

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION WORK SESSION
AGENDA
September 15, 2026

Notice and agenda of a work session of the Planning Commission at 6:00 p.m. to be held in the Council Chambers at 519 Washington Ave. Planning Commissioners unable to attend the meeting are requested to contact the City Planner at 616-935-3276 prior to the meeting.

1. WORK SESSION CALLED TO ORDER (CHAIR)

2. ROLL CALL

3. DISCUSSION ITEMS

- A. Chinook Pier Site Plan
(Time permitting)
- B. PC Case 26-29: 700 Robbins SPA
- C. PC Case 26-30: 601 S. Beechtree SPA
- D. PC Case 26-31: 224 Washington SPA SLU
- E. Towing & Recovery Definition

4. ADJOURNMENT

DATE: September 11, 2026
TO: City of Grand Haven Planning Commission
FROM: Brian Urquhart, City Planner
RE: Chinook Pier Site Plan Work Session

Last month, the Planning Commission approved the Chinook Pier Site Plan with the condition that all exterior cladding materials, color, design, and lighting for the buildings shall be approved at a subsequent Planning Commission meeting.

Attached are the latest renderings and floor plans for the multi-use building. This work session is intended to provide clarification to the development team of some design elements that are preferred by the City. To help with the discussion, staff recommends the following considerations for the meeting:

1. What are some building materials, architectural features, and character defining features that help distinguish Chinook Pier as a Grand Haven legacy site? Do the proposed plans accomplish this?
2. What minor suggestions or recommendations could be made to enhance the proposed design?
3. (Time permitting) What type of lighting compliments the building appearance?

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

CHINOOK PIER

301 N. Harbor Drive, Grand Haven, MI 49417



DRAWING INDEX

GENERAL	
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ARCHITECTURAL	
A-1	FIRST & SECOND FLOOR PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR VIEWS

ZONING

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

ZONING	
AREA & HEIGHT:	WF, WATERFRONT DISTRICT
DISTRICT:	5A - OTTAWA COUNTY
CLIMATE ZONE:	30' (2 STORIES) SEC. 40-416.03.B AND C.
HEIGHT:	(35'-0" MAX FOR MECH., STAIRWELL, ROOF ACCESS HATCH, ELEVATOR EQUIPMENT AND SCREENING)
SPECIAL LAND USE:	MIXED USE DEVELOPMENT (SUBJECT TO SEC. 40-544)
SET BACKS:	
FRONT	25'
SIDE	20'
REAR / WATERFRONT	25' SUBJECT TO CRITICAL DUNE
SENSITIVE AREA OVERLAY	SEC. 40-422
ROOFLINES	Rooflines of regulated accessory structures or principal structures with the lowest elevation at or above 22 feet above the median natural grade shall be pitched at slopes ranging from 4:12 to 12:12. Roofs located below 22 feet above the median natural grade may be flat or pitched at any slope.
PRIMARY WALLS	Minimum 80% face brick, stone, solid wood, and/or fiber cement board, composite siding, and/or decorative concrete block
SECONDARY WALLS	Minimum 80% face brick, stone, solid wood, fiber cement board, composite siding, and/or decorative concrete block
ACCENT / TRIM MATERIALS	Maximum 20% metal, concrete, face brick, stone, solid wood, fiber cement board, composite siding, decorative concrete block, vinyl, and/or EIFS (must be high impact resistant up to 6 feet from ground level)
ARCHITECTURAL FEATURES	Wrap around entire side visible from right-of-way
PROPOSED PARKING	MULTI-TENANT COMMERCIAL ESTABLISHMENT: DEMONSTRATE PARKING DEMAND, NOT LESS THEN 1 PER 300 SQ FT OF GROSS FLOOR AREA
OCCUPANT LOAD:	9,655 SQ FT / 300 = 32 SPACES

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

MPC 2021 TABLE 403.1 PLUMBING FIXTURES

CALL 811

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



PREPARER NOTES:

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

THESE DRAWINGS ARE THE SOLE PROPERTY OF ARCHITEKTURA PLC AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT. THIS SEAL APPLIES TO THE FOLLOWING DOCUMENT'S SHEET NUMBER, AND THRU ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME ISSUE DATE AS THE SEALED COPY.

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

KIRSTEN A. RUNSCHKE
LICENSE EXPIRES

DATE
09-27-2025



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www.architekturapl.com

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

PROJECT NO. 1359
ISSUANCES

10 SEP 2026	SPA / SLU / SAO REVIEW

REVISIONS

NO.	DATE	DESCRIPTION
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TITLE DRAWING

