but this plan does improve on the lack of landscaping. Sheet SP.1 calls for landscape planting screening the ADA parking space. Green space is shown in front of the north and east walls. Sheet A.4 depicts shrubs planted. No street trees are shown in the green space and should be planted per Sec. 40-801.D.

During the ZBA hearings, the neighboring properties expressed great concern over the condition of the fence and the continued screening of tow trucks and towed vehicles. The plans call for a new 6 ft. high privacy fence along the south lot line, and surrounding the impound lot. The current fence is 8 ft. tall and in poor condition. To comply with the requirements in the ZBA ruling, the fencing shall be replaced with a new, stable, 8 ft. tall fence where all fencing is currently. All required permits shall be submitted.

Mechanical Equipment

The plan calls for an AC unit on top of the wall, located at the low point of the roof. The AC unit should be screened per Sec. 40-321.

Snow Removal

Not shown on the plan, the applicant plans to store snow within the tow truck parking area, then remove the snow off site. It's requested the applicant clarify snow removal plans, particularly with the requirement to maintain tow trucks on site and off public streets.

5. Sample Motions

Motion to APPROVE Case 26-34, a request for site plan review for an automobile towing and recovery facility at 321 N. 7th St. (parcel #70-03-21-305-010), 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.
3. Street trees shall be planted as required per Sec. 40-801.D.
4. Roof top mechanical equipment shall be screened per Sec. 40-321.
5. All conditions of ZBA Case 26-04 shall be met prior to the issuance of certificate of occupancy.
6. *(Insert other conditions as necessary)*

Motion to DENY Case 26-34, a request for site plan review for an automobile towing and recovery facility at 321 N. 7th St. (parcel #70-03-21-305-010), based on the following reasons:

1. *(Insert reasons for denial)*

Motion to POSTPONE Case 26-34, a request for site plan review for an automobile towing and recovery facility at 321 N. 7th St. (parcel #70-03-21-305-010), until the following information can be submitted:

1. *(Insert requested information)*

Attachments:

A. Site Plan application
B. Site Plan with elevation drawings
C. Stormwater calculations

SITE PLAN REVIEW PERMIT APPLICATION

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

1. Project Information

Address/location of property: 16850 Comstock St.

Parcel #: 70-03-33-425-001
Zoning District: Industrial
Current Use: Vacant
Proposed Use: Community Solar Array - Ground Mounted
Area in Acres: 30.46
Zoning of adjacent properties: Industrial

2. Applicant

Name: Austin Gagnon
Company: City of Grand Haven Board of Light and Power
Address #: 1700 Eaton Dr.
Grand Haven, MI 49417
Phone #: 616-607-1274
Email: agagnon@ghblp.org

3. Property Owner

Name: City of Grand Haven
Address: 519 Washington Ave
Grand Haven, MI 49417
Phone #:
Email:

4. Required Attachments

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

5. Fees and Escrow Deposit

Up to $100,000:	$200.00
$100,001 to $500,000:	$300.00
$500,001 to $1,000,000:	$400.00
$1,000,001 & Up:	$500.00
Estimate Project Cost:	$ 475,000

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

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

300kW fixed tilt solar array, mounted on driven steel piles. Trees and brush will be cleared and grubbed from site, excluding any wetland areas delineated in final survey. Solar panels will be 15' high and installed at 30 degrees tilt, south facing. No human occupancy of site is required post construction.

No buildings or permanent fencing to be constructed. Electric connections to GHBLP distribution lines will be underground.

7. Buildings and Structures

Number of buildings on site: 0
Use of buildings: N/A
Height of buildings & # of stories: N/A
Height of rooftop mechanical equipment: N/A

8. Floor Use and Area (in square feet)

Commercial Structures

Total floor area: N/A
Open space (area & %):
Office space (area):
Retail space (area):
Industrial space (area):
Assembly space (area):
Seating capacity:
Maximum occupancy load:

Residential Structures

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

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

Required front yard: 25
Proposed front yard: >90'
Required rear yard: 20
Proposed rear yard: >460'
Required total side yard: 10
Proposed total side yard: 20' - To West Property Line

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

Required # of spaces: 0
Proposed # of spaces:
Typical angle of spaces:
Size of spaces:
Location of parking on site:
Number of handicap spaces:
Shared parking agreement?:
Location and # of off-street spaces:
Number of employees:
Explanation of screening (including location and materials):

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

Required # of spaces: 0
Proposed # of spaces:
Typical angle of space(s):
Size of space(s):
Location of loading space(s) on site:
Explanation of screening (including location and materials):

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

Building Lighting

of fixtures proposed: 0
Type of lighting proposed:
Height of fixtures:
Location of fixtures:

Parking Area Lighting

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

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

Location of landscape areas:
Proposed landscape material:

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

Location of receptacle: Inside Building - Storage Area
Size of receptacle: Standard Residential Size
Enclosure material: N/A
Height of Enclosure: N/A

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

Ground Mounted Mechanical Equipment

of units: N/A
Size of units (LxWxH): N/A
Location of units: N/A
Screening: N/A

Rooftop Mechanical Equipment

of units: 1 - AC Unit
Type of rooftop units: AC
Size of units (LxWxH): 18" x 18" x 24"
Location of units: Low Point of Roof
Screening: As Req'd

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

of accessory building(s): N/A
Size of accessory building(s) (LxWxH): N/A
Location of accessory building(s): N/A

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

Emergency Access Roads: N/A
Location of hydrants and fire department connection (FDC):

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

Is this location within a Historic Conservation District? Yes/No/Unsure
Name of District, if applicable:

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

Signature of Applicant: D Dryer
Date: 09.09.2026

Print Name: Dennis Dryer

Signature of Owner: Cindy Domanchuk
Date: 09.09.2026

Print Name: Cindy Domanchuk

Office Use Only

Case #: Date Received: Fee:

Date of Approval: Date of Denial: Approved by:

401 N. 7TH ST.
PARCLE # 70-03-21-303-029
ZONED: (C)

165.0'

231.0'

SIDEWALK (EXISTING)

PARKWAY (EXISTING)

APPROACH (EXISTING)

PARKWAY (EXISTING)

APPROACH (EXISTING)

7TH ST.

MADISON AVE.

APPROACH (EXISTING)

PARKWAY (EXISTING)

APPROACH (EXISTING)

PARKWAY (EXISTING)

APPROACH (EXISTING) (TO BE REMOVED)

PARKWAY (EXISTING)

APPROACH (EXISTING) (TO BE REMOVED)

SIDEWALK (EXISTING)

15' - 0"

36' - 0"

62.52'

GATE

14' - 0" +/-

EXISTING SETBACK

140.0'

11' - 0"

5' FRONT/CORNER SETBACK (SECONDARY)

APPROXIMATE LOCATION OF UNDERGROUND FUEL TANKS

44'-4"

654 MADISON AVE
PARCLE # 70-03-21-305-020
ZONED: (OT)

HOUSE (EXISTING)

DRIVE (EXISTING)

66.00'

15' REAR SETBACK

EXISTING PARKING LOT:
(FOR IMPOUNDED VEHICLES)
APPROX 54' X 56' (3,100 SF +/-)

EXISTING FENCING AROUND PERIMETER OF IMPOUND PARKING LOT (TO BE REMOVED & REPLACED

321 N. 7TH STREET
PARCLE # 70-03-21-305-010
ZONED: (NMU)

38'

BUILDING FOOTPRINT (DESTROYED):
1,685 SF +/-

EXISTING PARKING LOT

36' - 0" +/-

EXISTING SETBACK

3' FRONT/CORNER SETBACK (PRIMARY)

66.00'

METAL LEAN-TO FOOTPRINT (DESTROYED):
470 SF +/-

14'

140.18'

36'

7.82'

132.18'

633 ELLIOTT AVE.
PARCLE # 70-03-21-316-001-13
ZONED: (PD)

66.13'

197.99'

SIDEWALK (EXISTING)

PARKWAY (EXISTING)

EXIST. LIGHT POLE (TO REMAIN)

EXIST. CURB CUT

APPROACH (EXISTING)

7TH ST.

