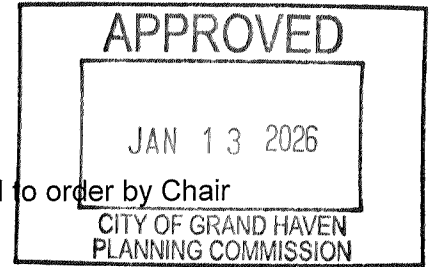


**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES
TUESDAY, DECEMBER 9, 2025**



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

Present: Joe Pierce, Dan Borchers, Chair Ryan Galligan, Tamera Owens, Jennifer Smelker, David Skelly, Magda Smolenska

Absent: Amy Kozanecki

Also Present: City Planner Brian Urquhart.

Approval of Minutes

Motion by **Skelly**, seconded by **Smelker**, to approve the September 9, 2025, meeting minutes. All ayes. **Motion passes.**

Approval of Agenda

Motion by **Pierce**, seconded by **Owens**, to amend the agenda to include "housing discussion under item 7,d.

All ayes. **Motion passes.**

Call to the Audience: First Opportunity: None.

New Business: Case 25-34: A pre public hearing for 1500 Kooiman Ave. Planned Development rezoning

Urquhart introduced the case. He said the Planning Commission approved the site plan and special land use for the mixed-use development in 2024. In July 2025, the planning commission approved a major amendment to the site plan. Now the applicant is requesting a rezoning to a PD, to allow for a zoning name change. The name change would permit lending institutions to provide loan options because the zoning district name doesn't include industrial.

Urquhart added the current zoning does work, and lending is not a typical review criterion for the Planning Commission. He said to rezone to a Planned Development, the applicant must provide a public benefit to the users of the development and to the community. Within the preliminary development plan, a small wetland would be made available to public viewing. This includes an observation platform and signage.

Todd Anthes, attorney representing the applicant, spoke to the challenges of the development. Anthes stated the real estate market has contracted and buyers are having a more difficult time obtaining financing. He added that Traditional Industrial zoning works well, but every case is different. Anthes mentioned by rezoning to a PD, the city would retain more control.

Smolenska was in favor of the PD, and likes the idea of allowing owner occupied, not rental. No short-term rentals.

Pierce did not agree with the PD. He felt the Master Plan needs to do a better job with planning for future needs.

Borchers added he does not agree with the Transitional Industrial District. It feels it's too complicated and developers often need clearer options.

Smelker stated she does not agree with the dock and viewing platform as a visible public benefit. Denny Dryer, owner, responded that the platform and deck could be an opportunity for educational purposes.

Galligan would prefer to rename the Transitional Industrial District. Urquhart responded that the TI district allows flexible uses or the transition from traditional industrial uses to commercial, retail, residential and some live/work use. He said it may not be in the best interest of the city to remove the TI zoning district.

Owens recited the fact the Master Plan calls for this part of the city as a transitional area, and if the zoning name allows for development, then the property should be rezoned.

Urquhart said the PC is being asked today is to schedule a public hearing for the next regular meeting. All members agreed to schedule the public hearing.

Motion by **Smolenska**, seconded by **Skelly**, to schedule a public hearing for January 13, 2026.

Voice Vote. All ayes. **Motion passed.**

Election of Vice-Chair

Urquhart said with Mike Dora's departure from the Planning Commission, left Ryan Galligan as Chair. Therefore, the vice-chair seat is vacant. Urquhart said the PC must select a Vice Chair. Smelker suggested Joe Pierce to serve as Vice-Chair. All members agreed.

Motion by Smelker, seconded by Borchers, to nominate Pierce to serve as Vice-Chair. Voice vote. All ayes. **Motion passed.**

2026 Meeting Dates

The PC agreed with the meeting dates for 2026. All would be on the 2nd Tuesday, except for September, scheduled for Tuesday September 15th, due to City Council being delayed for Labor Day. Meeting schedule was set.

Housing Work Session

Joe Pierce requested the Planning Commission to revisit how the city can better provide opportunities for affordable housing. He suggested allowing duplexes, ADU's by right. He also added that lot sizes and minimum dwelling sizes should be reduced. Pierce asked Urquhart if the city has plans for addressing the housing disparity. Urquhart said the city did adopt an ordinance in 2021, allowing for smaller lot widths, lot sizes, and higher density uses in most residential districts. However, members of the Planning Commission added that those ordinances were rolled back in early 2022 due to an unforeseen development.

Galligan asked Urquhart what the Planning Commission should do next. Urquhart said a work session that covered all the possible ordinance changes, and how it can be implemented. He added the Master Plan already contains housing goals, the City can take action. Urquhart also added that housing reform should be coupled with parking reform. Reducing the parking requirements can allow for more flexible development. The Commission agreed to schedule a work session prior to the February 10th meeting.

Old Business: None

Zoning Board of Appeals Liaison Report:

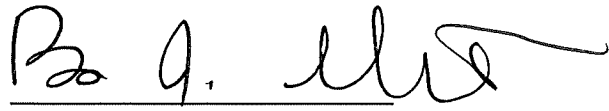
Urquhart said there are two cases on the agenda for the December ZBA meeting.

City Planner Report:

Urquhart gave a brief update on current projects. Mentioned the Centertown Vision Plan received approval for funding from the MEDC, and it will come before the PC shortly. Adoption of plan is targeted for May 2026.

Call to the Audience: Second Opportunity: None

Adjournment: Chair Galligan adjourned the meeting at 8:02 p.m.

A handwritten signature in black ink, appearing to read "B. J. Urquhart", written over a horizontal line.

Brian Urquhart, City Planner