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

T-1

DEVELOPER



OWNER



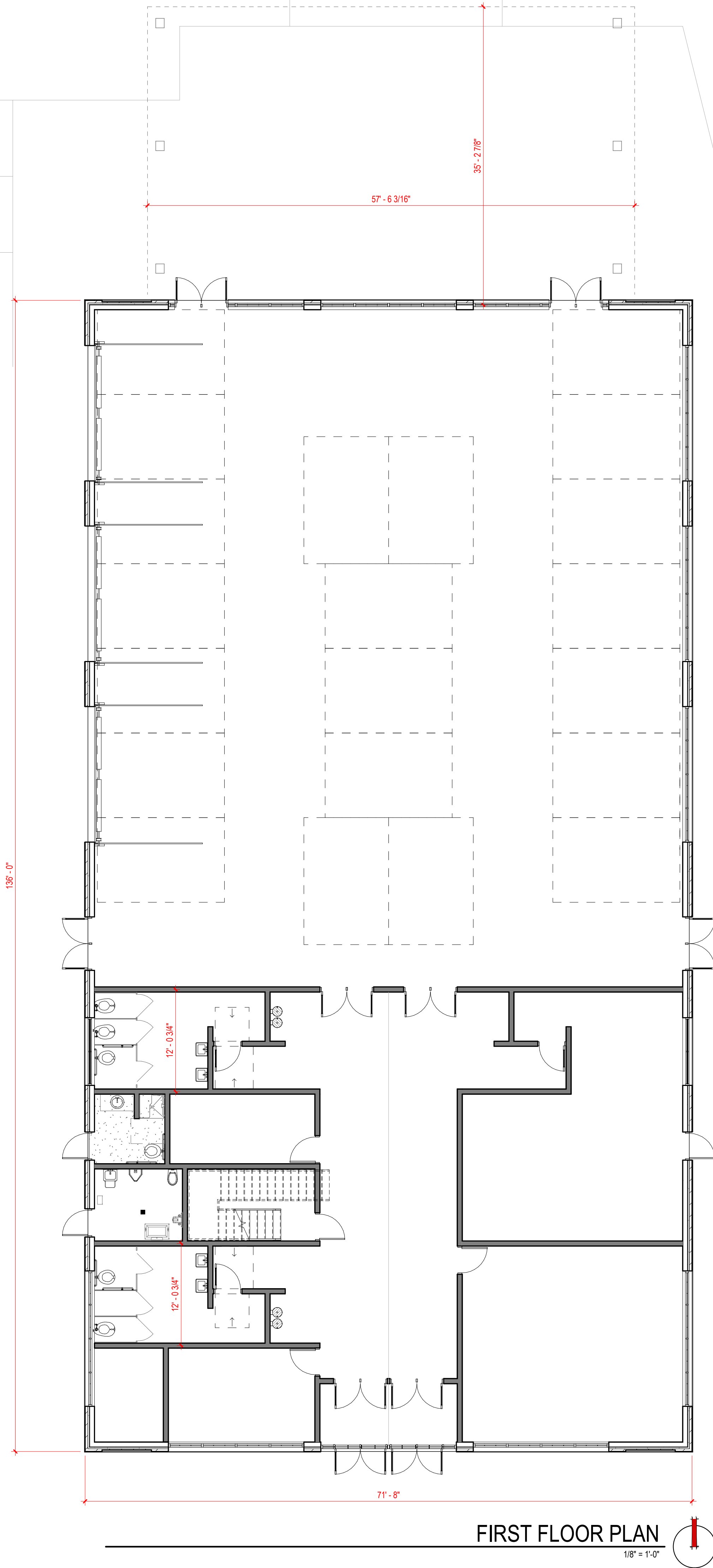
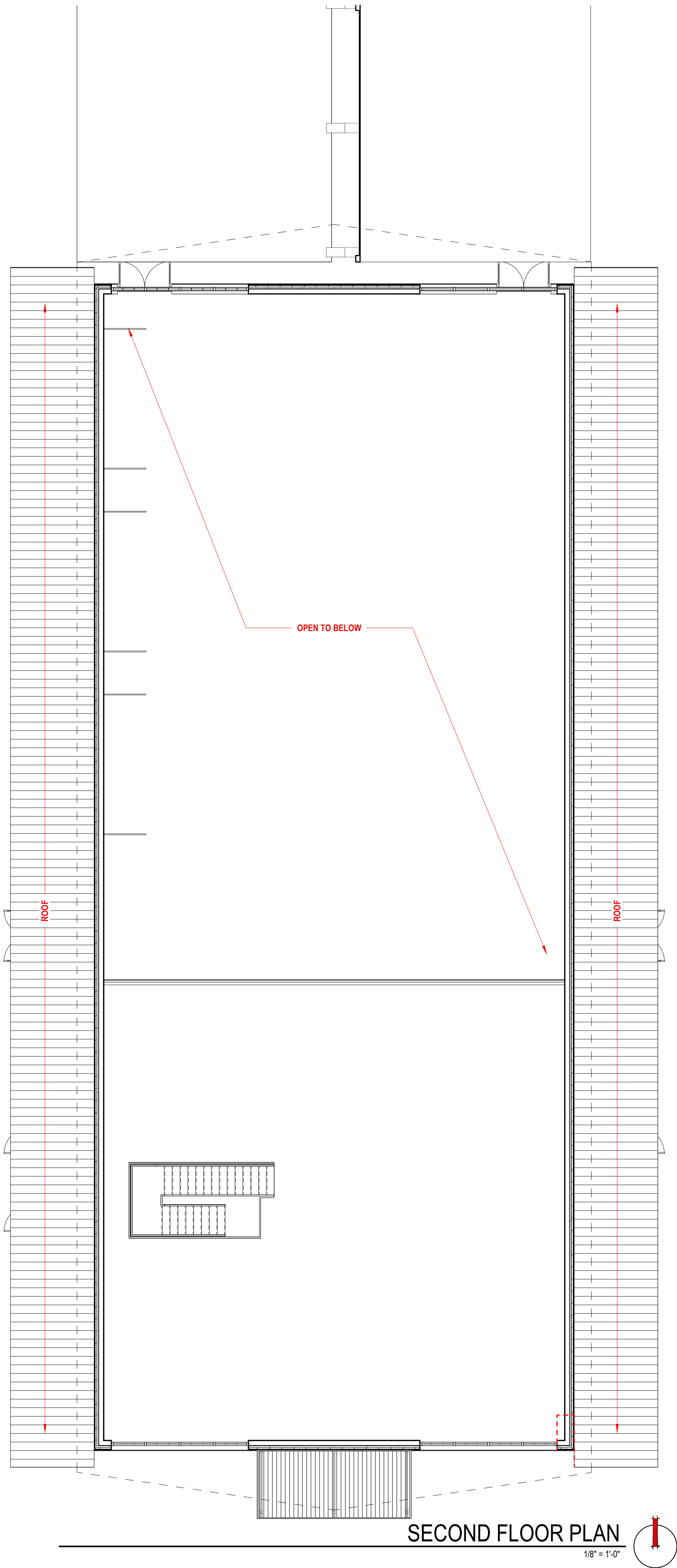
ARCHITECT



