

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

August 10, 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, Dennis Gebben and Willis Driesenga. Also present were Zoning Administrator Jon Mersman and Recording Secretary Susan Working.

Absent: Assistant Zoning Administrator Meghann Reynolds.

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

Mr. Hoeve opened the public hearing to consider a request submitted by Precision Dent Repair for permission to operate a used vehicle sales facility in a C-2 Commercial zone. The property is located at 11169 Chicago Drive. Present for this consideration was Mark Dunn from Precision Dent Repair.

They would like to have the ability to purchase vehicles at auction and sell them after they have done any necessary repairs. This will be done on a very small scale since they do not want to compete with the dealers they do business with. They do not plan to display any more than three vehicles.

Mr. Bosma asked if the State required 5 display spaces in order to issue a license. Mr. Mersman stated that was the requirement; however, they do not have to display that many vehicles.

At Mr. Gebben's request, Mr. Dunn explained the particulars of the existing business.

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

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

It was moved by Mr. Bosma and supported by Mr. Gebben to approve the special use request as submitted and presented, with three visible display spaces. Motion carried.

Commission Members next heard from Ed Ryzenga who owns property on Riley Street between Windquest and John F. Donnelly Drives.

Mr. Ryzenga stated that his and his neighbors' properties are currently zoned light industrial. The character of Riley Street has changed over the years and the uses allowed in this zone do not seem to be desirable in this area.

Commission Members felt they would be open to rezoning to a commercial zone if the property owners would all request the change.

In other business, Commission Members heard from Judy Visscher from the Holland Board of Public Works regarding the dredge site. They have received a couple of requests for large amounts of dredged soils and need the Commission's approval to proceed since this will exceed the Commission's prior approval.

Mr. Mersman noted that the Commission will be receiving proposed language changes for the PUD agreement so an official amendment can be done.

It was moved by Mr. Bosma and supported by Mr. Johnson to approve the removal of up to 50,000 cubic yards of soils from the dredge site. Motion carried.

Mr. Mersman also relayed communications he had received regarding the billboards located to the north of Hope College's Van Andel Soccer Stadium. Adams Outdoor Advertising would like to remove the two existing billboards and replace them with one electronic billboard. Current ordinance does not allow billboards to be replaced once removed.

After some discussion, Commission Members concurred that they did not want to see a new billboard erected and would in fact like the existing ones to be removed permanently.

Commission Members also viewed a short Smart Growth presentation prepared by Mr. Mersman.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Susan Working
Recording Secretary