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 additional access was requested. 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 green belt 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