STRUCTURAL ENGINEER



Classic Engineering, LLC

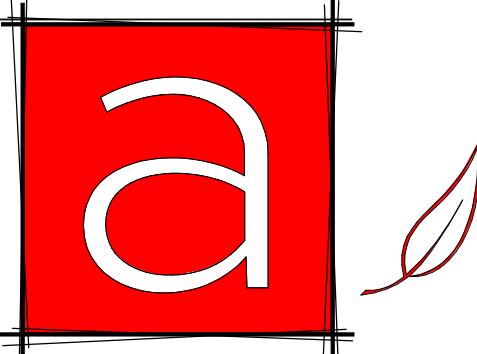


GENERAL NOTES

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

INTERIOR WALL GENERAL NOTES

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



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PROJECT NO. 1359
ISSUANCES

10 SEP 2026	SPA / SLU / SAO REVIEW

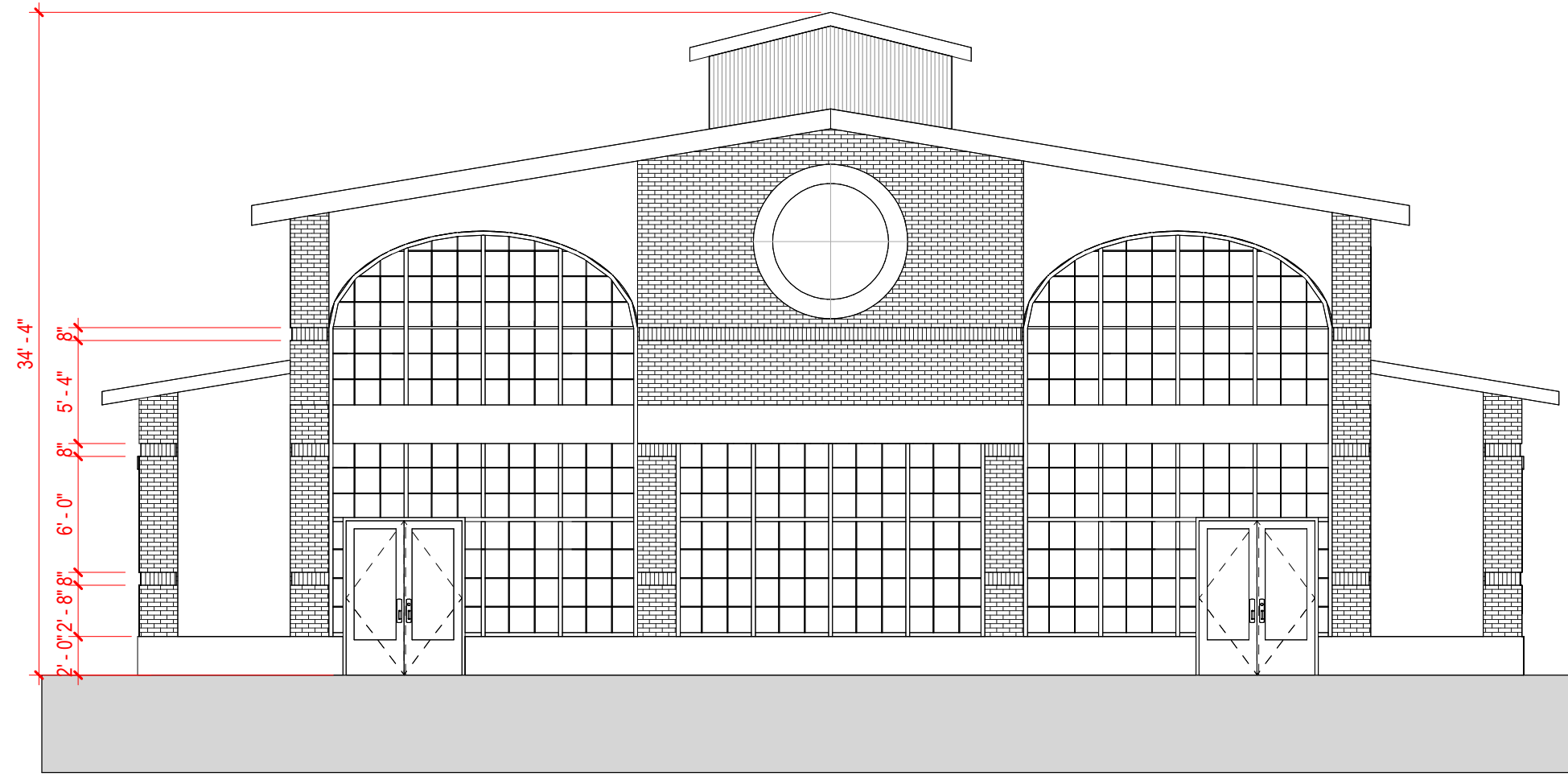