N

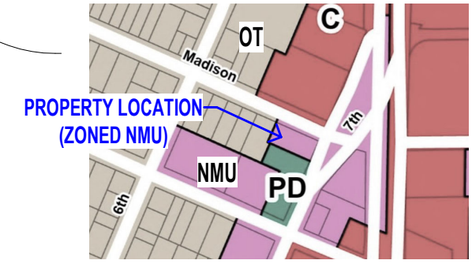
EXISTING SITE PLAN

1/16" = 1'-0"

ZONING ORDINANCE SUMMARY:

ZONING DISTRICT:
NMU, NEIGHBORHOOD MIXED USE

MINIMUM LOT AREA: 5,800 SF
EXISTING LOT AREA = 9,240 SF



VICINITY MAP

P.C. SUBMITTAL

NEW BUILDING FOR:

DICK'S TOWING & RECOVERY INC.

321 N. 7TH STREET
GRAND HAVEN, MI 49417

dryer architectural group
architecture/interiors/design consultants
220.1/2 washington
grand haven, michigan, 49417
616.846.5400
dryerarch@gmail.com

DRAWING INFORMATION

Drawn:	SMS	Checked:	DDD
Date:	10.09.2026	Project #:	26-889

Issuances:

#	DATE:	BY:	
1	09.09.2026	SMS	PLANNING COMMISSION SUBMITTAL
2	10.09.2026	SMS	LANDSCAPE PLAN ADDED

SP.E

10/9/2026 2:39:03 PM

401 N. 7TH ST.
PARCLE # 70-03-21-303-029
ZONED: (C)

231.0'

165.0'

SIDEWALK (EXISTING)

PARKWAY (EXISTING)

APPROACH (EXISTING)

PARKWAY (EXISTING)

APPROACH (EXISTING)

7TH ST.

MADISON AVE.

MODIFY STORM IN-LET TO A GUTTER IN-LET

APPROACH (EXISTING)

PARKWAY (EXISTING)

APPROACH (EXISTING)

PARKWAY (ENLARGED)

NEW APPROACH

PARKWAY (NEW)

23' - 0" +/-

30' - 0"

29' - 0"

SIDEWALK (EXISTING)

140.0'

PARKING AREA SCREENING

NEW 2 WAY DRIVE

NEW PARKWAY

5' - 0" FRONT/CORNER SETBACK (SECONDARY)

62.52'

IMPOUND GATE (8'-0" HIGH)

NEW 8' HIGH WOOD FENCE

U.G. FUEL TANKS (TO REMAIN)

MAIN ENTRY

321 N. 7TH STREET
PARCLE # 70-03-21-305-010
ZONED: (NMU)

PROPOSED BLDG.:
26' X 26' = 676 SF
FLR ELEV. = 100-0"

SERVICE DOOR

26'

G.M.

E.M.

9'X8' OHD

WHEEL STOP

PARKING SPACE #2 HC (16' X 19')

WHEEL STOP

PARKING SPACE #1 (9' X 19')

NEW ASPHALT PARKING LOT:
4,300+/- SF

PARKING LOT LIGHTING:
WALL PAK W/ CUTOFF SHIELD
(10' ABOVE GRADE)

EXIST. PARKING LOT (TO REMAIN):
(FOR IMPOUNDED VEHICLES)
APPROX 54' X 56' (3,100 SF +/-)

PARKING LOT SCREENING NOTE:
NEW 8' HIGH WOOD FENCING (TYPICAL)
(AROUND ENTIRE PERIMETER OF IMPOUND LOT & THE
ENTIRETY OF THE SOUTH PROPERTY LINE)
(WILL COMPLY WITH ORDINANCE REQUIREMENTS 40-803)

IMPOUND GATE (8'-0" HIGH)

66.00'

EXIST. PAVING (TO REMAIN)

NEW PAVING (ASHPALT)

15' - 0" REAR SETBACK

NEW 8' HIGH WOOD FENCE

SNOW STORAGE AREA

140.18'

C.B. #2
ELEV. = 99' 8.34"

U.G. STORM LEACHING SYSTEM (13' X 32')

C.B. #1
RIM ELEV. = 99' 10"

TOW TRUCK PARKING AREA
APPROX. 80' X 34'

NEW 8' HIGH WOOD FENCE

7.82'

132.18'

654 MADISON AVE
PARCLE # 70-03-21-305-020
ZONED: (OT)

HOUSE (EXISTING)

DRIVE (EXISTING)

66.13'

633 ELLIOTT AVE.
PARCLE # 70-03-21-316-001-13
ZONED: (PD)

PARKWAY (EXISTING)

EXIST. LIGHT POLE (TO REMAIN)

EXIST. STORM IN-LET (TO REMAIN)

EXIST. CURB CUT (TO REMAIN)

6" DIA. OVERFLOW CONNECTED TO CITY STORM SYSTEM (EXACT LOCATION TO BE VERIFIED)

APPROACH (EXISTING)

7TH ST.

3' - 0" FRONT/CORNER SETBACK (PRIMARY)

66.00'

SIDEWALK (EXISTING)

PARKWAY (EXISTING)

197.99'

N

PROPOSED SITE PLAN

1/16" = 1'-0"

ZONING ORDINANCE SUMMARY:

ZONING DISTRICT:
NMU, NEIGHBORHOOD MIXED USE

MINIMUM LOT AREA: 5,800 SF
EXISTING LOT AREA = 9,240 SF

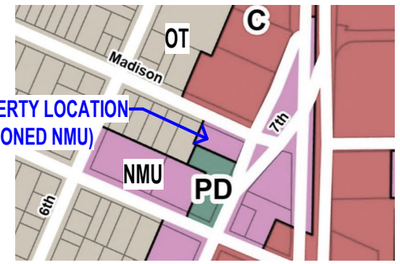
MINIMUM REQUIRED YARD SETBACKS, FEET:
FRONT: 3' (70% WITHIN BUILD-TO-ZONE)
CORNER FRONT: 5'
SIDE: 0' / 5'
REAR: 15'

MAXIMUM LOT COVERAGE: 70%
BUILDING LOT COVERAGE = 7.3% (676 / 9,240)

MAXIMUM BUIDING HEIGHT: 35'
BUILDING HEIGHT = 12'-8"

MINIMUM / MAXIMUM TRANSPARENCY:
GROUND FLOOR (NMU CORNER LOT):
PRIMARY FRONT: 60%
SECONDARY FRONT: 40% (PER FIGURE 4-15.8)

PARKING REQUIREMENTS (Sec. 40-601):
USE: PERSONAL SERVICE
(1) SPACE PER 350 SQUARE FEET OF GFA
TOTAL REQUIRED PARKING = 2 SPACES



VICINITY MAP

P.C. SUBMITTAL

NEW BUILDING FOR:
DICK'S TOWING & RECOVERY INC.
321 N. 7TH STREET
GRAND HAVEN, MI 49417

dryer architectural group
architecture/interiors/design consultants
220.1/2 washington
grand haven, michigan, 49417
616.846.5400
dryerarch@gmail.com

