

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

May 11, 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 and Bill Driesenga. Also present were Zoning Administrator Jon Mersman and Recording Secretary Susan Working

Absent: Members Ken Bosma and Dennis Gebben.

The minutes of the meeting of April 13, 2010 were approved as printed.

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

Public comment was received from Township property owner Steve Overway. He is concerned about the deadbolt lock requirements for rental units. Mr. Overway explained situations where, in his opinion, a deadbolt lock is unnecessary. Commission Members will take the matter under review for possible consideration at the June 1st meeting.

Mr. Hoeve opened the first public hearing to consider a request submitted by Adela Villegas for permission to operate a group day care home in an R-2 Residential zone. The property is located at 63 E. Lakewood Boulevard.

Through an interpreter Mrs. Villegas explained that she would like to get her license from the State and must have local approval first.

Mr. VanderMeulen asked about fencing of the yard.

Mrs. Villegas explained that a play area in the backyard will be fenced. There will be no other changes made to the home.

Mr. VanderMeulen also asked about the number of children to be cared for. Mrs. Villegas stated that although she will be licensed for up to 12, she plans to only have 3-4 at a time.

In response to a question from Mr. Driesenga, it was noted that Mrs. Villegas had not talked with her neighbors.

Some neighbors were present to voice concerns.

Gerald Stryker, 275 Eastmont Avenue, was concerned that the home only has one bathroom.

Deb Hahn, 281 Eastmont Avenue, was concerned that there currently is no fencing and very little provision for parking in the driveway. She also asked about the proximity of the half-way house at 89 E. Lakewood Boulevard.

Mr. Mersman stated that to his knowledge that property is not recognized as an "official" half-way house.

Karen TenHagen, 333 Beeline Road, was also concerned about the half-way house as well as

the statement that even though she wants the group day care license, Mrs. Villegas won't be caring for that number of children. There cannot be another group day care home within 1500 feet of this one, so the other smaller day care operations close to this home could not get a group day care license if they wanted to expand.

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

It was moved by Mr. VanderMeulen and supported by Mr. Johnson to approve the special use as submitted and presented, subject to fencing of the play area in the backyard and with the stipulation that all parking be in the driveway. Motion carried.

Mr. Hoeve opened the public hearing to consider an amendment to the Willow Woods Condominiums and Jonker Estates Site Condominiums PUD. Present for this was Mike Berg from Dykema Excavators.

Mr. Berg presented the site plan for the amendment and explained that they would like to eliminate 30 units from Willow Woods and expand Jonker Estates by adding 22 units. There will be an access for emergency vehicles between the two developments.

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

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

It was moved by Mr. VanderMeulen and supported by Mr. Driesenga to request the attorney prepare a favorable report and recommendation with respect to this amendment. Motion carried.

Mr. Hoeve removed the special use request for B & D Investments from the table and reminded

the Commission that they have no jurisdiction over the condo association rules. Mr. Driesenga asked about the site visit made.

Mr. Hoeve replied that partitions have been installed for an office/public area. The walls separating the units are not sealed on top. The walls are constructed of sheet metal on top of one course of blocks.

Mr. Hoeve and Mr. VanderMeulen both felt that this proposed use was not the intent of the PUD. Mr. VanderMeulen noted that the floor drains are small and there is not a lot of slope in the floor. They are designed for occasional use; not continuous daily use.

It was moved by Mr. Hossink and supported by Mr. Johnson to deny the special use request. Motion carried.

Commission Members did not feel this use fit the intent of the PUD or the existing uses in the building. There is also not sufficient room for the use or parking.

In other business, Mr. Mersman asked the Commission to reconsider their approval of the Lowe's special use request. The property owner was unaware of the change in location and does not approve.

Chuck Geenen representing the property owners, Geenen and DeKock stated that there should be sufficient room in the existing, approved outdoor display area.

It was moved by Mr. VanderMeulen and supported by Mr. Driesenga to rescind the Lowe's special use approval granted on April 13, 2010. Motion carried.

In other business, Mr. Mersman reported on an issue that arose during Tulip Time with respect to temporary uses, specifically food vendors. Our Ordinance does not currently permit such uses. He distributed some suggestions for handling these types of uses.

It was moved by Mr. VanderMeulen and supported by Mr. Hossink to request Mr. Mersman to develop an Ordinance amendment to provide reasonable options for handling temporary use permits. Motion carried.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Susan Working
Recording Secretary