

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

April 12, 2011

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, Assistant Zoning Administrator Meghann Reynolds and Recording Secretary Susan Working.

Absent: None.

The minutes of the meeting of March 1, 2011 were approved as printed.

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

Mr. Hoeve opened the first public hearing to consider a request from Hayes Investment Company for permission to operate an automotive detailing and auto glass repair facility as a special use. The property is located in a C-2 Commercial zone at 648 Butternut Drive. Present for this consideration was property owner Larry Hayes.

Mr. Hayes explained that the nature of the glass repair business has changed from one where vehicles come to the shop to one where they go to the vehicles. He only has one technician

who just stops at the shop to pick up the job orders. He has found a tenant he would like to place in the building who does detailing for “high end” vehicles. This would also be a one man operation and will not generate much traffic.

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

Mr. Hoeve next opened the public hearing to consider a request submitted by RD Farms for permission to operate a seasonal produce stand. The property is located in a C-2 Commercial zone at 408 Bay Park Drive. Present for this consideration was applicant Roger Dreyer.

Mr. Dreyer stated he would like to operate a produce stand from May through September at this vacant lot on Bay Park Drive. He would utilize a tent for the sales area. Parking spaces will be provided along the edge of the road. Most of the produce will be from his farming operation. He does not have orchard crops so he might purchase those items from some of his neighbors. He will not be importing produce from other states to sell at this site.

Mr. Bosma asked about a sign. One is not shown at this time but Mr. Dreyer stated he may want to place one.

In response to questions regarding the port-a-let and parking spaces, Mr. Dreyer stated that he could move the bathroom’s location so it is not so visible. He just drew in a number of parking spaces to show where they would be located. He doesn’t anticipate more than 3 to 4 vehicles at any one time.

Mr. VanderMeulen asked what will happen if the property owner sells this vacant lot. Mr. Dreyer stated that his use will terminate at that point.

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

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

It was moved by Mr. Gebben and supported by Mr. Bosma to approve the special use request as submitted and presented, subject to the following stipulations: 1) the use is to operate from May through September only; 2) the use is to operate during daylight hours only; 3) only produce-type items may be sold, and; 4) items for sale must be mainly displayed under the tent. Motion carried.

Commission Members next reviewed draft 8 of the proposed Medical Marijuana Licensing Ordinance.

Mr. Mersman noted that while agenda had referred to draft 6, additional changes had been made, bringing the draft revision up to number 8. He then proceeded to review the primary regulations of the proposed ordinance.

Mr. Hoeve read a letter from the Township Board stating they did not want to have a committee of Planning Commission and Board Members work on the proposed ordinance and requesting that the Commission forward a proposed ordinance to them for consideration.

Commission Members discussed various aspects of the regulations. Mr. VanderMeulen felt that growing should be allowed in accessory buildings located on the residential property. He also felt the prohibition against smoking marijuana in public should be expanded to other forms of inhalation or ingestion of marijuana.

Mr. Gebben stated he felt the proposed ordinance overreached the intent of the state law in many areas.

Ken Beyer from the Michigan Testing Authority asked to introduce himself and explained that his organization monitors and tests the quality of marijuana purchased and sold by collectives and dispensaries. He feels that dispensaries are vital to the safe distribution of marijuana supplies to patients.

There were several other persons present who had believed this discussion would be a public hearing and were concerned that they were not being heard. Mr. Hoeve indicated that the Planning Commission has had several meetings where input was taken.

It was moved by Mr. VanderMeulen and supported by Mr. Bosma to forward draft 8 of the proposed Medical Marijuana Licensing Ordinance to the Township Board for approval consideration, with the suggestions that growing of marijuana be allowed in accessory buildings and that the prohibition of smoking be expanded to include other forms of inhalation or ingestion if the context requires it. Motion carried 6 to 1.

Ms. Reynolds reported on Master Plan updating to include new census information.

Commission Members reviewed how temporary uses are being handled. They suggested that the regulations for storage and refuse containers should be separated.

Mr. Mersman reported on a signage or non-signage issue he is having in a residential zone. There is no strong sign ordinance for residential uses and he was seeking guidance and a recommendation from the Commission.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Susan Working
Recording Secretary