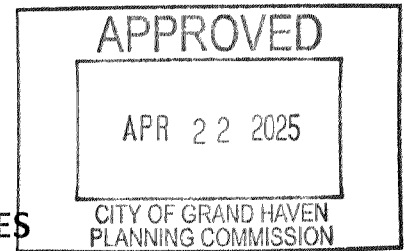


**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES
MARCH 11, 2025**



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

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

Absent: Jennifer Smelker, Vice-Chair Ryan Galligan

Also Present: City Planner Brian Urquhart, Assistant City Manager Dana Kollewehr, Mayor Bob Monetza and members of the public.

Approval of Minutes

Motion by **Skelly**, seconded by **Owens**, to approve the minutes of the February 11th meeting.
All ayes. **Motion passes.**

Approval of Agenda

Motion by **Pierce**, seconded by **Smolenska**, to approve the agenda as written.
All ayes. **Motion passes.**

Call to the Audience: First Opportunity

None

New Business

Case 25-10: Special Land Use for a yoga studio at 207 Washington Ave. (parcel #70-03-20-432-018)

Urquhart introduced the case. He said Wildflower Yoga was located in the Forum Building at 201 N. 3rd St. When the building burned in January, they were in need of a new location. They found a location at 207 Washington Ave. The Central Business District permits yoga studios by special land use, requiring a public hearing. A temporary space was granted for the time being at 201 Washington.

Chair Dora opened the public hearing at 7:09pm.

Brittany Goode, 425 N. 6th St., spoke in favor of the yoga studio.

Karen Fredricks, owner of the Forum Building, spoke to the benefit of Wildflower Yoga, and the economic benefit to the downtown area.

Planning Commission Minutes
March 11th 2025

Delanie Paris, owner of Wildflower Yoga, was grateful to continue her business in downtown Grand Haven if the special land use is approved.

Urquhart added he reviewed 17 emails and letters regarding the case, all in favor.

Motion by Smolenska, seconded by Kozanecki, to close the public hearing. All ayes. Public hearing closed at 7:19pm.

Commissioners all expressed their sympathy for the all the businesses displaced by the fire at the Forum Building. They felt the use was very appropriate for the location and would be a benefit to the downtown.

Motion by Skelly, seconded by Owens, to approve Case 25-10, a request for a Special Use Permit for a yoga studio located at 207 Washington Ave. (parcel #70-03-20-432-009) based on the information submitted for review with the following condition:

1. *A change of use permit shall be submitted.*

Roll Call Vote. Yeas: Kozanecki, Borchers, Owens, Skelly, Smolenska, Pierce, Chair Dora. Nays: None.
Motion passed.

Case 25-06: Consideration of replacement of an observation deck at 5-Mile Hill (parcel #70-03-29-160-004)

Urquhart presented the case. He said the city has identified the wooden observation deck at the top of 5-Mile Hill in need of replacement. He said the deck would remain largely in the same place but be comprised of retaining wall material and the dune protected with native landscaping. No other improvements are included.

Applicant Leah Bectel and Assistant City Manager Dana Kollwehr were both present. Bectel said they are applying for the necessary EGLE permit.

Commissioners all agreed the project is great and much needed improvement for the community.

Motion by **Pierce**, seconded by **Kozanecki**, to acknowledge this facility improvement to the deck replacement at 5-Mile Hill (parcel #70-03-29-160-004) and defer the site plan review to the City Planner for the following reasons:

1. The project will result in a planned improvement and expansion of an existing use.
2. The project will not significantly change the nature of the public use.

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

Case 25-13: Pre-public hearing for a zoning text amendment to Sec. 40-411.02.A to permit short term rentals in the Centertown Overlay in the NMU District.

Prior to the discussion, Smolenska and Borchers declared a conflict of interest, and recused themselves from the case.

Urquhart presented the case. Applicant John Groothuis requested a zoning text amendment to Sec. 40-411.02.A, to add short term rentals as a permitted use by right in the Centertown Overlay of the Neighborhood Mixed-Use district. Urquhart said approximately 24 parcels would be directly impacted by the zoning text amendment. He also said this is not a rezoning, and not subject to an individual project or property. Urquhart added Sec. 40-411.03 would require amendment as well to fully align with the intent of the Centertown Overlay. Groothuis took the opportunity to receive feedback prior to formally applying for the zoning text amendment.

Groothuis spoke to the benefit of permitting short term rentals for dwelling units. He stated after receiving approval for the 12-unit Steinbeck Crossings development approved by the Planning Commission in August 2024, it became clear he would not be able to sell the condo units. He acknowledged he received site plan approval knowing short term rentals were not permitted in the NMU Centertown Overlay.

Pierce stated he was not in favor of the amendment and feels there are too many short term rentals in the City.

Kozanecki also was not in favor of the amendment, stating this is not the right place to allow short term rentals.

Skelly asked what prompted the development change. Groothuis responded that cost was the primary reason. Groothuis added he would not pursue projects that do not permit short term rentals. His agent says buyers in the current market are looking for properties in which they can short term rent.

Owens said she does not like the amendment, but would allow it.

Dora reviewed the zoning ordinance and master plan sections related to the subject properties within the NMU District. Dora added there would be likely opposition from the neighbors if the City permitted short term rentals in the NMU.

Urquhart clarified the request is not just for Steinbeck Crossings, but for the entirety of the Centertown Overlay. He also added any person can apply for a text amendment for any reason, and offer them due process.

Old Business: None

Zoning Board of Appeals Liaison Report

Meeting held in February, approved a variance for a rear yard setback at 323 N. Ferry St. Urquhart added the site plan would come before the Planning Commission.

City Planner Report

Urquhart updated the Planning Commission on the status of ongoing projects, including Grand Landing Hotel, Chinook Pier, Dwelling Place, and 924 Beechtree. He added that MAP is putting on a Housing training series and can invite the PC.

Call to the Audience: Second Opportunity: None

Motion by **Skelly**, seconded by **Owens** to Adjourn. Roll call vote. All ayes. **Motion passed.**
Chair Dora adjourned the meeting at 8:10 pm.


Brian J. Urquhart, City Planner