DRAWING INFORMATION

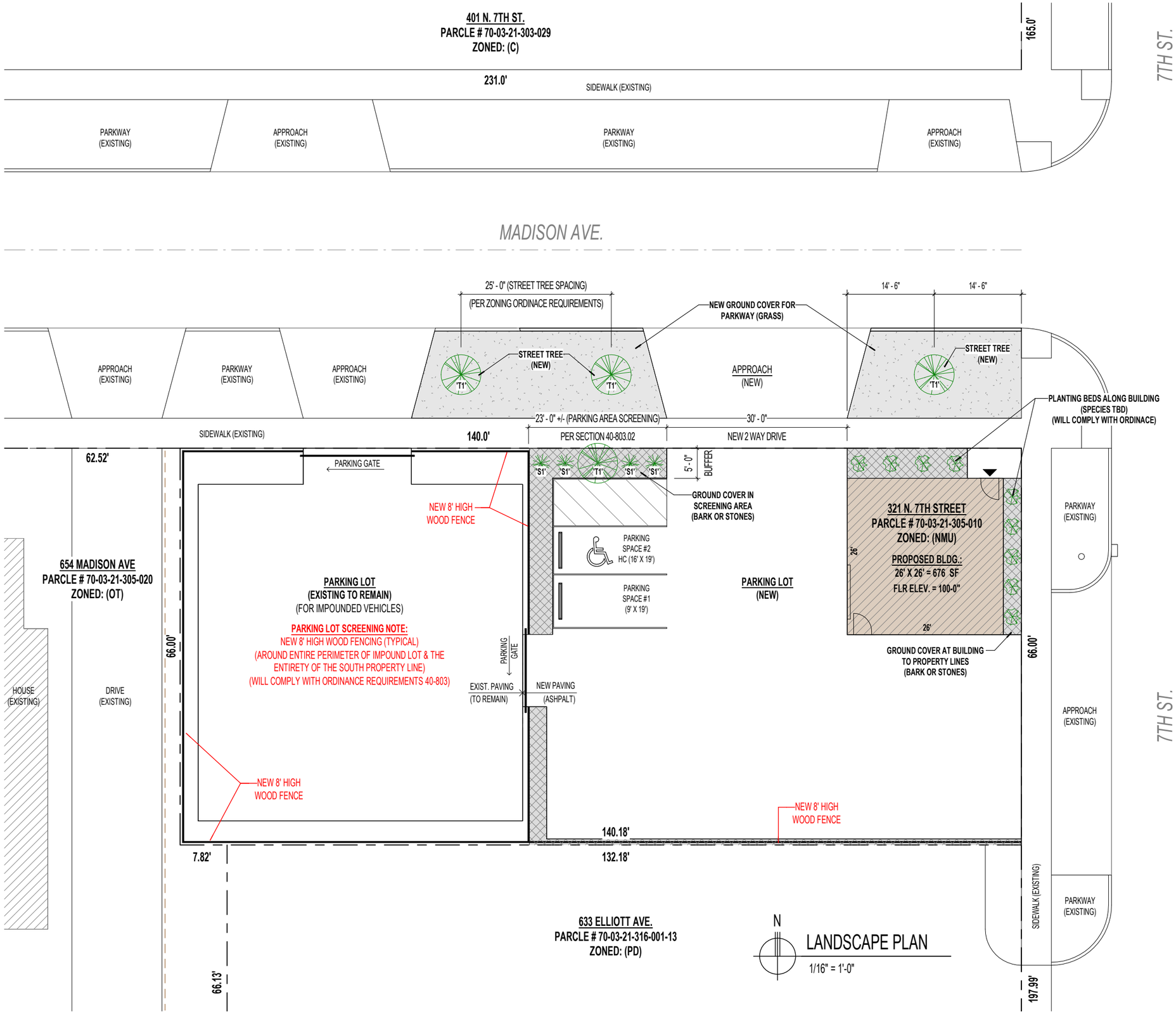
Drawn:	SMS	Checked:	DDD
Date:	10.09.2026	Project #:	26-889

Issuances:

#	DATE:	BY:	
1	09.09.2026	SMS	PLANNING COMMISSION SUBMITTAL
2	10.09.2026	SMS	LANDSCAPE PLAN ADDED

SP.1

10/9/2026 2:36:59 PM



LANDSCAPE ORDINANCE SUMMARY:

GENERAL LANDSCAPING REQUIREMENTS PER SECTION 40-801.:

PARKING LOT SCREENING REQUIREMENTS PER SECTION 40-803.02.A.3 (LANDSCAPE):

A. A SCREENING AREA NOT LESS THAN FIVE (5) FEET IN WIDTH SHALL BE REQUIRED

D. FOR EVERY TWENTY-FIVE (25) LINEAR FEET OF SCREENING AREA, AS MEASURED ALONG THE PROPERTY LINE, A MINIMUM OF ONE DECIDUOUS TREE AND THREE (3) SHRUBS AT LEAST THREE (3) FEET IN HEIGHT SHALL BE PROVIDED, AS WELL AS ANY ADDITIONAL COMBINATION OF FLOWERS AND SHRUBS, WITHIN THE SCREENING AREA. THE GROUND AREA SHALL BE COVERED WITH LIVING VEGETATIVE MATERIALS, SUCH AS GRASSES, VINES, SPREADING SHRUBS, OR FLOWERING PLANTS; OR WITH PROPERLY MAINTAINED GROUND COVER MATERIAL SUCH AS SHREDDED BARK, BARK CHIPS, OR LANDSCAPE STONE.

SEC. 40-805.01. - SIZE AND PLACEMENT OF PLANTINGS:

B. DECIDUOUS TREES SHALL HAVE A MINIMUM OF TWO AND ONE-HALF-INCH CALIPER AT TIME OF PLANTING, MEASURED AT FOUR (4) FEET FROM GRADE. DECIDUOUS TREES SHALL BE SPACED NO MORE THAN TWENTY-FIVE (25) FEET APART.

PLANT SCHEDULE:

TREES:	CODE:	BOTANICAL NAME:	COMMON NAME:	SIZE OF PLANTING:
	'T1'	ACER RUBRUM	RED MAPLE	2.1/2" CALIPER MEASURED 4' ABOVE GRADE

SHRUBS:	CODE:	BOTANICAL NAME:	COMMON NAME:	SIZE OF PLANTING:
	'S1'	VIBURNUM DENTATUM	VIBURNUM	3' HEIGHT

GRASS: (FOR PARKWAYS)

BARK / LANDSCAPE STONES: (FOR SCREENING AREAS / PLANTING BEDS)

P.C. SUBMITTAL

NEW BUILDING FOR:

DICK'S TOWING & RECOVERY INC.

