

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

July 6, 2010

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

Present: Vice-Chrmn/Secretary Jack VanderMeulen and Members LaVerne Johnson, Ken Bosma, Dennis Gebben and Bill Driesenga. Also present were Assistant Zoning Administrator Meghann Reynolds and Recording Secretary Susan Working.

Absent: Chairman Marion Hoeve, Member Arlan Hossink and Zoning Administrator Jon Mersman.

The minutes of the meeting of June 1, 2010 were approved as printed.

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

Mr. VanderMeulen opened the public hearing to consider a request from VTR Properties for permission to operate an aggregate processing facility with outside storage in an I-2 Industrial zone. The property is located at approximately 13100 Quincy Street. Present for this consideration was Cal Becksvoort from Latitude Engineering.

Mr. Becksvoort explained that the applicant will be utilizing the south 200 feet of the property for the proposed business. Old concrete will be stored on site and crushed 1-2 times per year, for

about 1-2 weeks at a time. At this time hours of operation will be Monday through Friday from 7:00 a.m. to 5:00 p.m. and on Saturday from 7:00 p.m. to noon. They will be sharing a driveway with the property to the west of this site. There will be some berming along the north and east sides to help screen the area.

Commission Members viewed photos of the applicant's operation in other locations.

Mr. Bosma questioned the use of berms since the stockpiled materials will be considerably higher than the berms. Mr. Becksvoort stated that the berms will provide some visual barrier and is a way to use the top soil which will otherwise have to be removed from the site.

Mr. Driesenga wondered if there have been any complaints from the neighbors located near the applicant's other operations. It was stated that there have been no repetitive complaints.

Mr. Gebben asked if the shared driveway is paved and what will be done about dust control. The shared driveway is crushed concrete. The applicant has a plan for dust abatement, using either water or brine trucks.

Mr. VanderMeulen asked about mud control and how the applicant planned to keep the mud from turning into dust. The applicant stated that the length of the drive is sufficient to clean the tires off before they reach the road.

Attorney George Bauer from Hann Persinger, representing Donald and Donna Rus, submitted a letter and spoke against the request. An industrial building owned by the Rus' is located approximately 40 feet from the area to be used for this business. There are concerns over noise, vibration and dust from this operation adversely affecting use of this building. They are also concerned over the negative visual impact.

Bill Ryzdyk from Request Foods also spoke against the request for the same reasons. They are concerned about the negative impact the use will have on the sensitive equipment used in their new waste treatment facility.

Rick Siegers from Siegers Seed was also concerned because his business uses very sensitive scales.

Mr. VanderMeulen noted letters submitted from Request Foods, Hann Persinger on behalf of the Rus', Hollandia Gardens, Big Dutchmen and Trendway Corporation all expressing concerns over noise, dust, vibration and visual appeal.

The applicant noted that dust control is monitored by the DEQ. He stated that with today's technology, vibration from the crushing operation is not an issue. He also stated that the noise have been documented at less than the neighboring highway, but did not submit written corroboration.

Mr. VanderMeulen noted that while noise, dust and vibration may be controlled while the crushing is being done, there will be trucks in and out at other times unloading or loading materials and they will cause dust, noise and vibrations.

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

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

Commission Members felt the use was too detrimental to the existing surrounding properties and that the proposed site was too small and too close to neighboring buildings.

Commission Members next considered the amendment to the Autumnwood Subdivision PUD. The paperwork has not been received from the attorney's office. The report will amend the PUD to allow decks to be constructed to within 10 feet of the rear property line.

It was moved by Mr. Bosma and supported by Mr. Driesenga to approve the amendment language and recommend to the Township Board that approval be given to the Autumnwood Subdivision PUD. Motion carried.

In other business, Mrs. Reynolds reported on plans for a bridge from Windmill Island and the where the proposed bike path would be constructed.

Commission Members were also informed regarding the proposed change in Holland City's Master Plan with respect to the former country club property.

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Susan Working  
Recording Secretary