REVISIONS

NO.	DATE	DESCRIPTION
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FIRST & SECOND
FLOOR PLAN

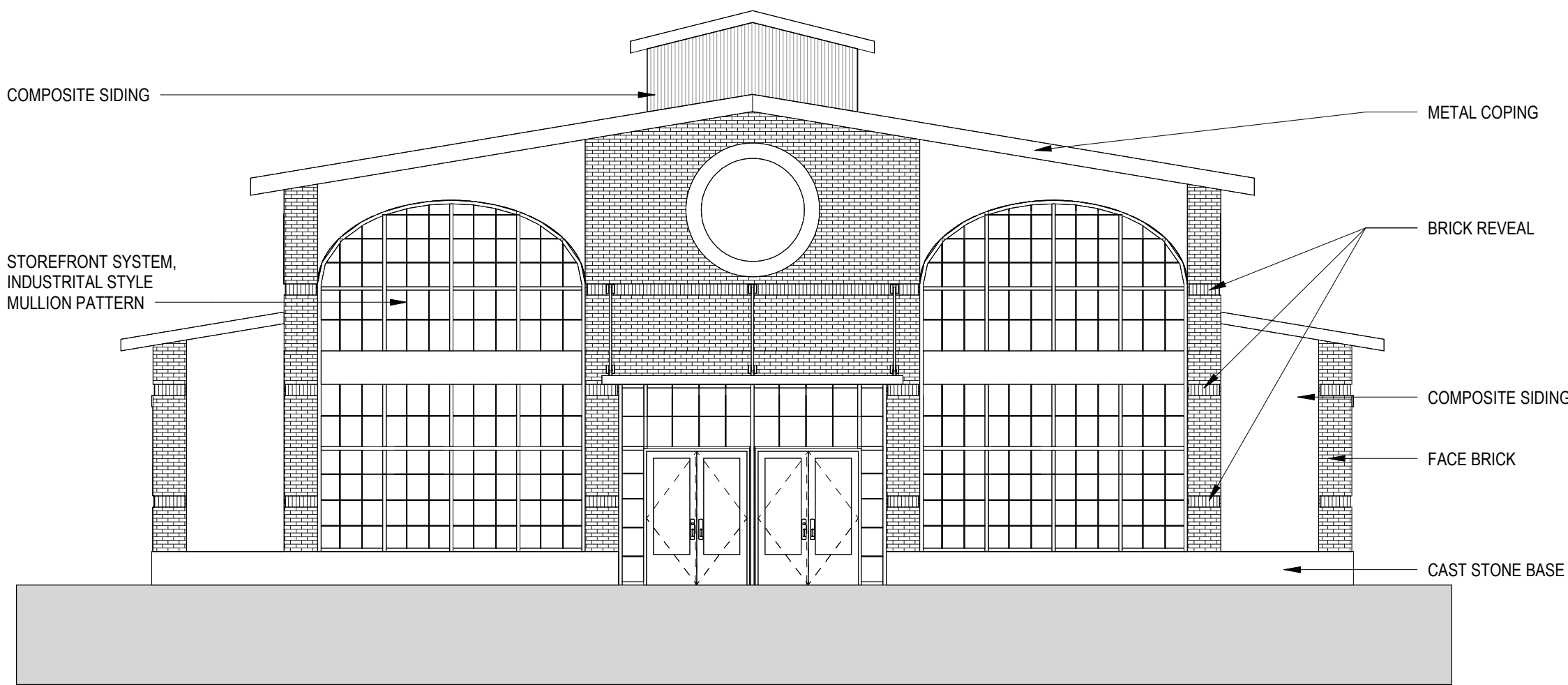
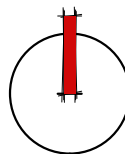
SCALE :
As indicated

A-1



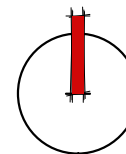
NORTH ELEVATION (WATERFRONT)

1/8" = 1'-0"



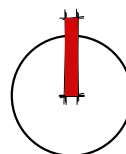
SOUTH ELEVATION (HARBOR DR)