321 N. 7TH STREET
GRAND HAVEN, MI 49417

dryer architectural group
architecture/interiors/design consultants
220.1/2 washington
grand haven, michigan, 49417
616.846.5400
dryerarch@gmail.com

DRAWING INFORMATION

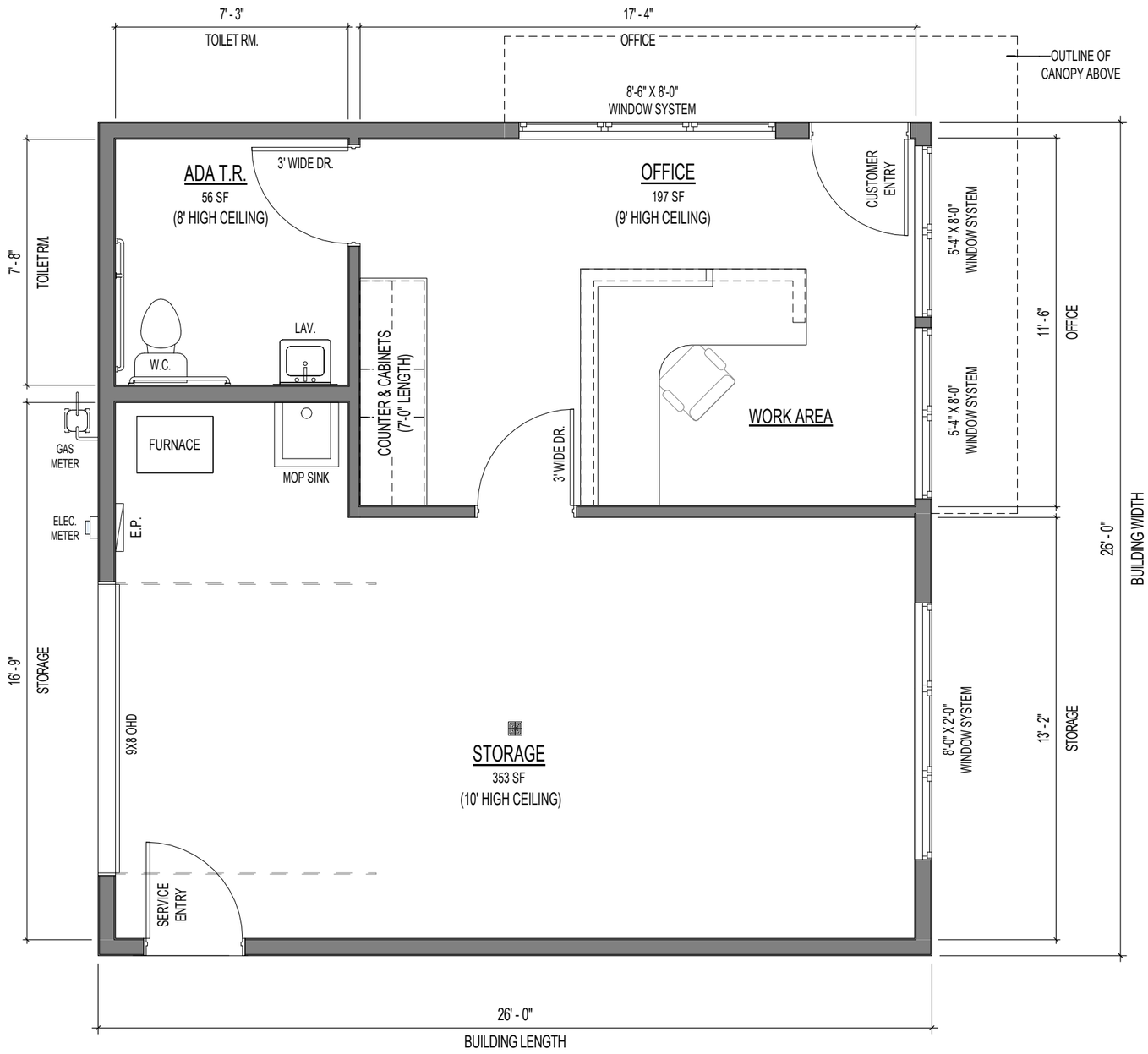
Drawn:	SMS	Checked:	DDD
Date:	10.09.2026	Project #:	26-889

Issuances:

#	DATE:	BY:	
1	09.09.2026	SMS	PLANNING COMMISSION SUBMITTAL
2	10.09.2026	SMS	LANDSCAPE PLAN ADDED

SP.2

10/9/2026 2:39:01 PM



N

PROPOSED FLOOR PLAN

1/4" = 1'-0"

P.C. SUBMITTAL

NEW BUILDING FOR:

DICK'S TOWING & RECOVERY INC.

321 N. 7TH STREET
GRAND HAVEN, MI 49417

dryer architectural group
architecture/interiors/design consultants
220.1/2 washington
grand haven, michigan, 49417
616.846.5400
dryerarch@gmail.com

DRAWING INFORMATION

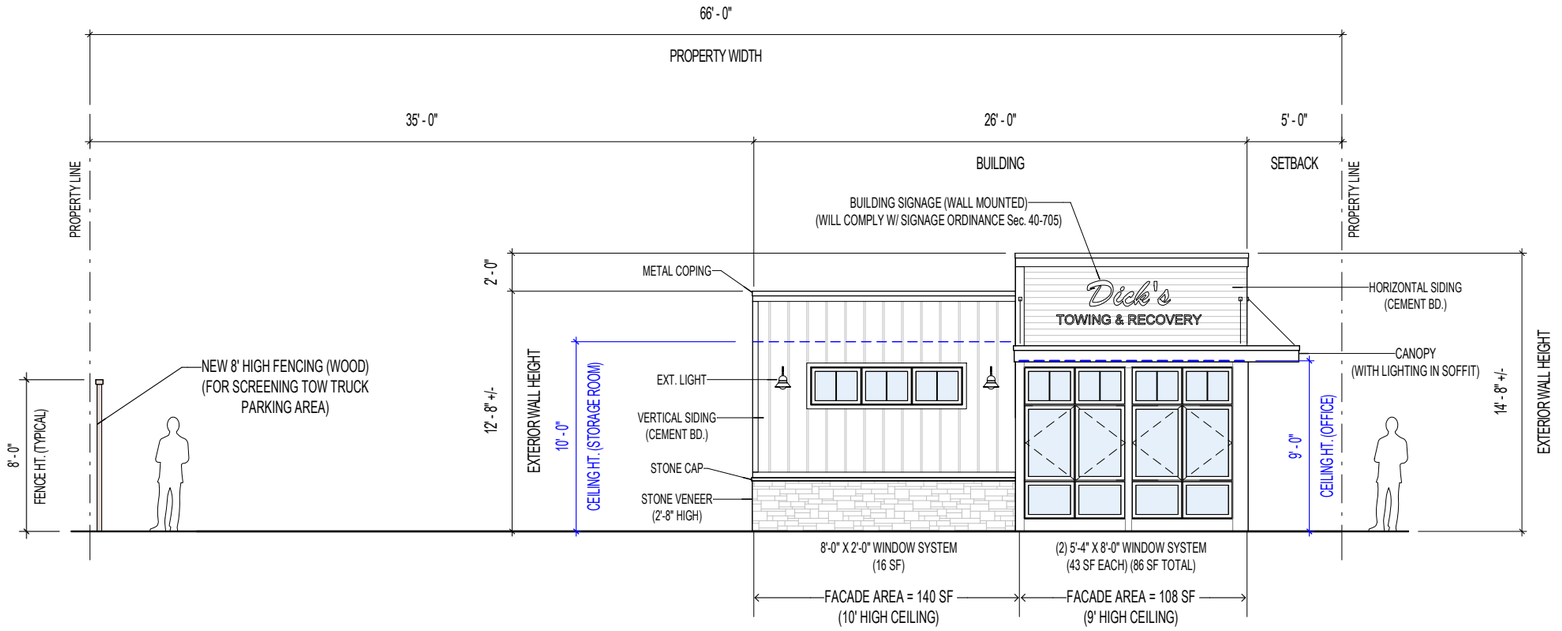
Drawn:	SMS	Checked:	DDD
Date:	10.09.2026	Project #:	26-889

Issuances:

#	DATE:	BY:	
1	09.09.2026	SMS	PLANNING COMMISSION SUBMITTAL
2	10.09.2026	SMS	LANDSCAPE PLAN ADDED

A.1

10/9/2026 2:38:44 PM



1 / A.2 PROPOSED EAST ELEVATION (PRIMARY FRONT)

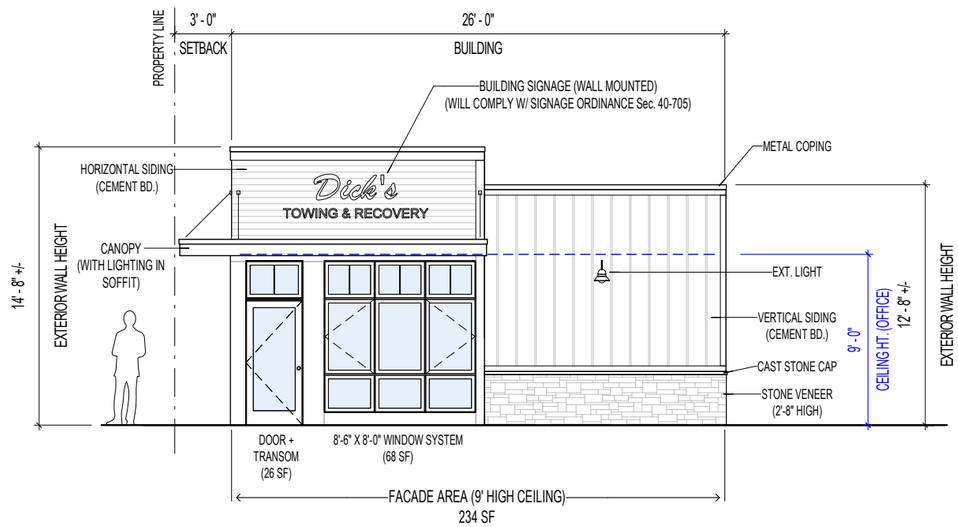
1/8" = 1'-0"

EAST ELEVATION (PRIMARY FRONT):
(CALCULATIONS FOR 9' & 10' CEILING HEIGHTS)

TOTAL AREA FACADE AREA = 248 SF
TRANSPARENCY = 148.8 SF REQ'D (60%)
REMAINING FACADE AREA = 148.8 SF
80% PRIMARY MATERIAL AREA = 119 SF
20% ACCENT MATERIAL AREA ALLOWABLE = 29.8 SF

TRANSPARENCY CALCULATION:
OFFICE WINDOW SYSTEM = 86 SF
STORAGE WINDOW SYSTEM = 16 SF

134 / 248 = 41.1% TRANSPARENCY
(18.9% REDUCTION REQUESTED)
(60% REQUIRED PER ZONING ORDINANCE



2 / A.2 PROPOSED ELEVATION (SECONDARY FRONT)

1/8" = 1'-0"

NORTH ELEVATION (SECONDARY FRONT):
(CALCULATIONS FOR 9' CEILING HEIGHT)

TOTAL AREA FACADE AREA = 234 SF
TRANSPARENCY = 93.6 SF REQ'D (40%)
REMAINING FACADE AREA = 140.4 SF
80% PRIMARY MATERIAL AREA = 112.3 SF
20% ACCENT MATERIAL AREA ALLOWABLE = 28.1 SF

TRANSPARENCY CALCULATION:
8'6 X 8'0 WINDOW = 68 SF
3'0 X 8'8 DR. + TRANSOM = 26 SF

94 / 234 = 40.2% TRANSPARENCY
(MEETS PER FIGURE 4-15.8)

P.C. SUBMITTAL

NEW BUILDING FOR:

DICK'S TOWING & RECOVERY INC.

321 N. 7TH STREET
GRAND HAVEN, MI 49417

dryer architectural group
architecture/interiors/design consultants
220.1/2 washington
grand haven, michigan, 49417
616.846.5400
dryerarch@gmail.com

DRAWING INFORMATION

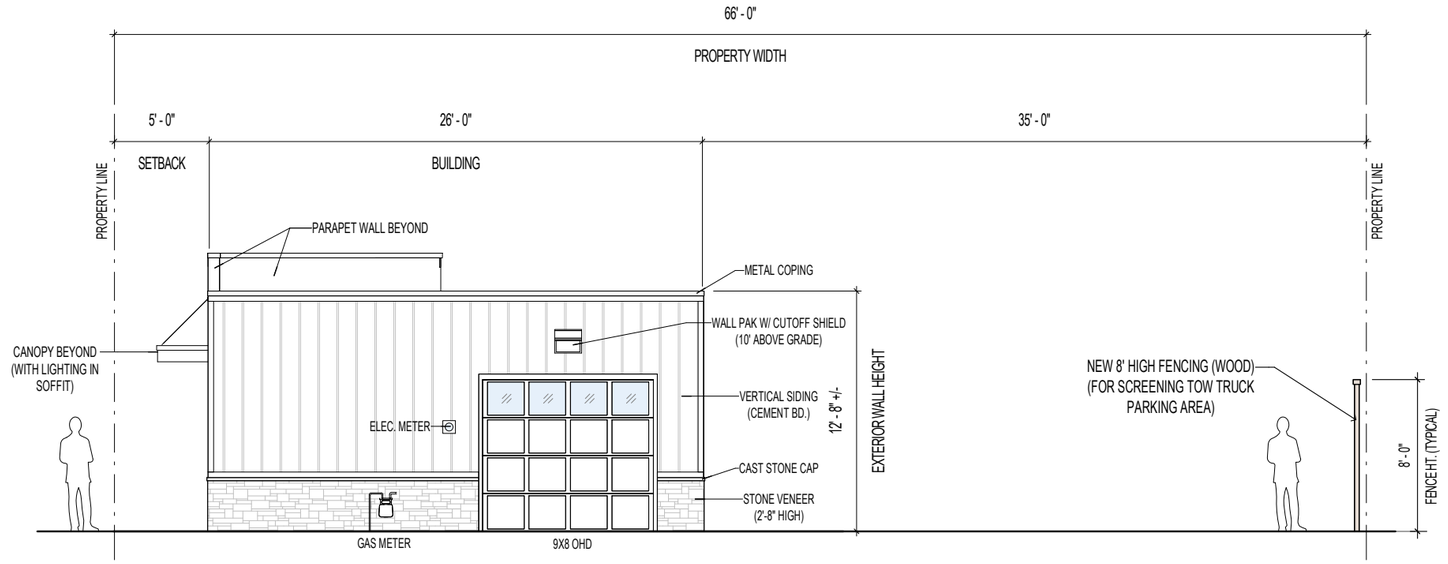
Drawn:	SMS	Checked:	DDD
Date:	10.09.2026	Project #:	26-889

Issuances:

#	DATE:	BY:	
1	09.09.2026	SMS	PLANNING COMMISSION SUBMITTAL
2	10.09.2026	SMS	LANDSCAPE PLAN ADDED

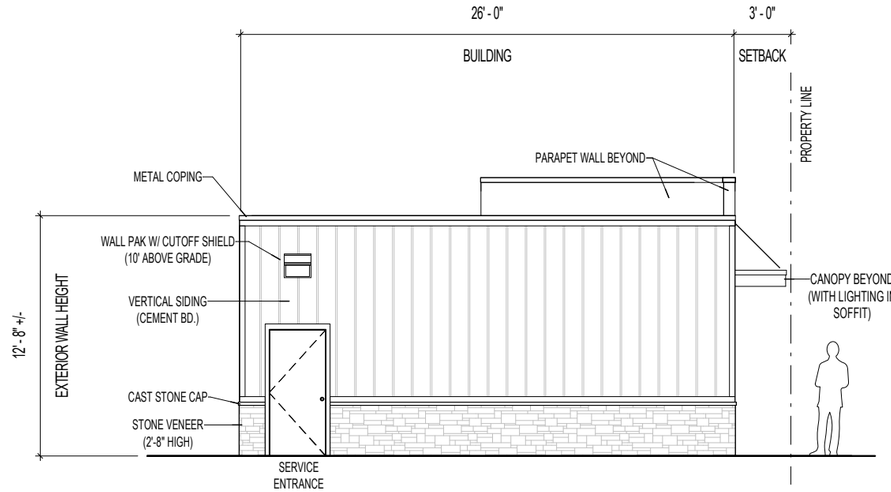
A.2

10/9/2026 2:41:21 PM



1 / A.3 PROPOSED WEST ELEVATION

1/8" = 1'-0"



2 / A.3 PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

P.C. SUBMITTAL

NEW BUILDING FOR:

DICK'S TOWING & RECOVERY INC.

321 N. 7TH STREET
GRAND HAVEN, MI 49417

dryer architectural group
architecture/interiors/design consultants
220.1/2 washington
grand haven, michigan, 49417
616.846.5400
dryerarch@gmail.com

DRAWING INFORMATION

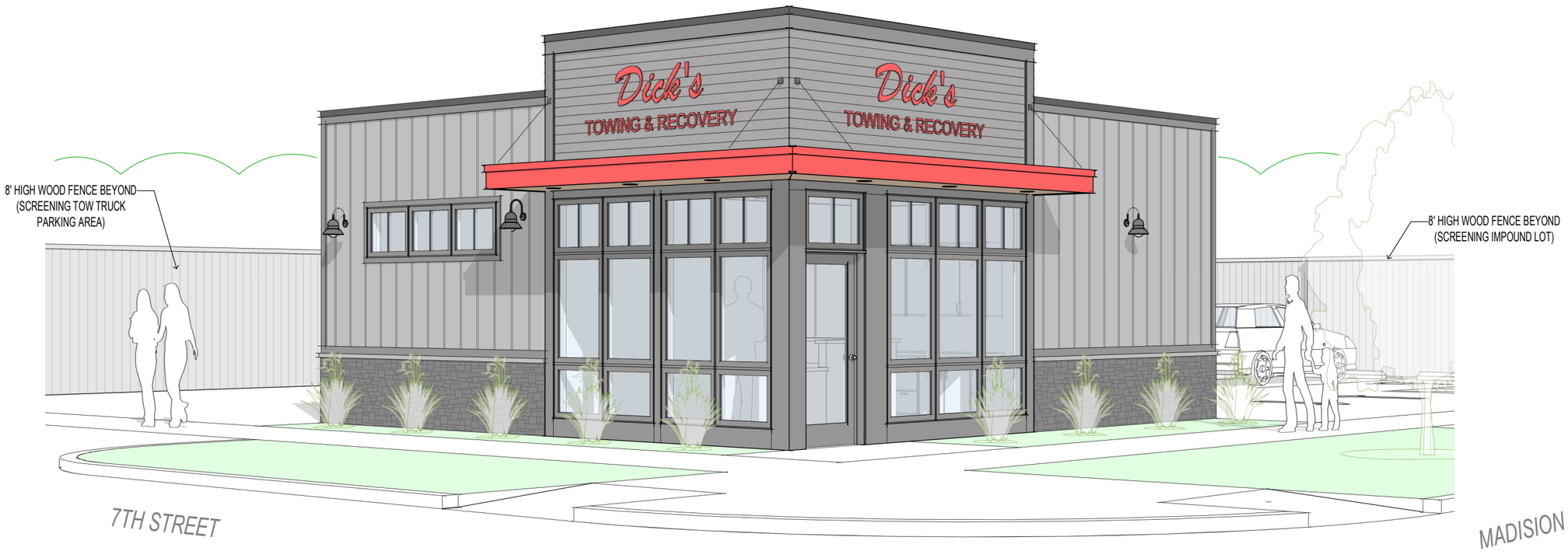
Drawn:	SMS	Checked:	DDD
Date:	10.09.2026	Project #:	26-889

Issuances:

#	DATE:	BY:	
1	09.09.2026	SMS	PLANNING COMMISSION SUBMITTAL
2	10.09.2026	SMS	LANDSCAPE PLAN ADDED

A.3

10/9/2026 2:41:25 PM



1 / A.4 PROPOSED EXTERIOR PERSPECTIVE

P.C. SUBMITTAL

NEW BUILDING FOR:

DICK'S TOWING & RECOVERY INC.

321 N. 7TH STREET
GRAND HAVEN, MI 49417

dryer architectural group
architecture/interiors/design consultants
220.1/2 washington
grand haven, michigan, 49417
616.846.5400
dryerarch@gmail.com

DRAWING INFORMATION

Drawn:	SMS	Checked:	DDD
Date:	10.09.2026	Project #:	26-889

Issuances:

#	DATE:	BY:	
1	09.09.2026	SMS	PLANNING COMMISSION SUBMITTAL
2	10.09.2026	SMS	LANDSCAPE PLAN ADDED

A.4

10/9/2026 2:38:56 PM

dryer architectural group
220½ washington ▪ grand haven mi 49417 ▪ 616.846.5400

DICK'S TOWING

STORM CALC.

SITE AREA 9240 SF

IMP. 8,000 SF

25yr STORM: 60 MIN 2.09" ÷ 12"/FT = .174'

× 8000 SF = 1392 CF IN 1 HR 25yr

2'Ø AREA-TTD 4.26 CF/LF

STONE SUB 3×4 × 30% = 4.86 CF/LF

17.28 CF/LF × 4 UNITS =

69.13 CF/LF

× 30 FT LONG

1,474 CF

+2 CB's 4Ø × 5'd

w/ 1-6" OVERFLOW to 7TH ST CURB INLET

DATE: October 13, 2026

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: Zoning Text Amendment: Towing and Recovery Facility

At the June ZBA meeting, the ZBA made a motion to approve an appeal to the nonconforming use of an automobile and towing and recovery facility at 321 N. 7th St. The motion included the following:

The Planning Commission shall initiate an amendment to the zoning ordinance to establish a definition of automobile towing and recovery facility and decide of which specific zoning district would permit the automobile towing and recovery facility use, either by right or special land use. The Planning Commission shall prepare the necessary standards for approval if such use is permitted by special land use.

Based on the requirement from the ZBA, staff compiled a list of possible zoning districts in which automobile towing and recovery facility would be located.

Zoning District	By Right or SLU	Compatible uses	Compatible standards
C - Commercial	Right	Major Automobile repair	Sec. 40-507
TI - Transitional Industrial	SLU	Major Automobile repair, contactors establishment	Sec. 40-507, Sec. 40-516
I - Industrial	SLU	Major Automobile repair, contactors establishment	Sec. 40-507, Sec. 40-516
B - Beechtree	SLU	Major Automobile repair, contactors establishment	Sec. 40-507, Sec. 40-516

Definition

In researching definitions, staff would recommend amending Sec. 40.201.01 to include:

Automobile towing and recovery facility means a facility that provides temporary outdoor storage for wrecked, licensed vehicles awaiting insurance adjustment or transport to a repair shop. This facility can include vehicles recently towed for parking and moving violations.

