

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

March 1, 2011

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

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

Absent: Chairman Marion Hoeve and Member Willis Driesenga.

The minutes of the meeting of February 1, 2011 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 special use request submitted by Request Foods for permission to add an addition to an existing special use. The property is located at 3845 John F. Donnelly Drive. Present for this consideration was John McAvoy, director of engineering.

This addition will be the second phase of the wastewater pretreatment facility. Request Foods plans to further pre-treat its waste utilizing this expanded building.

Mr. Bosma asked if this would be the last phase. Mr. McAvoy stated that there may be additional bio treatment in the future, but no additional construction is planned at this time.

In response to a question from Mr. Gebben, it was stated that flows will increase, but this had already been planned into the original facility.

In response to a question from Mr. Mersman, it was stated that there will be no noise or odors from the expanded use.

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

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

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

Mr. VanderMeulen opened the public hearing to consider a special request submitted by Sports Quest for permission to construct an addition to an existing special use. The property is located at 3325 – 100th Avenue. Present for this consideration was Brent Folkert.

Mr. Folkert explained that they would like to add a 20,609 square foot addition to house indoor tennis courts and batting cages. An additional 12 parking spaces as well as some additional lighting will be added as part of the project.

Mr. Bosma asked how much the existing facility was used. Mr. Folkert estimated that about 30 students use it per week. The addition will provide room for approximately 15 more people.

Mr. VanderMeulen asked about spectators. Mr. Folkert stated that since there are no arranged games at the facility there usually aren't any spectators, just a few parents of the students using the facility.

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

It was moved by Mr. Bosma and supported by Mr. Hossink 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. VanderMeulen opened the public hearing to consider amendments to the general provisions of the zoning ordinance. These amendments would prohibit medical marijuana dispensaries and other uses not specifically allowed under ordinance provisions, numbered sections 3.44 and 3.45, respectively.

Commission Members also reviewed draft 5 of the medical marijuana licensing ordinance.

Mr. Mersman explained that the Township attorney stated that it was his opinion the prohibition for medical marijuana dispensaries was covered by the unclassified uses amendment and did not need to have its own amendment. Commission Members could recommend both sections to the Township Board or just the unclassified uses sections.

Mr. Mersman also outlined the changes proposed by the attorney with respect to draft 5 of the licensing ordinance. He felt the Commission could pass this version, with the attorney's changes, on to the Township Board for consideration.

Several persons were present to again voice concerns over licensing and the proposed prohibition of dispensaries. They were Rodney Fuentes, representing Patient Solutions, attorney Matthew Abel, Vern Bennett and Steve Clark.

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

It was moved by Mr. Bosma and supported by Mr. Johnson to remove the section prohibiting medical marijuana dispensaries, to renumber the unclassified uses section to 3.44 and to recommend its approval to the Township Board. Motion carried.

Commission Members noted that this general provision amendment will clear up a number of ordinance issues.

Commission Members spent some time discussing draft 5 of the licensing ordinance. Mr. VanderMeulen reported on emails he had received from Matt Hallacy expressing his concerns over the proposed ordinance.

Commission Members agreed with the attorney's suggested changes, but felt that Sunday hours should be added.

Mr. Gebben stated he was not comfortable sending this draft to the Township Board and wanted to have a study session with them to get their input before the final version is officially sent to them.

A motion to forward draft 5, as amended, to the Township Board died due to lack of support.

It was moved by Mr. Gebben and supported by Mr. Johnson to table draft 5 and request a study session consisting of a subcommittee of Planning Commission Members and Township Board Members to discuss the proposed medical marijuana licensing ordinance. Motion carried.

Mr. Gebben, Mr. Bosma and Mr. VanderMeulen volunteered to be the Commission's subcommittee members.

Commission Members next viewed a PowerPoint presentation on "Complete Streets" given by Kathryn Gray from the Disability Network/Lakeshore. Complete Streets is a design framework that promotes the development of safe, walkable communities that are inclusive of all individuals. She noted that several communities in the State have adopted Complete Street ordinances or resolutions.

In other business, Mr. Mersman asked the Commission to interpret a motion approving a special use for used vehicles sales made in September, 2008. He has a request for display of storage sheds using that special use approval.

Commission Members stated that storage sheds are not vehicles and do not fall within the approval granted in 2008.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Susan Working
Recording Secretary