

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES
MONDAY, MARCH 23, 2026**



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

Present: Tamera Owens, Jennifer Smelker, Magda Smolenska, Amy Kozanecki, Vice Chair Joe Pierce, Dan Borchers, Chair Ryan Galligan,

Absent: David Skelly

Also Present: City Planner Brian Urquhart, Mayor Pro Tem Mike Dora, and members of the public.

Approval of Minutes

Motion by **Pierce**, seconded by **Smolenska**, to approve the minutes of the February 10, 2026, meeting.

All ayes. **Motion passes.**

Approval of Agenda

Motion by **Kozanecki**, seconded by **Smelker**, to approve the agenda as written.

All ayes. **Motion passes.**

Call to the Audience: First Opportunity

Scott Muellerleile, 15166 Westray St, spoke about the EGLE permit for the South Village PD at 724 Robbins Rd.

Rodney Vanabbema, 15046 Westray St, spoke about environmental concerns regarding the South Village PD at 724 Robbins Rd.

New Business

A. Case 26-06: Site Plan review for personal storage building at 1130 Jackson Ave. (parcel #7003-21-415-002)

Urquhart presented the case. Max Nykerk of Lakewood Construction/Lakewood Architecture, on behalf of property owner Robert Meeuwssen, submitted a site plan application for demolishing the existing vacant block building and constructing a personal storage building at 1130 Jackson Ave. A personal storage building shall be considered a warehouse which is a permitted use in the TI – Transitional Industrial District.

The site is .9 acres and they are proposing to demolish the existing building and all driveways/concrete parking on the parcel and build a new personal storage building. The building will be 65ft by 225ft, for a total of 14,625ft and the building's height will be 30ft. There will be a main floor and a mezzanine level on this building. In the Northwest corner of the building there will be cladding and clear glass windows providing transparency to the main storage and private office space. This building meets all building height and setback

Planning Commission Meeting Minutes

March 23, 2026

Page 2

requirements in the TI District. There will be overhead doors, measured at 26ft by 20 ft, on both the north and the south walls. The intention of the door size is to accommodate the storage of large boats. The building will also have vertical siding and window space throughout the walls to satisfy our building articulation requirement in the TI district.

The two existing driveways that are currently serving the site will be removed with one driveway being put in and the driveway will wrap around the entire building on the west side to allow for access to the rear loading and unloading area.

As a private storage unit, no parking is required. The site plan states that parking, if any, would be inside of the building. However, there is an area on the northwest corner that could serve as parking and would be marked for anyone coming into the front entrance. There is one loading space located near the rear wall and stormwater management will be directed to the rear yard, drywall located in the southeast corner, and to a drain located in the northwest corner of the property.

The difference from the last time we discussed this is a request to have landscaping because everything there to the east, west, and south is all zoned TI. There are no residential uses therefore there's no buffering or screening required. However, street trees shall be planted every 25ft pursuant to Sec. 40-801. In addition, all ground mechanical equipment shall be fenced or screened. It does not appear that there will be any signage for this. There will be wall back lighting at the main entry locations. There's no dumpster on site. All trash receptacles will remain inside of the building, and it is anticipated the applicant will remove and store snow in the rear portion of the property. The building will utilize existing water and sanitary sewer off Jackson Ave. This has been reviewed and commented on by our Fire Marshal, Board of Light and Power, and our Department of Public Works.

Urquhart reminded commissioners that this building is permitted by right as a warehouse/personal storage building. There is a different review process should there be living quarters in this building at some point. Urquhart urged the Planning Commission to have the applicant clarify.

Steve Czadzeck from Abonmarche and Max Nykerk were present for any questions.

Dan Borchers asked for clarification on if there would be living spaces.

Czadzeck clarified that there is an office space proposed and a bathroom to support that space but no living spaces.

All the other commissioners present were all set and had no further questions.

Motion by **Smolenska**, seconded by **Owens**, to approve case 26-06, a site plan review for warehouse building providing personal storage at 1130 Jackson Ave. (parcel #70-03-21-415-002) with the following conditions:

1. All conditions of the BLP, DPW and Fire Marshal shall be met.

Roll Call Vote.