A towing and recovery facility is intended for temporary placement of automobiles, not assembly of parts, materials and equipment, frequently defaulting into junk or salvage yards. A junk yard or salvage yard would be best suited on larger parcels that are not in the vicinity of residential uses and should be restricted to Industrial districts.

Last month, the Planning Commission agreed with the definition and application of a special land use and the allowance in the C, TI, I, and B districts. A few revisions were made to the special land use standards pertaining to fencing, screening, adjacency to residential uses, and confirmation of paving requirements. The changes are highlighted in yellow.

Should this language be found satisfactory, a public hearing can be scheduled for the zoning text amendment.

Special Land Use Standards

Based on the research it would be beneficial to establish the use of an automobile towing and recovery facility as a special land use in the compatible districts above. The following could be used as standards for review of the special land use.

Sec. 40-5##. SLU Standards: Automobile Towing and Recovery Facility. Automobile towing and recovery facility uses that require a Special Land Use permit shall meet the following standards:

1. Access and Maneuverability. All buildings, structures and parking areas shall be arranged so as to allow all maneuvering of tow trucks, flatbed trucks and other equipment transporting or towing motor vehicles to conduct operations entirely on the site of the vehicle towing service property without encroaching onto the public right-of-way except when entering and exiting the site.
2. Salvage. A vehicle towing service shall not engage in salvage operations, sale of parts or dismantling of motor vehicles.
3. Repair. A vehicle towing service shall not engage in motor vehicle repair activities unless it is also approved as an automobile repair facility.
4. Vehicle Storage. Motor and recreational vehicles stored at a vehicle towing service site shall:
   a) Be kept within an enclosed building or structure or outdoors in a secure fenced-in area screened from view with appropriate approved landscaping plantings as required per Sec. 40-802.01.
   b) Fence shall be no less than six (6) ft. in height and no greater than eight (8) ft, in height.
   c) Be no closer than twenty-five (25) ft. from any property line adjacent to any residential use.
   d) Not be stored outdoors for more than thirty (30) days.
   e) Be stored in side or rear yard.
5. Paving Requirements. All surfaces for maneuvering and storage of motor and recreational vehicles shall be paved with asphalt or concrete and shall be graded to conduct stormwater to a collection system approved by the City
6. Vehicle Fluid Capture. Motor and recreational vehicles stored on a vehicle towing service site shall be stored within or upon containment equipment intended to capture any fluids which may leak from the motor and recreational vehicles.
7. Hazardous Wastes. All hazardous or toxic wastes accumulated on a vehicle towing service site shall be stored and disposed of in accordance with applicable state and federal requirements. No hazardous or toxic substances shall be discharged to the public sanitary sewer or stormwater systems or to groundwater or surface water features.
8. Outdoor Lighting. Any outdoor storage area shall be illuminated and comply with the standards of Article III, Section 40-317.
9. Parking. Parking and access shall be compatible with the adjacent neighborhood and this use shall not create a shortage in parking for the subject property.

If the zoning text amendment is adopted, the existing facilities defined as a towing and recovery facility, would be considered the following type of use:

Towing business	Address	Zoning District	Use Type
Dick's Towing	321 N. 7th St.	NMU – Neighborhood Mixed-Use	Lawful nonconforming
Tri-City Towing	431 N. Griffin St.	TI - Transitional Industrial	Lawful conforming
RR Towing and Recovery	1445 Waverly Ave.	B - Beechtree	Lawful conforming

DATE: October 9, 2026

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: Planning Commission By-Laws

Attached is a redline of changes to the By-Laws that address situation in which a tie vote is cast on a case. The By-Laws state the matter will remain on the agenda as old business for the next meeting. If the case includes a public hearing, the city will send out public notices to all persons and properties within 300 ft. of the subject property to comply with local and state law. The additional effort will ensure continued public notification of pending cases.

These revisions adequately address the rare occurrence of a tie vote and provide clear guidance moving forward. If the Planning Commission agrees, the By-Laws can be placed on the November meeting agenda for a vote to approve.

BY-LAWS OF THE CITY OF GRAND HAVEN
PLANNING COMMISSION

1. AUTHORITY

These By-Laws are adopted by the Planning Commission of the City of Grand Haven to facilitate the performance of its duties described in the Michigan Planning Enabling Act, Public Act 33 of 2008 as amended.

2. OFFICERS

2.1 Selection. At the June regular meeting, the Planning Commission shall elect a Chairperson, Vice-Chairperson and Secretary.

2.2 Duties. The Chairperson shall preside at all Planning Commission meetings and shall conduct all meetings in accordance with the rules provided herein.

The Vice-Chairperson shall act in the capacity of the Chairperson in the absence of the Chairperson or if a vacancy in the office of Chairperson occurs; in which case, the Planning Commission shall select a successor to the office of Vice-Chairperson at the earliest practicable time.

The Secretary or his or her designee shall be responsible for sending written notice of special meetings to Planning Commission members; delivering communications pertinent reports, and related items of business of the Planning Commission; and performing related administrative duties to assure efficient and informed Planning Commission operations. If the Secretary is absent, the Chairperson (or Vice-Chairperson in the absence of the Chairperson) shall appoint a temporary Secretary for such meeting. An employee of the City of Grand Haven may be approved to complete the duties of Secretary but will not be considered a member of the Planning Commission.

2.3 Tenure. Each officer shall take office immediately following his or her election. Each officer shall hold his or her office for a term of one year, or until his or her successor is elected and assumes office. Each officer shall be eligible for re-election.

3. MEETINGS

3.1 Regular Meetings. The Planning Commission shall hold not less than four regular meetings each year and by resolution shall determine the time and place of such meetings. Other meetings may be held as necessary. The dates, times, and location of the regular Planning Commission meetings shall be posted at City Hall within 1 O days of the first meeting of each calendar year in accordance with the Michigan Open Meetings Act. Any changes in the date, time or location of the regular meetings shall be posted and noticed in the same manner as originally established. When a regular meeting date falls on or near a legal holiday, the Planning Commission shall select suitable alternate dates.

3.2 Special Meetings. A special meeting shall be called by the Secretary upon a written request from two members of the Planning Commission, or by the Chairperson. The business which the Planning Commission may perform shall be conducted at a public

meeting of the Planning Commission held in compliance with the Michigan Open Meetings Act. Public Notice of the time, date, and place of the special meeting shall be given in a manner as required by the Open Meetings Act, and the Secretary shall send written notice of a special meeting to Planning Commission members not less than 48 hours in advance of the meeting.

3.3 Quorum. In order for the Planning Commission to conduct business or take any official actions, a quorum consisting of at least 5 members of the Planning Commission shall be present. When a quorum is not present, no official action, except for the closing of the meeting, may take place. The members of the Planning Commission may discuss matters of interest, but can take no action until the next regular or special meeting. All public hearings without a quorum shall be scheduled for the next regular or special meeting and no additional public notice is required provided the date, time and place is announced at the meeting.

3.4 Hearing. The City shall provide for notification of public hearings in local newspapers and by direct mailings as required for rezonings, special land uses, or other such actions, in accordance with Act 11O of the Michigan Public Acts of 2006, as amended, being the Michigan Zoning Enabling Act (M.C.L. 125.3101 *et seq.).*

All public hearings shall be held as part of a regular or special meeting of the Planning Commission. If adjournment or tabling of a public hearing occurs, public notice of the time and place of the continued public hearing shall be provided by posting written notice at the City offices and the City's website. A rescheduled public hearing shall meet all requirements for notification and scheduling of an initial public hearing, except as provided in Section 3.3 above.