1/8" = 1'-0"



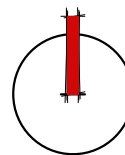
EAST ELEVATION

1/8" = 1'-0"



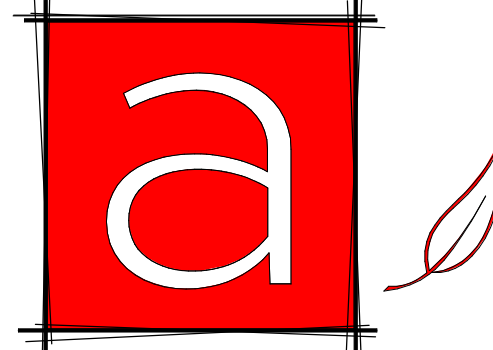
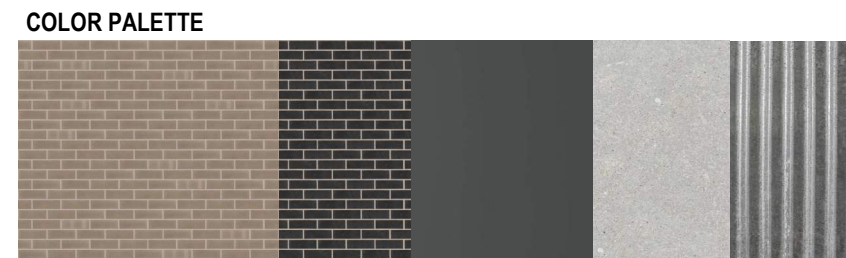
WEST ELEVATION

1/8" = 1'-0"



EXTERIOR MATERIALS LEGEND

	FACE BRICK, SMOOTH RUNNING BOND PATTERN GREYHAWK MODULAR BY GLEN GARY
	SMOOTH COMPOSITE PANEL
	COMPOSITE SIDING - ULTRASHIELD Naturale BY NEWTECHWOOD
	CAST STONE - ARRISCRAFT OR EQUAL
	STORE FRONT SYSTEM, TUBELITE 14000, ALUMINUM DOOR AND FRAME



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PROJECT NO.
ISSUANCES

1359

10 SEP 2026	SPA / SLU / SAO REVIEW
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REVISIONS

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EXTERIOR ELEVATIONS

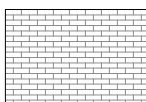
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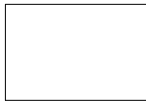
A-3

