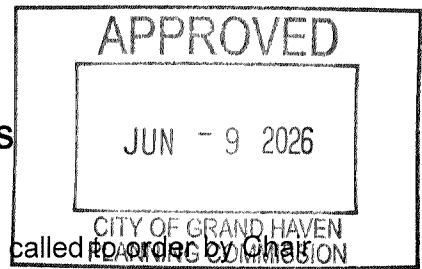


**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES
TUESDAY, MAY 12, 2026**



The regular 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: Amy Kozanecki, Vice Chair Joe Pierce, Dan Borchers, Chair Ryan Galligan, Tamera Owens, David Skelly, Jennifer Smelker, Magda Smolenska

Absent:

Also Present: City Planner Brian Urquhart, and members of the public.

Approval of Minutes

Motion by **Pierce**, seconded by **Skelly**, to approve the minutes of the April 14, 2026, meeting as amended.

All ayes. **Motion passes.**

Approval of Agenda

Motion by **Skelly**, seconded by **Smolenska**, to approve the agenda as amended.

All ayes. **Motion passes.**

Call to the Audience: First Opportunity

Margot Vandis, 1120 S Harbor Dr, spoke regarding the proposed short-term rental at 26 Edward Ave, emphasizing issues with parking and public safety concerns.

Brian Ruster, 9 Peterson Rdg, spoke regarding the proposed short-term rental at 26 Edward Ave, because of predicted issues with increased traffic, traffic congestion and increased noise.

Eloy Cantu, 16 Edwards Ave, spoke regarding the proposed short-term rental at 26 Edward Ave.

Marcia Cantu, 16 Edwards Ave, spoke regarding the proposed short-term rental at 26 Edward Ave.

Jeffery Miller, 1120 S Harbor Dr, spoke regarding the proposed short-term rental at 26 Edward Ave, emphasizing parking concerns.

Emily Kurtz, 26 Edwards Ave, spoke regarding her short-term rental application; specifying certain terms in her rental agreement and plans for the property in response to public concerns.

Public Hearings

A. Case 26-15: Special land use request for two-family dwelling at 514 N. 5th St. (parcel #70-0321-158-022)

Urquhart presented the case. An application for a Special Land Use Permit was submitted by Kelley Osterman for a two-family dwelling located at 514 N. 5th St. (parcel #70-03-21-158-022).

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Two-family dwellings are permitted by special land use in the Old Town District per Sec. 40-410.02.B.

According to City records, this property previously served as a two-story dwelling prior to the ordinance that was created requiring two-family dwellings as Special Land Use in the OT District. This application serves as a formality to bring the property up to conformity with the ordinance and allows the property to remain a two-family dwelling.

As of the time of this hearing, there has not been any correspondence received regarding this application.

Chair Galligan opened the public hearing at 7:12 p.m.

Kelley Osterman, 514 N 5th St, spoke to board members regarding her application.

Motion by **Smolenska**, seconded by **Smelker**, to close the public hearing.

All ayes.

Public Hearing closed at 7:15 p.m.

None of the commissioners had any questions or comments.

Motion by **Smolenska**, seconded by **Smelker**, to approve case 26-15, a request for a Special Use Permit for a two-family dwelling located at 514 N. 5th St. (parcel #70-03-20-282-002) based on the information submitted for review.

Roll Call Vote.

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

Nays: None

Motion passed

B. Case 26-16: Special land use request for a short-term rental at 26 Edward Ave. (parcel #7003-29-156-033)

Urquhart presented the case. An application was submitted by Patrick and Emily Kurtz for a Special Land Use Permit for Short-Term Rental located at 26 Edward Ave. (parcel #70-03-29-156-033). The Dune Residential District allows for short-term rentals as special land use.

The house is a single-family dwelling with six designated parking spaces and a parcel lot in conformity. The neighborhood surrounding the home is primarily single-family houses with a few short-term rentals nearby.

As of the date of this hearing, the city has received six emails regarding this case.

Chair Galligan opened the public hearing at 7:21 p.m.

Jeffery Miller, 1120 S Harbor Dr, spoke regarding the proposed short-term rental at 26 Edward Ave, emphasizing public safety and parking concerns.

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Kelley Osterman, 514 N 5th St, spoke regarding short-term rentals.

Margot Vandis, 1120 S Harbor Dr, spoke in response.

Marcia Cantu, 16 Edwards Ave, spoke regarding past experiences and issues with renters.

Motion by **Skelly**, seconded by **Smolenska**, to close the public hearing.

All ayes.

Public Hearing closed at 7:27 p.m.

The board debated the proposed short-term rental and the ordinance(s) surrounding it. Members raised concerns about the amount and the size of the parking spaces as well as the area where the short-term rental is located. Discussion centered around the ordinance(s), concerns from residents, and lot conformity. Multiple members of the board brought up wanting to discuss possible changes to the ordinance(s) regarding short-term rentals in the future.

Motion by **Smolenska**, seconded by **Owens**, to approve case 26-16, a request for a Special Use Permit for a short-term rental located at 26 Edward Ave. (parcel #70-03-29-156-033) based on the information submitted for review with the following condition:

1. Sleeping occupancy shall be determined by the building official.

Roll Call Vote.

Yeas: Borchers, Owens, Smolenska, Smelker

Nays: Kozanecki, Skelly, Pierce, Galligan

Motion did not pass on a 4-4 vote.

New Business

A. Case 26-17: Site plan review for an office building at 845 Park Ave. (parcel #70-03-28-153011)

Urquhart presented the case. Mary Hames, on behalf of Carloyn Jett Properties LLC, has submitted a site plan review application to redevelop the property at 845 Park Avenue (parcel #70-03-28-153-011) into an office space, which is permitted per Sec. 40-419.01.A. The proposal maintains the existing home, resizes the front deck, converts the front and rear yards into parking, and installs landscape screening around the parking and along property lines.

Galligan asked a question regarding ADA compliance.

None of the other commissioners had questions or comments.

Motion by **Smelker**, seconded by **Borchers**, to approve case 26-17, a request for a Site Plan Review for an office building at 845 Park Ave. (parcel #70-03-28-153-011) based on the information submitted for review, subject to the following:

1. The front yard parking spaces are appropriately screened per Sec. 40-601.A.
2. The asphalt driveway shall be completed within 12 months of site plan approval.

Roll Call Vote.

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

Nays: None

Motion passed

Old Business

Continued discussion of housing text amendments. Commissioners agreed to set up a joint meeting with City Council, at a future date, to discuss changes.

Zoning Board of Appeals Liaison Report

Kozanecki gave a short debrief on the three cases heard at the April 22, 2026, ZBA Meeting. Out of the three cases, two were approved and one was denied.

City Planner Report

Urquhart gave an update on ongoing projects.

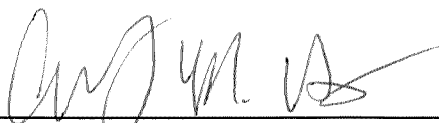
Call to the Audience: Second Opportunity

None

Adjournment

Motion by **Skelly**, seconded by **Smelker**, to adjourn.
All Ayes. **Motion passes.**

The meeting was adjourned by **Chair Galligan** at 8:06 pm.



Amy Vos, Deputy City Clerk