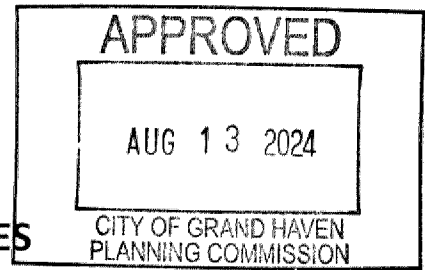


**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES
July 23, 2024**



A special meeting of the Grand Haven Planning Commission was called to order by Chair Dora at 6:00 pm. Upon roll call, the following members were present:

Present: Magda Smolenska, Tamera Owens, Vice-Chair Ryan Galligan, Amy Kozanecki, David Skelly, Joe Pierce, Dan Borchers, Chair Mike Dora

Absent: Jennifer Smelker

Also Present: City Planner Brian Urquhart, City Manager Ashley Latsch, Mayor Monetza, and members of the public.

Approval of Agenda

Motion by **Smolenska**, seconded by **Owens** to approve the agenda. All ayes. **Motion passes.**

Call to the Audience; First Opportunity

None

Case 24-31: Proposed Amendment to Grand Landing PD – hotel relocation (parcels #70-03-21-100-013, #70-03-21-100-014, #70-03-21-100-015, and #70-03-21-100-016)

Urquhart introduced the case. The City Council approved the Planned Development for Grand Landing in 2006. Subsequent amendments were also approved, including changes to mixes of uses, building placement, and the full amendment of the area north of Adams Avenue over the past few years. Earlier this month, the Planning Commission agreed the proposed lot line adjustments were minor amendments. The next step is to consider the development of a 4-story, 131 room dual-brand hotel within the Grand Landing PD.

Blake Becall of Elite Hospitality Group has requested a work session with the Planning Commission for a preliminary review of the hotel. The applicant is requesting to relocate the hotel towards the east on the parcel with a building orientation of east-west. The hotel will feature two patios an outdoor lounge, and 332 total parking spaces. The preliminary hotel plans call for mixture of exterior material color and type, with various architectural features and articulation. The final design of the hotel can be refined during the preliminary and final plan review. In addition, a geotechnical investigation from 2021 of the site is included in the packet.

The primary purpose of this meeting is to provide feedback on the initial design and layout of the proposal, and to make a determination on whether the amendment is minor or major. Staff strongly believes this change is a major amendment. Should the Planning Commission confirm the proposed

amendment is major, Sec 40-421.11.C would require the major changes to be processed in accordance with the original approval procedures for a PD. Staff would then direct the applicant to submit the appropriate paperwork and fees.

At a subsequent meeting, a public hearing would be held to consider amendments to the Planned Development for a hotel. The Planning Commission will make a recommendation to the City Council concerning the PD amendment, and then the City Council will approve or deny the PD amendment. If it is approved, the applicant will return to the Planning Commission for a final development plan approval and sensitive areas overlay review.

Blake Becall, Principal and Partner from Elite Hospitality Group was present to address council. Becall stated the construction would be a dual brand by Hilton Hotels. 59 rooms would be designated for Hampton Inn and 72 rooms would be allocated for the Home2, which is an extended stay product. A restaurant pad is a part of the site plan; however, there is not a concrete decision made on the occupant.

Zach Voogt, Civil Engineer from Moore & Bruggink, and Adam Patton, PM Environmental were also present to answer any questions.

Borchers spoke stating he was excited about this development, He further stated that he had hoped to see a more upscale Design. He expressed this would be a major amendment.

Pierce, and Kozanecki both agreed this would be considered a major amendment.

Skelly also agreed this would be a major amendment but also asked if this design was built elsewhere to see. Becall mentioned that this is the newest Hampton Inn and Home2 prototype. Becall mentioned there would be some examples online to look at, but would have to check into where they were located.

Skelly, also wondered if MDOT had been contacted. Zach Voogt stated that they were not at that point yet. Voogt also mentioned that the reason for the site plan change was due to the blackwater issue.

Skelly also asked if Becall felt as though the extended stay would compete with the short term rentals. Becall replied that there wouldn't be a completion due to the various types of travelers, and amendments offered.

Urquhart spoke to the MDot conversations, as they are property owners to the east. Mdot does have plans for improvements based on increased capacity. They will also be involved in conversation during the public hearing as well.

Vice-Chair Galligan mentioned that he felt this would be a major amendment and would like to see the hotel go up.

Smolenska also stated this would qualify as a major amendment. She voiced concern about the amount of blacktop pavement and asked for alternative pavement to help with the heat that would be produced from the pavement.

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Owens spoke as well stating she felt this would be a major amendment. She did want to clarify that the site would be including an extension of the boardwalk, and food would not be stored below grade due to concerns with previous contamination.

Chair Dora spoke stating he liked the way things looked and sufficient parking but also agreed with Smolenska about the appearance of a black parking lot. He also felt as though this would be a major amendment.

Adam from PM Engineering spoke addressing the geotechnical issues, stating various testing will be done, however, the parking lot will be a benefit that would help with the infiltration.

Motion made by **Pierce**, seconded by **Smolenska** determined that proposed changes are considered major and therefore will require re-consideration of the preliminary development plan, which will include public hearings at both the Planning Commission and City Council level.


Roll call vote. Yeas: Kozanecki, Borchers, Owens, Skelly, Smolenska, Pierce, Vice-Chair Galligan, Chair Dora. Nays: None. **Motion passed.**

Urquhart stated the hearing would be set for September 10th 2024.

Call to the Audience; Second Opportunity

none

Adjournment: Chair adjourned the meeting at 6:37pm.


Melissa Bos, Executive Assistant to the City Manager