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

Nays: None
Motion passed

B. Case 26-08: Preliminary Development plan amendment for South Village PD at 724 Robbins Rd. (parcel #70-03-33-100-073)

Urquhart presented the case. Urquhart explained that this is a preliminary development amendment to the South Village Plan Development at 724 Robbins Rd. This was originally approved as a preliminary development by Planning Commission in April of 2025, and then City Council approved the preliminary development plan and Planned Development rezoning of 700 and 724 Robbins Rd. (parcels #70-03-33-100-073 and #70-03-33-100-072) at the June 2, 2025, meeting. The preliminary development plan was approved with conditions. Since receiving approval, the development team has been very steadfast in their pursuit in meeting those conditions of approval, most notably looking at the Traffic Impact Study and the EGLE permit. During this time, the developer determined the approved preliminary plan would require modifications based on findings to reduce the overall density.

In the approved planned development there were 189 units, 11 of those would have been considered affordable or attainable. There were six different varieties of housing styles. The overall density was 8.1 units per acre. It had amenities such as a dog park, a clubhouse, the entrance had a traffic circle, and there was no sidewalk along Robbins Rd proposed.

The proposed planned development amendment reduces those units down to 118 with 20% of those units being at 80% of the area's medium income. There are now going to be four varieties of housing styles instead of six. This will reduce the density to 5.1 units per acre. There will be a dog park, a playground, a pickleball court and some common areas. There will also be a four-way intersection at the entrance drive instead of a roundabout, and they will have a sidewalk along Robbins Rd.

None of the uses are changing. This is all residential. This was a split between that and 700 Robbins Rd. They had their lot split application approved in May of 2025. Back when it was approved by the City Council, there were conditions. One of the conditions was that a traffic study be completed and should identify any solutions on the adverse impacts on public roadways resulting from the development. The developer submitted a traffic impact study in November of 2025, and it revealed that there will be no adverse impacts on public roadways as a result of this proposed development. There is a recommendation to have a left turn lane at the main axis drive coming in westbound on Robbins Rd and that might require the removal of a few on-street marked parking spaces on the North side of Robbins Rd. It is important to note that there is no change or increase in any access drive and that the traffic study considered traffic counts for 189 units, not 118 units. Therefore, there is a lessened impact on the roadway from what the study had originally indicated.

The second condition was that an EGLE permit shall be obtained by the developer for any portion of the South Village Development located and with any identifying wetland area. The developers went through that review process and the EGLE permit has been issued.

Planning Commission Meeting Minutes

March 23, 2026

Page 4

Another change of note is that there was going to be green space as you entered and four stacked flats. They have removed those stacked flats in favor of different varieties of townhomes. There will be different versions of those throughout the development in varying sizes.

There's an increase in open space that will preserve the wetland and the woodland area and some of the drainage detention bases. Parking also has reduced from the proposed 533 spaces to 300 spaces. That does not include the driveway count spaces for each unit. Within any PU or PD, we always look at public benefit and the revolving team has mentioned that there's a preservation of woodlands and wetlands, open spaces, and the increase in affordable housing. Innovation in building design and configuration provides a benefit to not just the users of that property but to the City and the general public which complies with our ordinance for planned developments.

Urquhart stated that only the Planning Commission can make a determination when changes are made to a preliminary development plan before a final development plan. It is ultimately a decision by the Planning Commission to make a determination on whether this is major or a minor change. A minor change would get approval tonight and be able to proceed forward with the final development plan and any conditions that have not been met. A major change starts the process over and would require a public hearing with the Planning Commission and with City Council.

Urquhart encouraged Planning Commission to consider that the modifications will result in less dwelling units, a lessened impact on traffic, a lessened impact on public utilities and services, and an increase in our open spaces and affordable housing units. The uses aren't changing, the setbacks aren't changing, and the access drives aren't changing.

Chad Koster, part of the development team, asked the Planning Commission to consider and approve our request for a minor amendment to the South Village project. He re-iterated the changes that were made after receiving their EGLE permit and traffic impact study.

Dan Borchers asked questions regarding the dumpsters on site, the percentage of owned versus rented units planned for the development, if the EGLE permit was available online and if this development will have an HOA.

Jennifer Smelker thanked the development team for clarifying that the actual size of the units would not be changing and asked that the development team have the engineer come to a later Planning Commission meeting to answer questions regarding the traffic study that was done.

Magda Smolenska stated she is okay with a minor amendment and asked that before the final plan approval they show more detail about how they are going to do a left turn lane on Robbins Rd.

