



**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES
September 10, 2024**

A regularly meeting of the Grand Haven Planning Commission was called to order by Chair Dora at 7:08 pm. Upon roll call, the following members were present:

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

Absent: None

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

Approval of Minutes

Motion by **Galligan**, seconded by **Skelly** to approve the minutes of the August 13th meeting as printed. All ayes. **Motion passes.**

Approval of Agenda

Motion by **Galligan**, seconded by **Smelker** to approve the agenda as printed. All ayes. **Motion passes.**

Call to the Audience; First Opportunity

None

Case 24-30: Special land use, sensitive area overlay and site plan review for a mixed-used facility at 1500 Kooiman St. (parcel #70-03-28-301-019)

Urquhart introduced the case. He said the Planning Commission approved the lot split from 1600 Kooiman earlier this year. The applicant would construct a building with architectural materials similar to Phase 1 of the condos at 815 Verhoeks. There would be two buildings, one with seven units and one with 5 units. An Access drive off Kooiman and a fire access only drive off the parking lot serving ASSEM Tech. He said the Planning Commission could approve the special land use, sensitive area overlay and site plan in one motion. Urquhart added there has been no public comment received regarding the special land use request.

Chair Dora opened the public hearing at 7:18 pm.

Jim VerDuin of 1417 Kooiman, expressed concern about the uses. He was not sure if live/work units would be included in the condos. He also was concerned the removal of the trees would burden the deer habitat there.

Denny Dryer, 222 ½ Washington, assured the Planning Commission there would be no live/work units in the development.

Motion made by **Galligan**, seconded by **Smelker** to close the public hearing. All ayes. **Motion passes.**

Chair Dora closed public hearing at 7:23 p.m.

Pierce inquired about the self-service storage. Dryer responded the uses would be for storage of the condo owners.

Kozanecki inquired about the dumpster and snow storage. Dryer responded each unit would have a roll out cart and snow would be stored on the wetland area.

Smelker asked about signage. Dryer responded they will comply with the signage requirements in the Transitional Industrial District.

Skelly and Galligan agreed the development would be an improvement to the Kooiman industrial park.

Borchers inquired about the special land use standards for a mixed-use development. Dryer responded he will provide staff with the necessary responses. Urquhart suggested it be included as a condition of approval.

Smolenska inquired about the grasscrete requirement. Dryer said the Public Works Department did not permit the type of driveway, therefore did not pursue it.

Dora was in favor of the development.

Motion made by **Smolenska**, seconded by **Owens**, to approve Case 24-30, a request for a special land use, site plan, and sensitive area overlay review for a mixed-use development at 1500 Kooiman St. (parcel #70-03-28-301-020) based on the information submitted for review, subject to the following conditions:

1. *All conditions of the BLP and DPW are met.*
2. *Dumpster locations and snow storage locations shall be shown on amended site plan.*
3. *Landscape buffer for the north end of the parking lot is waived per Sec. 40-801.F.*
4. *Applicant shall submit to the City Planner responses to Sec. 40-116.03 and Sec. 40-544*

Roll call vote. All ayes. **Motion passed.**

Case 24-32: Site Plan review for an expansion to Grand Haven Christian School at 1102 Grant Ave. (parcel #70-03-28-205-001)

Urquhart presented the case. He said Grand Haven Christian School (GHCS) requested to vacate Colfax Ave. right-of-way from Ferry St. to Albee St. earlier this year. That motion was denied by the City Council. GHCS decided to continue with their expansion. He said GHCS would construct a 31,200 sq. ft. addition to the existing school that includes gymnasium, six classrooms, restrooms and support spaces. The majority of the addition would take place on the eastern portion of the parcel. Urquhart said the use is permitted by right, and all setbacks and lot coverage for a school in the MDR district are met. A service drive off

Albee St. would also be constructed. Urquhart noted the BLP and DPW expressed concerns, and GHCS has agreed to satisfy those terms.

Also included in the plan was to provide space for children to play. Three homes on the south side of Colfax owned by GHCS would be demolished to provide play space.

