

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

October 5, 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 Bill Driesenga. Also present were Zoning Administrator Jon Mersman and Recording Secretary Susan Working.

Absent: Assistant Zoning Administrator Meghann Reynolds.

The minutes of the meeting of September 7, 2010 were approved as printed.

Mr. Hoeve explained the hearing and meeting procedures to the assembled audience. He then reported that the special use request submitted by Casey Lim had been withdrawn because the property owner withdrew his support for the request.

Mr. Hoeve opened the public hearing to consider a request to rezone property located at 13281, 13261, 13229 Riley Street and 3225 – 132nd Avenue from I-1 Industrial to C-2 Commercial. Present for this was property owner Ed Ryzenga.

Mr. Ryzenga explained that he and the other three property owners were requesting the change

because they are not able to attract light industrial uses for these parcels. Two of the properties have been vacant for some time. They have received requests from people interested in commercial uses and feel this would be a better use for this area.

A representative from Great Lakes Woods voiced concerns over security for their property and possible further encroachment of commercial to the east.

Commission Members stated that they did not see commercial going any further to the east since it would then encroach into the industrial park area.

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

It was moved by Mr. Bosma and supported by Mr. VanderMeulen to recommend to the Township Board that approval be given to the request to rezone properties located at 13281, 13261, 13229 Riley Street and 3225 – 132nd Avenue from I-1 Industrial to C-2 Commercial. Motion carried.

Commission Members felt this request fit the area since the uses further to the west are a mixture of office-service and commercial-type uses.

Mr. Hoeve next opened the public hearing to consider a request submitted by Tom Rodenhouse for permission to operate a vehicle detailing/repair facility in a C-2 Commercial zone. The property is located at 342 Butternut Drive.

Mr. Rodenhouse stated he would like to add this use to the existing used vehicle sales facility in order to generate additional revenue. There are two bays in the back of the existing building which will be used for this service; the building will not need to be altered.

In response to a question from Mr. Bosma, Mr. Rodenhouse stated there will be mechanical and

body work done but no painting.

Mr. Bosma also asked how waste and salvage for this use will be handled. Mr. Rodenhouse stated it will be stored inside the building.

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. Gebben and supported by Mr. Hossink to approve the special use request as submitted and presented. Motion carried.

Mr. Hoeve opened the public hearing to consider an amendment to the Holland Harbor Dredge Materials Placement Site PUD.

Commission Members reviewed the report prepared for this request which revises the approval process and procedures for removal of dredged materials from the site. There was no one present to 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. Driesenga and supported by Mr. Hossink to adopt the prepared report and recommend to the Township Board that approval be given to the amended PUD. Motion carried.

In other business, Mr. Mersman reported that in order to begin work on updating the Master

Plan, a notice of plan letter needs to be sent to various government agencies and private and public utilities. He requested approval from the Commission to begin this process.

It was moved by Mr. VanderMeulen and supported by Mr. Gebben to authorize the Zoning Administrator to mail out the notice of plan letter to begin the Master Plan update process. Motion carried.

Mr. Mersman next outlined various amendments proposed for the Property Maintenance Ordinance and Zoning Ordinance. Hearings will be scheduled for these in the near future.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Susan Working  
Recording Secretary