At a public hearing, the Chairperson may limit the speaking time for each individual in order to encourage participants to be succinct in their comments. An individual who is speaking on behalf of others in attendance at the meeting may be given additional time.

3.5 Motions. Motions shall be restated by the Chairperson before a vote is taken. The names of the makers and supporters of the motions shall be recorded.

3.6 Voting. An affirmative vote of six members of the Planning Commission is required to approve any part of the master plan or amendments to the plan. Unless otherwise required by statute, other actions or motions placed before the Planning Commission may be adopted by a majority vote of those members present at the meeting. Voting shall be by voice vote; a roll call vote shall be required if requested by any Planning Commission member or directed by the Chairperson. Except in the case of conflict of interest, all present Planning Commission members, including the Chairperson, shall vote on all matters.

3.7 Tie Vote: In the event of a tie vote, the business item shall be considered neither approved nor denied. At that point, any member of the Planning Commission may make a motion to approve, deny, approve with conditions, postpone, or table the business item to the next scheduled Planning Commission meeting. If the vote remains a tie, the Chairperson shall state the business item is left undecided and shall be considered as old business on the next regular scheduled Planning Commission meeting agenda. If the business item included a public hearing, an additional public notice of the agenda item will be mailed to all persons and properties in compliance with Sec. 40-122 and PA 110 of 2006. An additional public hearing is not required but may be provided as the Planning Commission determines appropriate. If the Planning Commission remains deadlocked

on the business item after at least two separate Planning Commission meetings, with no reasonable expectation that the deadlock will be resolved, the Chairperson may declare that the Planning Commission is deadlocked on the matter and the application is not approved.

3.8 Agenda Items. For an item to be considered at a regular Planning Commission meeting, it must be submitted to the Zoning Administrator no later than the established policy of the City prior to the next scheduled Planning Commission meeting.

4. DUTIES OF THE PLANNING COMMISSION

The Planning Commission shall perform the following duties:

a. Prepare, review and update a master plan as a guide for development within the City's planning jurisdiction.

b. Take action on petitions, staff proposals, and City Council requests for amendments to the zoning ordinance as required.

c. Take action on petitions, staff proposals, and City Council requests for amendments to the master land use plan as required.

d. Prepare an annual written report to the City Council of the Planning Commission's operations and the status of planning activities, including recommendations regarding actions by City Council related to planning and development.

e. Take actions as authorized or required by the Michigan Planning Enabling Act.

f. Take actions as authorized or required by the Michigan Zoning Enabling Act.

g. Perform other duties and responsibilities or respond as requested by City Council.

5. OPEN MEETINGS AND FREEDOM OF INFORMATION PROVISIONS

Deliberations and decisions of the Planning Commission are governed by the Michigan Open Meetings Act. Meetings notices shall comply with the Michigan Open Meetings Act, Act 267 of the Michigan Public Acts of 1976, as amended (MCL 15.261 *et seq.).*

Persons shall be permitted to address the Commission after receiving permission from the Chairperson.

Records, files, correspondence, and other materials pertaining to the Planning Commission are available to the public for reading, copying, and other valid purposes as governed by the Michigan Freedom of Information Act, Act 442 of the Michigan Public Acts of 1976, as amended (MCL 15.231 *et seq.).*

6. ABSENCES, REMOVALS, RESIGNATIONS AND VACANCIES

6.1 To be excused, members of the Planning Commission shall notify the Planning Commission Chairperson or Community Development Department by 5pm on the day preceding the meeting when they intend to be absent from a meeting. Failure to make this notification prior to the meeting shall result in an unexcused absence absent an emergency accepted by vote of the Planning Commission.

6.2 Members may be removed by the City Council for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.

6.3 A member may resign from the Planning Commission by sending a letter of resignation to the City Council.

6.4 Vacancies shall be filled by the Mayor, with the approval of the City Council. A successor shall serve out the unexpired term of the member being replaced.

6.5 All members are expected to maintain at least a 75 percent attendance record at meetings. If a member misses more than three consecutive meetings without a reasonable and valid excuse accepted by vote of the Planning Commission, a vacancy will be created by vote of the City Council after written charges and a public hearing.

7. CONFLICTS OF INTEREST

Each member of the Commission shall avoid conflicts of interest.

7.1 Definition. A conflict of interest shall include, but not necessarily be limited to, the following:

a. Deliberating on, voting on, or reviewing a matter concerning the Commission member,

in which the member has a substantial financial interest.

b. Deliberating on, voting on, or reviewing a matter involving a corporation, company, partnership, or any other entity in which the Commission member holds at least a ten percent ownership interest.

c. Deliberating on, voting on, or reviewing a matter concerning the Commission member's spouse or children, including step-children and children-in-law.

d. Deliberating on, voting on, or reviewing a matter where the Commission member's employee or employer is:

   i. An applicant or agent for an applicant; or

   ii. Has a direct interest in the outcome.

e. Representing any applicant, developer, neighbor or party directly interested in a matter before the Planning Commission. Except as otherwise prohibited by law, a Commission member's employer, fellow employee or partner may represent a party appearing before the Planning Commission, but in such case the member involved shall be deemed to have a conflict of interest.

7.2 Procedures. If a Commission member has a conflict of interest, then:

a. The member shall disclose that interest.

b. A member shall remove himself or herself from the hearing, discussions and decision-making process until the matter is over. Physical removal minimizes any public perception that the member with the conflict of interest is unduly influencing fellow members by the member's physical presence, especially including a conflicted member remaining seated with the rest of the Planning Commission.

7.3 Member Disclosure. In order to maintain public trust and insure fairness, each Commission member shall disclose at a Planning Commission hearing or meeting whenever:

a. The member is related to an applicant, developer, applicant's/developer's representative or any party involved;

b. The member is (or has been) in business or financially connected with the applicant or parties involved; or

c. The member is a close friend of the applicant or parties involved.

8. EX PARTE COMMUNICATIONS

Planning Commission members should avoid outside contact with applicants, developers, applicant's representatives (including planners or attorneys) or interested neighbors regarding matters before the Planning Commission.

a. The Planning Commission must act as a unit and NOT as individuals. Advisory opinions should not be given to any applicant.

b. Communication of any kind other than at public Planning Commission meetings ("Ex Parte Communications") by Planning Commission members with applicants, developers, applicant's/developer's representatives or interested neighbors is to be avoided, except for limited necessary contact during fact-finding site visits.

c. Site Visits - Planning Commission members shall view sites only if they can do so without any unnecessary contact with the applicant, developer, applicant's/developer's representatives or interested neighbors, and only for the

d. specific purpose of gathering physical facts and/or data.

e. If a Planning Commission member is contacted by an applicant, developer, or their representatives or an interested neighbor, the member shall promptly inform that party that the member will not discuss the matter or have any contact other than at a Planning Commission meeting except for site visits. The member shall then immediately welcome the contacting party to attend the Planning Commission meetings to discuss views, wishes, etc., or to deliver written comments to the Office of City Planner for distribution to Planning Commission members.

9. AMENDMENTS

The Planning Commission may amend these By-Laws by a majority vote of the appointed members, at a regular meeting, provided that all members have received a copy of the proposed amendments at least three days prior to the meeting at which such amendments are to be considered.

10. CONFLICTS

In the event there is any inconsistency or conflict between these By-Laws and any provision of controlling law, the law shall prevail over the wording of these By-Laws.

THESE BY-LAWS ARE ADOPTED ON THIS _____ DAY OF _____

THE CITY OF GRAND HAVEN PLANNING COMMISSION