

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

June 1, 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, Dennis Gebben and Bill Driesenga. Also present were Zoning Administrator Jon Mersman, Assistant Zoning Administrator Meghann Reynolds and Recording Secretary Susan Working.

Absent: Member Ken Bosma.

The minutes of the meeting of May 11, 2010 were approved as printed.

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

Mr. Hoeve then opened the first public hearing to consider a request submitted by Matthew Reed for permission to operate a used vehicle sales facility in a C-2 Commercial zone. The property is located at 11071 Water Tower Court.

Mr. Reed explained that the sales facility will be operated in conjunction with the existing repair facility. There are 11 existing parking spaces along the Chicago Drive frontage which will be used to display the sale vehicles. There will be no changes to the building.

Mr. Johnson asked if they will be selling all types of vehicles.

Mr. Reed stated that since they only repair European vehicles they will probably only sell European vehicles.

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

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

It was moved by Mr. Johnson and supported by Mr. Driesenga to approve the special use request as submitted and presented. Motion carried.

Mr. Hoeve opened the public hearing to consider a request to amend the Autumnwood Subdivision PUD. Present for this request was Jennifer Wiggers.

Mrs. Wiggers explained that the subdivision has shallow depth lots. They are not able to legally construct decks and maintain the required 25-foot rear yard setback.

Mr. Mersman explained the background of the request. It has been discovered that decks in this subdivision encroach into the required setback. There was no provision made in the PUD for decks to be placed within the required rear yard setback. Also, it cannot be ascertained whether or not the decks received building permits in many cases.

Mr. VanderMeulen asked about the height of the decks. It was noted that most are at least 4 feet above grade since most of the homes have daylight windows in the lower level.

In response to a question from Mr. Hossink, it was stated that there is no rear yard storm detention.

Marshall McLamb, 12709 Byran Drive, asked questions regarding a court date over his deck issue. He was referred to the Building Department.

There was no one present to object to this request.

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

It was moved by Mr. Driesenga and supported by Mr. Hossink to request the attorney prepare a positive report and recommendation for this request to allow decks to be constructed to within 10 feet of the rear property line. Motion carried.

Commission Members noted that at the time of the original PUD approval they felt a provision for decks should be included but the developer did not feel it was necessary.

Mr. Mersman noted that once the PUD is amended the homeowners will have to get building permits and have their decks inspected.

Commission Members next reviewed the report and recommendation prepared for the Willow Woods and Jonker Estates PUD amendment.

It was moved by Mr. VanderMeulen and supported by Mr. Gebben to adopt the report as prepared and recommend to the Township Board that approval be given to the Willow Woods and Jonker Estates PUD amendment. Motion carried.

In other business, Commission Members considered a change to the deadbolt requirement for rental property. There was discussion on whether or not a deadbolt was needed on the door between the garage and house if the garage service doors have them and the overhead door has a lock or operates with an electric opener.

It was moved by Mr. VanderMeulen and supported by Mr. Johnson that a deadbolt lock not be required on the door between the garage and house, provided that door has a working lock and the garage service door(s) and overhead door have the required locking devices. Motion carried.

In other business, Commission Members gave Mr. Mersman direction on the items they would like considered in Park Township's Master Plan review.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Susan Working
Recording Secretary