NOT FOR CONSTRUCTION

EXTERIOR MATERIALS LEGEND



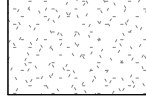
FACE BRICK, SMOOTH
RUNNING BOND PATTERN
GREYHAWK MODULAR BY GLEN GARY



SMOOTH COMPOSITE PANEL



COMPOSITE SIDING - ULTRASHIELD Naturale BY NEWTECHWOOD

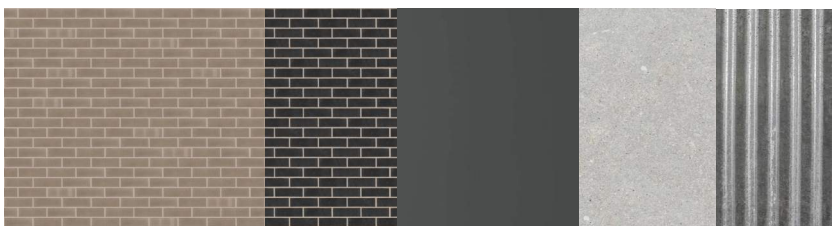


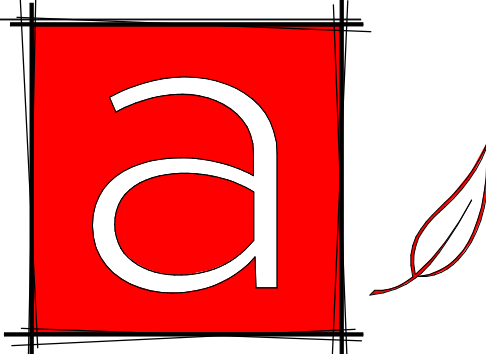
CAST STONE - ARRISCRRAFT OR EQUAL



STORE FRONT SYSTEM, TUBELITE 14000,
ALUMINUM DOOR AND FRAME

COLOR PALETTE





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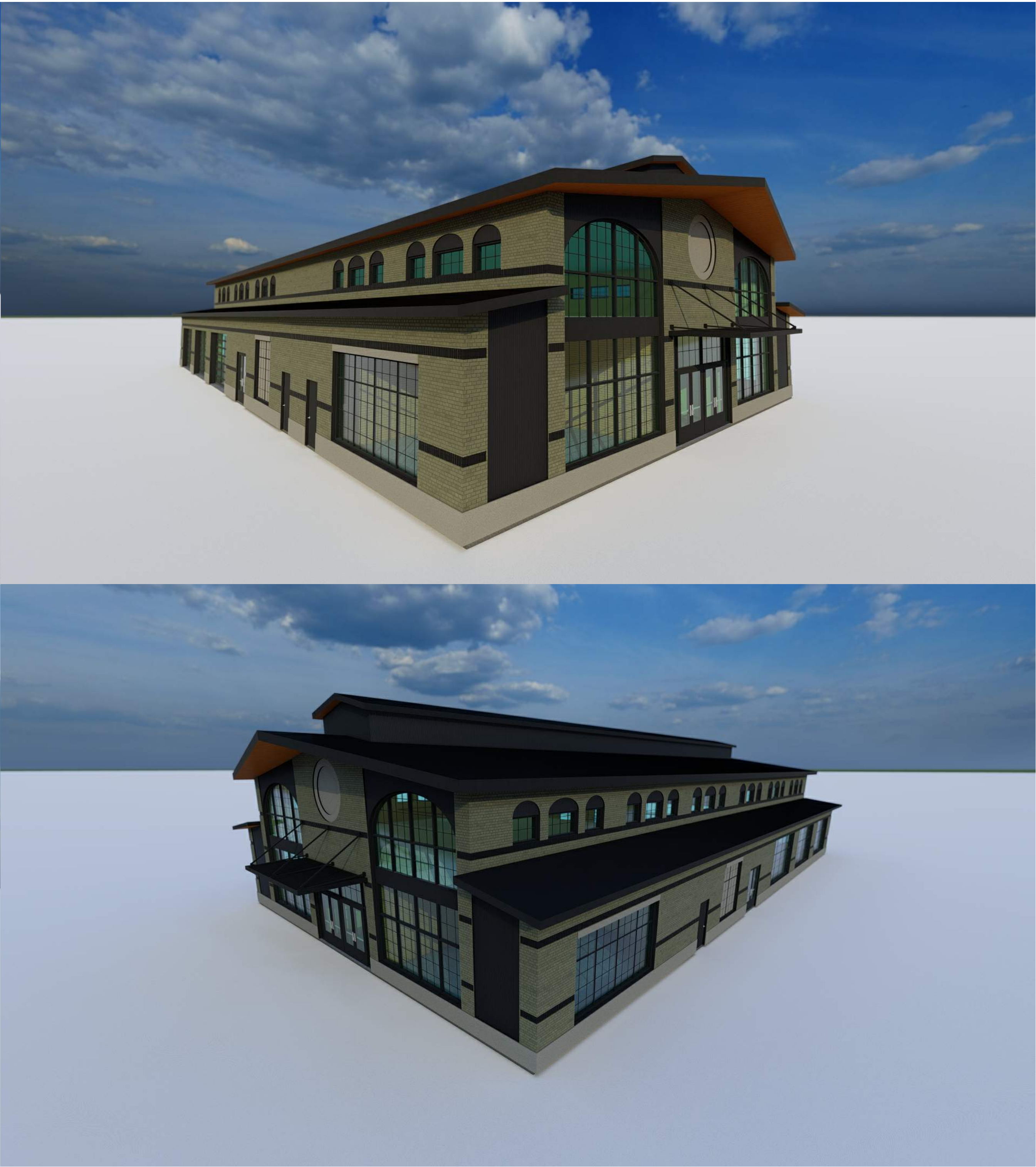
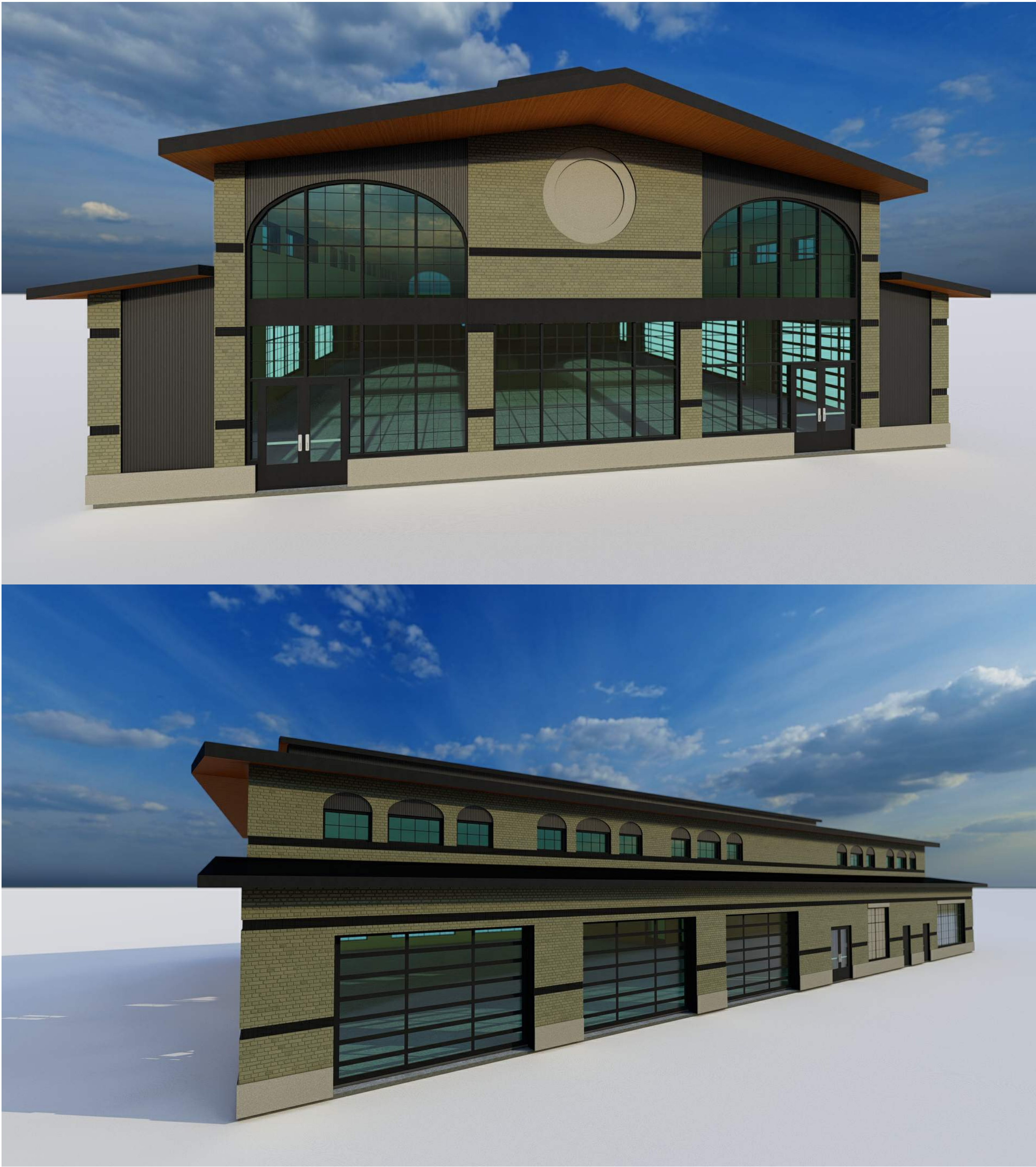
REVISIONS		
NO.	DATE	DESCRIPTION

