

**PLANNING COMMISSION**  
**Minutes for Regular Meeting of**  
**March 4, 2009**

- PRESENT** Chairperson Carol Kooistra, Tom Thompson, Jan Deur, Brian Lernowich, Sue Hertel, William Josephson and Matt Cross.
- ALSO PRESENT** Zoning Administrator Don Sandel and no interested parties.
- CALL TO ORDER** Chairperson Kooistra called the March 4, 2009 meeting to order at 7:00 p.m. and led those in attendance in the Pledge of Allegiance.
- AGENDA** **Motion by Sue Hertel, second from Jan Deur, *ADOPTED*, to accept as written.**  
7 AYES
- MINUTES** **Motion by Jan Deur, second from Brian Lernowich, *ADOPTED*, to accept the February 4, 2009 regular meeting minutes as written.**  
7 AYES

**PUBLIC COMMENT**

None

**NEW BUSINESS**

1. Pre-Preliminary Site Plan Review – Driesenga & Associates, Inc. for John and Peggy Jacobs.

Todd Paquette from Driesenga & Associates, Inc. and Peggy Jacobs gave an overview of the proposed plan:

- Proposed location consists of two (2) ten (10) acre parcels located north of Michigan Adventure on Whitehall Road and is zoned Neighborhood Commercial.
- Proposed are a fast food restaurant, hotel and indoor sports facility to be done in phases. Some of the proposed are uses allowed by right and others are uses allowed by special land use permit.
- Peggy stated she has spoke with Muskegon County regarding water/sewer and other options if water/sewer would not be an option.
- Todd stated this project is conceptual; they are working with different places and are open to any type of development so the first phase could be any one of the things proposed or maybe something different.
- Todd stated he believes they could have a total of eight (8) parcels and divisions would happen as needed with potential separate owners.
- Peggy stated the type of structure for indoor sports facility they are looking at doing is similar to the one located in Norton Shores.

**DISCUSSION**

- Would a new zoning district be necessary for the recreation facility?
- Is there an agreement for the purchase of the additional parcel?
- How many parcels could be created by land division?
- Would this location support a year-round hotel?
- Was the applicant aware of the new 100' minimum front yard setback?

Consensus of the Commissioners was that the pre-preliminary plan as presented was favorable.

## **OLD BUSINESS**

### **1. Duck Lake State Park Zoning**

Commissioner Hertel, chair of subcommittee reported that in researching this property is not protected by Land Conservancy like some thought, there are no deed restrictions. If zoning is changed it should not be referred to as Duck Lake State Park Zone it should be referred to as Duck Lake Zone. We are waiting for comment on proposed language from Planner Tim Johnson. The DNR needs to be contacted before trying to rezone the state owned property. The subcommittee has found this is a very complex issue. The foundation has been set; however, further work is necessary.

## **COMMISSIONERS COMMENTS**

Commissioner Deur, liaison to the township board, stated the township board did not act on the Wind Energy System language at the February meeting; however, they will at the March meeting. In addition, the Board passed the new ordinances regarding the Planning Enabling Act as well as the amendment to the Neighborhood Commercial Zoning District.

## **PLANNING/ZONING UPDATES**

None

## **ADJOURNMENT**

**The March 4, 2009 regular meeting adjourned at 8:30 p.m.**

Respectfully Submitted,

Sally Garvey, Recording Secretary