Tamera Owens stated that she thinks this is an improvement on the plan and considers this a minor amendment because they are reducing the impact in multiple ways.

Amy Kozanecki agreed with Owens and agreed with Jennifer regarding the traffic study. She also asked questions regarding the sidewalk and what the purpose of the sidewalk was.

Urquhart responded that he requested the sidewalk because there will be a development next to this one that will eventually continue the sidewalk on Robbins Rd increasing walkability in the city.

Joe Pierce stated in agreement that these changes are minor and appreciates the increase in affordable housing units.

Galligan stated in agreement with everyone that this looks like a minor amendment.

Motion by **Kozanecki**, seconded by **Smolenska**, to approve case 26-08, a minor amendment to the preliminary development plan for South Village, with the conditions of approval from Case 25-12.

Roll Call Vote.

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

Nays: None

Motion passed

Old Business

A. Case 26-03: Pre-public hearing for zoning change request to allow short term rentals off 5th St. as a key street.

Urquhart presented the case. Kelley Oosterman, submitted a zoning change request to the Planning Commission to consider extending 5th Street as a Key Street from Jackson Ave. to Adams Ave. The designation of a key street requires an amendment to the zoning map, a public hearing, and a recommendation to City Council for final adoption.

This case was originally introduced during the February 10, 2026, Planning Commission meeting. However, Kelley Oosterman could not attend that meeting and Urquhart wanted to give her the opportunity to present her case since she did put a rezoning application in to allow short term rentals in part of the Old Town zoning district.

This request has an impact on a few parcels between some of the existing uses. The key street element, as it's defined in our ordinance, is that these segments tend to include a mix of uses and due to traffic patterns are appropriate for certain uses within a zoning district. Miss Oosterman was citing the higher traffic volume from Haven Apartment Complex from the North to Jackson as the primary reason for consideration to possibly amend our zoning map to establish this portion of 5th Street as a key street therefore, opening the opportunity for special land uses in a short term.

Kelley Oosterman stated her case. She stated that she wants to start the conversation and create eligibility for short term rentals in her section of 5th Street located on the North side of Jackson Ave. She stated that with the apartment complex and the roundabout there has been an increase in traffic along 5th Street. She also stated that with the apartment complex and key streets around them allowing short term rentals that the area has now become a commercial

area and they feel they are essentially boxed in. She stated that she spoke with her neighbors down her street and everyone would like that street to be a key street.

Magda Smolenska stated she would like to preserve the little residential neighborhoods that we have left without making any more key street segments.

Tamera Owens stated that not much has changed since the research that was originally done to show where the key streets should be and because of this she is not inclined to move forward with this.

Jennifer Smelker stated that she questions why Adams Street was made a key street and would like the commission to speak about potentially looking at key streets and reversing the decision. She also stated that if they were to approve of this at this time then it would potentially snowball so she is not inclined to approve of this.

Dan Borchers stated the area has become very commercial and will probably continue to become more commercial, so he is not fully opposed to making this a key street.

Amy Kozanecki stated she is not in favor of allowing any more short term rentals.

Joe Pierce stated he understands the justification for this. However, he agrees with other commissioner's concerns.

Chair Ryan Galligan stated his philosophy regarding short term rentals is that they belong in commercial districts. He states Downtown, Centertown and Old Town have no business being in our residential neighborhoods so he is not in favor of extending where we can have short term rentals in Old Town or any other residential district around the city.

Zoning Board of Appeals Liaison Report

Kozanecki stated that there was no ZBA meeting in March due to a lack of quorum. The next ZBA meeting is scheduled for April 22, 2026.

City Planner Report

Urquhart asked commissioners if they wanted to move forward separately and rename the district TI to TMU or if they were willing to couple that with the housing ordinance timeline. If so, Urquhart stated he would be able to arrange the proper public hearing and notices in time for the next Planning Commission meeting. After brief discussion it was decided that they would keep the timeline separate.

Urquhart also updated commissioners on housing legislation happening at the State level.

Call to the Audience: Second Opportunity

None

Adjournment

Motion by **Kozanecki**, seconded by **Pierce**, to adjourn.
All Ayes. **Motion passes.**

The meeting was adjourned by **Chair Galligan** at 8:10 pm.



Amy Vos, Deputy City Clerk