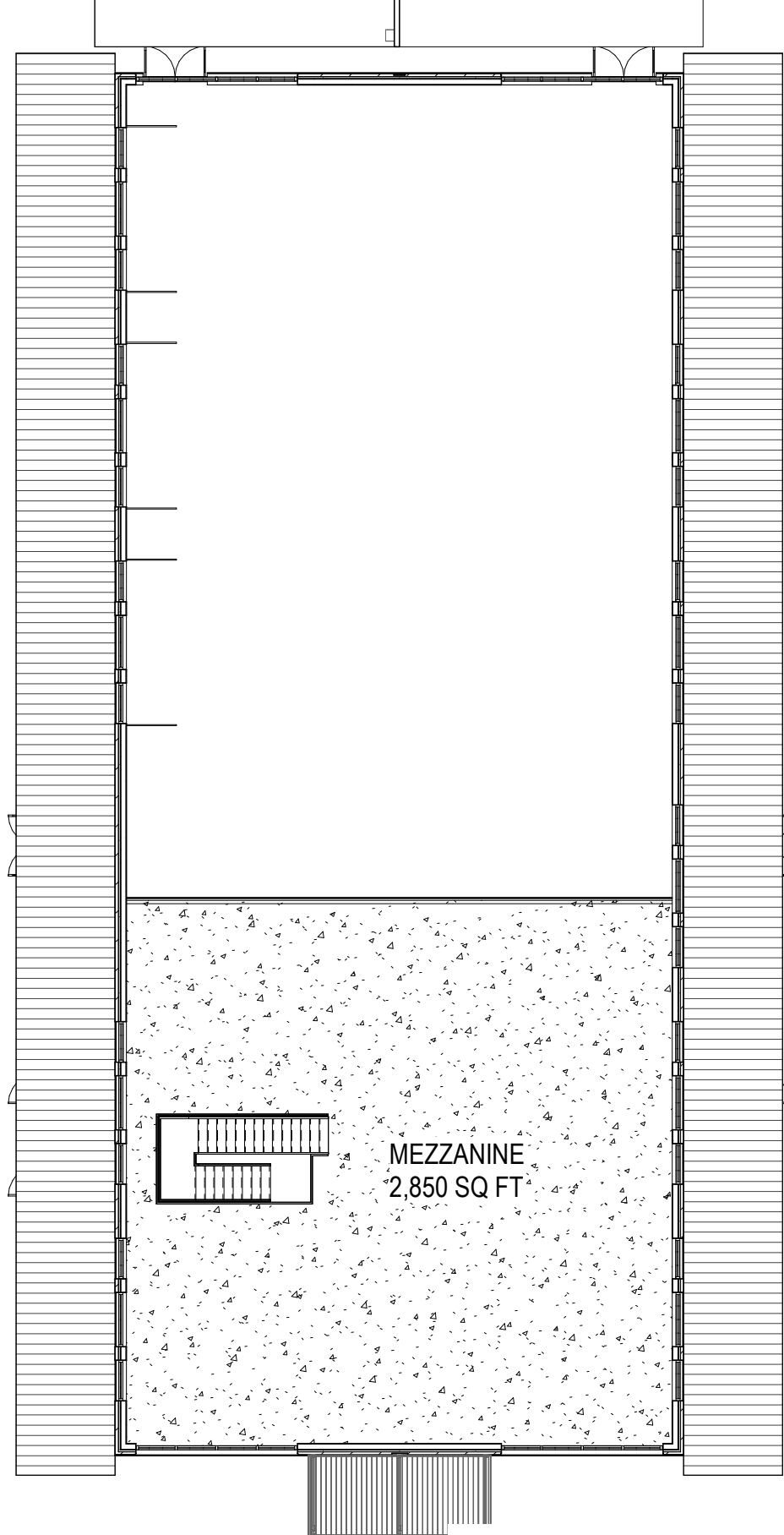
EXTERIOR VIEWS

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

A-4

NOT FOR CONSTRUCTION





MEZZANINE
2,850 SQ FT

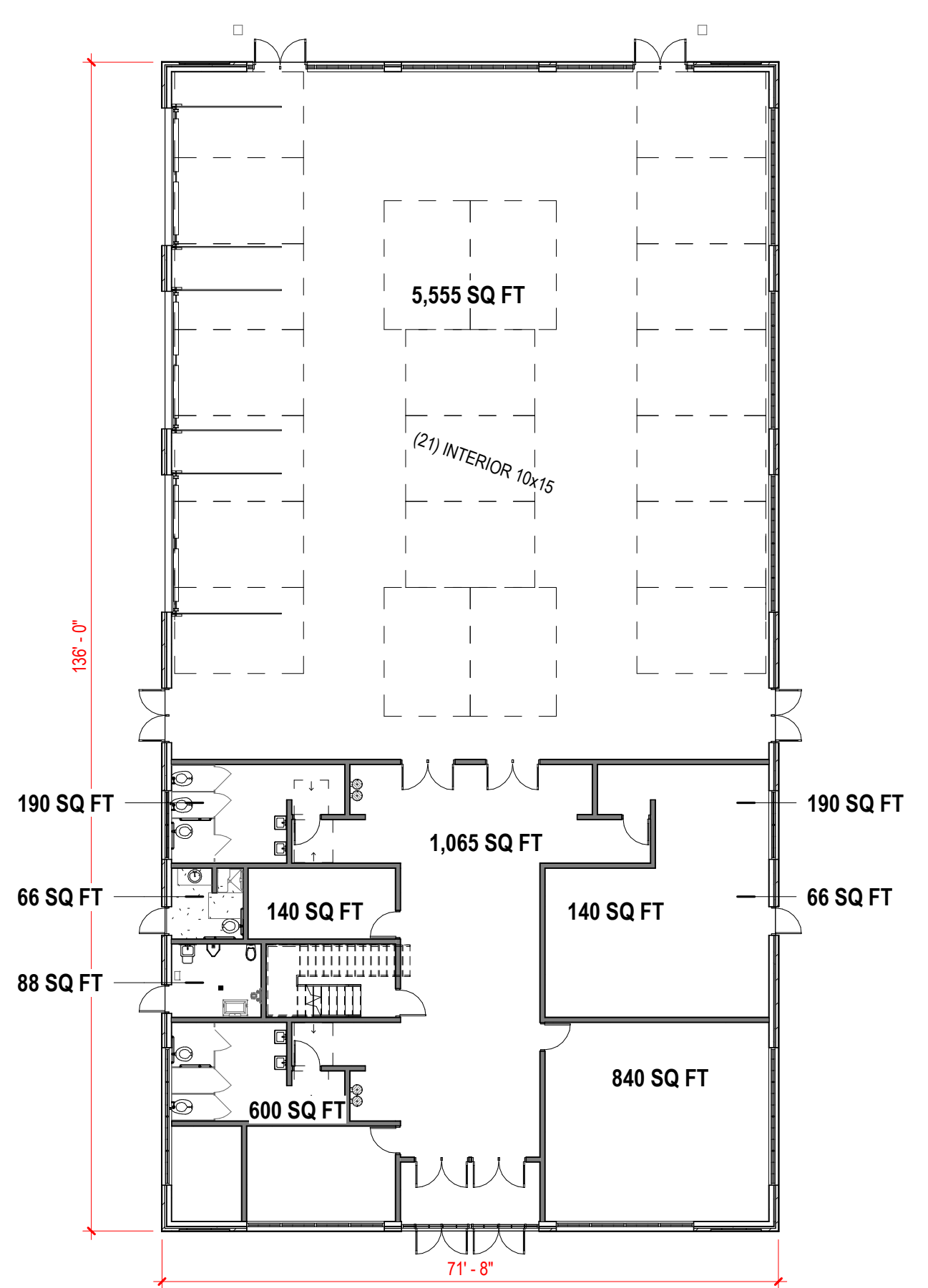
2,850 SQ FT

CHINOOK PIER | MULTI-USE BUILDING Parcel
#70-03-20-280-025

1359 | 10 SEP 2026

CONCEPTUAL LAYOUT

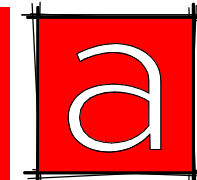
Scale 1/16" = 1'-0"



7,218 SQ FT



COPPERROCK



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