Travis Vrugink, of GMB Architects, was available to answer questions from the Planning Commission. Tim Annema, 4617 Marshall Rd. Norton Shores, principal of GHCS was also available to respond to questions.

Galligan was in favor of the request.

Skelly expressed concern about parking. Suggested a written agreement for shared parking should be provided to the city. Pierce also expressed concerns about parking.

Smelker asked about public comment. Urquhart said this is permitted use and a public hearing is not necessary. Annema and Vrugink added they held a public awareness meeting in January, and the majority of the neighbors were in favor of the expansion.

Borchers asked about the demolition of the three homes and if there was any discussion of donating the homes. Vrugink said they looked into that possibility, but the homes would not be able to service relocation.

Owens asked about parcels that would be demolished, would GHCS combine them? Vrugink responded they would combine the lots.

Dora asked about students crossing Colfax and how often each day this would occur. Vrugink and Annema said they would cross during the recess period. Colfax would also have improved crosswalk markings, signage, and crossing guards during drop off and pick up periods.

Motion by **Skelly**, seconded by **Galligan**, to approve Case 24-32, a request for a site plan review for an expansion to Grand Haven Christian School at 1102 Grant Ave. (parcel #70-03-28-205-001) based on the information submitted for review, subject to the following conditions:

1. *All conditions of the BLP and DPW are met.*
2. *Applicant will need a variance from the Zoning Board of Appeals for a building height of 40 ft. in the Moderate Density Residential District.*
3. *The dumpster shall be enclosed and screened with the appropriate material as required in Sec. 40-301.03.H.*
4. *Applicant shall provide a recorded shared parking agreement with 1st Grand Haven Christian Reformed Church.*

Roll call vote. All ayes. **Motion passed.**

Case 24-33: Site Plan extension request for a drive thru facility at 805 S. Beacon (parcel #70-03-28-158-019)

Urquhart introduced the case. In September 2023, the Planning Commission approved PC Case 23-34, a site plan review for a drive-through business for Caribou Coffee. Sec. 40-115.08 states a site plan is valid for a period of one year after the date of approval. According the applicant, they have been unable to submit a land use or building permit to this point. The Planning Commission may grant an extension, if there is a proven hardship and the request is granted in writing. Urquhart also noted should the PC approve the extension, the ZBA would also need to extend the variance for clear glass percentage on the primary wall.

Jeffrey Parker, of *Jeffrey Parker Architects* at 1851 28th St. Grand Rapids, said the current economic environment may have a potential negative impact on coffee sales, and therefore is requesting to delay the project construction until June 2025.

Smelker asked if June would be enough time. Urquhart responded the Planning Commission may grant as long as they see fit, but standard action would be to extend the request for an additional year.

Motion made by **Pierce**, seconded by **Smelker** to approve Case 24-33, a request to extend the site plan and special land use approval for a drive-through business located at 805 S. Beacon Blvd. (parcel #70-03-28-155-019), up to one (1) year from the date of approval, based on the following reasons:

- 1. The applicant has provided evidence of a proven hardship in completing the site plan.*

Roll call vote. All ayes. **Motion passed.**

Zoning Board of Appeals Liaison Report

Urquhart said there would be no meeting in September.

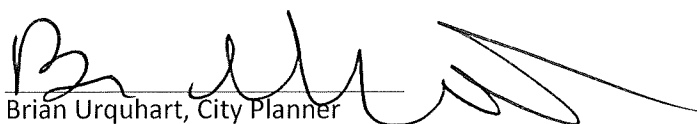
City Planner Report

Urquhart said the Diesel Plant at 518 S. Harbor Dr. project has not started. The developers are waiting on approval for their grant from the MEDC. Regarding Grand Landing hotel, he said the developer notified him late last week the PD public hearing would need be postponed to the October 8th meeting. Urquhart noted the second adult-use marijuana retail facility has opened up, Levels Cannabis, at 1021 Jackson Ave.

Call to the Audience; Second Opportunity

None

Adjournment: Chair Dora adjourned the meeting at 8:20 pm.


Brian Urquhart, City Planner