

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

January 5, 2010

The meeting was called to order by Chairman Hoeve at 7:00 p.m.

Present: Chairman Marion Hoeve, Vice-Chrmn/Secretary Jack VanderMeulen and Members Arlan Hossink, LaVerne Johnson, Ken Bosma and Dennis Gebben. Also present were Zoning Administrator Jon Mersman, Assistant Zoning Administrator Meghann Reynolds and Recording Secretary Susan Working.

Absent: Member Willis Driesenga.

The minutes of the meeting of December 1, 2009 were approved as printed.

Mr. Hoeve explained the hearing and meeting procedures to the assembled audience.

Mr. Hoeve then opened the public hearing to consider a request to rezone property generally located at 4751 – 136th Avenue from Agricultural to R-2 Residential. Present for this request was Roger Stoel.

Mr. Stoel explained that they have been trying to sell the 30+ acre site for four years so they can close the estate but haven't been able to do so. They have decided to split off the house and sell it separately but need to rezone it to residential.

Mr. Mersman noted that the request would be compatible with the area and master plan.

There was no one present to ask questions or object to the request.

It was moved by Mr. Johnson and supported by Mr. Bosma to close the public hearing. Motion carried.

It was moved by Mr. Bosma and supported by Mr. Johnson to recommend to the Township Board that approval be given to the request to rezone property generally located at 4751 – 136th Avenue from Agricultural to R-2 Residential. Motion carried.

Commission Members reviewed the site plan submitted for the Tim's Towing special use request. Members noted that the plan is still deficient.

It was moved by Mr. Gebben and supported by Mr. Bosma to table consideration until a complete site plan is submitted. Motion carried.

Commission Members next considered a decision regarding the TLC Chow Rescue home occupation request.

Commission Members reviewed the attorney's opinion distributed by Mr. Mersman. Several Members felt approval of the request would open up the use and the Township would receive numerous other requests.

Mr. Johnson felt the request should be placed in the correct zone, not as a home occupation in a residential zone.

Mr. Gebben felt the Commission needed to be comfortable with any and all stipulations placed on the request, if approved. The use goes with the land, not the applicant, and Mr. Gebben was not comfortable with the possibility of a future unknown owner who might decide to run this type of operation.

Commission Members were also concerned about the enforcement issues with any stipulations placed on the use.

It was moved by Mr. Bosma and supported by Mr. Johnson to deny the home occupation request. Motion carried.

Commission Members did not feel the use fit the character of the neighborhood and cited the attorney's legal advice and enforcement issues as further reasons for denial.

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Susan Working
Recording Secretary