

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

February 2, 2010

The meeting was called to order by Vice-Chrmn/Secretary Jack VanderMeulen at 7:00 p.m.

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

Absent: Chairman Marion Hoeve and Member Dennis Gebben.

The minutes of the meeting of January 5, 2010 were approved as printed.

Mr. VanderMeulen explained the meeting and hearing procedures for the assembled audience.

Mr. VanderMeulen opened the first public hearing to consider a request to rezone property generally located at 2929 – 96th Avenue from R-2 Residential to R-2A Residential. Present for this consideration was property owner William McMurry.

Mr. McMurry explained that as zoned he could place a duplex on this parcel. He would rather see single family here since there are a lot of duplexes in the area. If rezoned he could split the parcel and place two smaller homes there.

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

It was moved by Mr. Driesenga and supported by Mr. Hossink to close the public hearing. Motion carried.

It was moved by Mr. Driesenga and supported by Mr. Johnson to recommend to the Township Board that approval be given to the request to rezone property generally located at 2929 – 96th Avenue from R-2 Residential to R-2A Residential. Motion carried.

Mr. Bosma asked that the property owner work with the Road Commission on a shared driveway for the two lots.

Mr. VanderMeulen next opened the public hearing to consider a preliminary development plan for the proposed Barnabas Ministries PUD. Present for this consideration were Bob McFarlane from Lakewood Construction, LoriJo Schepers from Barnabas Ministries and Travis Bruggink from GMB Architects.

Ms. Schepers gave the Commission an overview of Barnabas Ministries, what they hope to accomplish at this site and the need for this type of development for homeless youth in the County. This will not be an incarceration-type facility; this will be a facility for youth who for one reason or another have become homeless and need assistance in reintegrating into their family or learning the skills to live on their own.

Mr. McFarlane detailed the proposed site plan for the Commission. The site is a little over 24 acres in size and is zoned Agricultural. Barnabas Ministries is planning a mixed use PUD consisting of Barnabas House, a 24-hour staffed residential care facility, a community building with offices for Barnabas Ministries, independent living cabins and athletic fields.

They would like to give the campus a lodge-type feeling which will be reflected in the building designs. They plan to maintain as much of the tree line as possible and incorporate a gravel loop road into the plans.

Barnabas House will be constructed in the northwest area of the parcel. The independent living cabins will be along the north line and the community building/offices will be on the east side of the parcel. Access to the site will be from 112th Avenue.

A softball field, basketball court and tennis court are planned inside the loop road. Another softball field and possibly a soccer field are planned for the southwest corner of the site. They are also considering a garden area which has not been designated yet.

Travis Bruggink from GMB stated that water will come into the site from 112th Avenue. They have shown areas on the plan for septic systems for the complex, but have not done perk tests on the site yet.

Mr. Driesenga asked what a typical day would be for someone at the facility. Ms. Schepers stated that the residents are active, attending school and other activities.

Mr. Bosma wondered about the youngest person in the system. Ms. Schepers reported that they have assisted youth as young as nine years old.

In response to a question from Mr. VanderMeulen regarding the typical length of stay, Ms. Schepers stated that six months could be a possibility although most are shorter stays.

Mr. Driesenga asked about discipline issues. Ms. Schepers stated she could not say there will not be any issues, but those youths who are in trouble and need to be incarcerated will not be housed at their facility; they will be incarcerated at the Fillmore Complex.

Mr. Hossink questioned how large an area these youths will come from. Ms. Schepers replied that they will primarily be from Ottawa County. Currently youths have to go to Grand Rapids for Muskegon for this type of facility.

Mr. Bosma asked about the second driveway onto Quincy Street. Mr. McFarlane stated it was shown for future reference only; they do not plan to install an access to Quincy Street and would prefer not to do so.

Mr. Bosma also stated he was unsure about the gravel road. Ordinance provisions do not allow it and dust control could be an issue.

Mr. VanderMeulen asked what would happen to the site if Barnabas Ministries became unable to run the facility. Ms. Schepers stated that there are provisions for Victory Point Church to take the property back.

Some area neighbors spoke to this request.

John Kraak, 4241 – 112th Avenue, owner of the 10 acres immediately to the north, was concerned about lighting, security issues and his property value. He was also concerned about drainage which is a problem in the area.

Ivan Brand, 11409 Quincy Street, was also very concerned about drainage. Water drains from west to east in this area and if blocked will run to the south creating a large problem. He noted that the south pond shown on the plan is not a natural pond and should be eliminated because it is stagnant and mosquito infested.

Mr. Brand was also concerned about potential lighting for the athletic fields, stating that the existing lighting at Helder Park is offensive to the neighbors. Mr. McFarlane replied that lighting is not planned for the athletic fields at this time.

Mr. Brand stated he was concerned about crime and security. He questioned how staffing would work at night and if there were any crime statistics for this type of facility. Ms. Schepers thought her office could provide some statistics.

Mr. Brand also wondered if the athletic fields and gym in the community room would be available to the neighborhood.

Bill Gritter, 11361 Quincy Street, stated his family used to farm this site. The south pond was constructed as a manure pit. The north pond is a DNR wetland area. The entire field was tiled a one time to assist in drainage. He agreed if the natural drainage way is disturbed the water will go to the south. Mr. Gritter was also concerned about crime in the area.

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

Mr. Mersman explained the PUD procedure to the audience and what will happen if the applicant chooses to proceed.

Commission Members felt there to be a need for this service and it would be a good use for this site. They had some specific considerations for the applicant to pay attention to in formulating the final site plan. Commission Members also want to make sure provisions are placed in the PUD language to prevent this facility from becoming an incarceration-type facility.

They directed the applicant to look carefully at the drainage concerns in this area and work closely with the Drain Commissioner's Office to make sure drainage is handled properly.

Neighbors concerns should be addressed in the formulation of the exterior lighting plan.

Dust control for the proposed gravel loop road is a concern. The Commission asked the applicant to reconsider a bituminous road.

Definite use/non-use of the strip of land going out to Quincy Street needs to be decided upon and shown on the final development plan.

Perks test for the septic systems need to be done so the design can be formulated. How this will affect drainage also needs to be considered.

In other business, Commission Members considered another site plan for the Tim's Towing special use request.

Mr. Bosma noted the plan is still deficient, but has enough details for the Commission to consider if Mr. Mersman was comfortable with the rest – the security gate, site lighting, utilities and landscaping.

It was moved by Mr. Bosma and supported by Mr. Johnson to approve the site plan subject to the Zoning Administrator's final approval of the remaining items. Motion carried.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Susan Working
Recording Secretary