

**AGENDA**  
**HOLLAND CHARTER TOWNSHIP PLANNING**  
**COMMISSION**  
**Regular Meeting**  
**JULY 11, 2023**  
**6:00 p.m.**

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of June 6, 2023 and special meeting of June 20, 2023
4. Public Hearings
  - a. Zoning Ordinance Text Amendments  
Consideration of amendments to the Zoning Ordinance of Holland Charter Township to amend certain sections of Zoning Ordinance. The sections under consideration are Article 4 – Residential Districts, Article 8 – General Provisions, Article 9 – Specific Use Requirements, Article 10 – Parking and Loading, Article 11 – Landscaping, Article 13 – Signs, Article 21 – Amendments, and Article 22 – Definitions.
  - b. 0 (vacant) Paw Paw Dr (70-16-23-400-012) / 10753 Macatawa Drive (70-16-23-400-048) / 10721 Paw Paw Drive (70-16-23-400-027) – Future Land Use Map Amendment  
Request by Peter Rhoades of Rhoades | McKee Attorneys on behalf of Macatawa Bank to amend the future land use designation of the subject lands from Community Commercial to Low Density Residential.
  - c. 9627 Adams St (70-16-25-400-023) – Special Land Use Permit  
Request by Mandi Brower of QCW Enterprises, LLC for a Vehicle Wash facility. The subject property is zoned C-3 Highway Commercial.
5. Other Business
  - a. 9627 Adams St (70-16-25-400-023) – Site Plan Review  
Request by Mandi Brower of QCW Enterprises, LLC for site plan approval of a Vehicle Wash facility with vacuums. The subject property is zoned C-3 Highway Commercial.
  - b. 3717 Beeline Rd (70-16-09-200-037) – Site Plan Review (*Postponed*)  
Request by Caroline Kimmel of Kittle Property Group, Inc. on behalf of Keith Smith of K & J Legacy, LLC for site plan approval for a 252-unit multi-family apartment complex, consisting of 6 three-story apartment buildings and 10 one-story garage buildings. The subject property is zoned R-3 High Density Residential and FP Floodplain.
  - b. 0 (vac) 140th Ave (70-16-07-200-022) – Site Plan Review (*Postponed*)  
Request by Brad VanderZwaag of BauVan Land Co, LLC for site plan approval of a 120-unit multi-family apartment complex, consisting of 5 three-story apartment buildings with 24 units each and 5 one-story garage buildings. The subject property is zoned R-3 High Density Residential.
  - c. 13928 Westwood Ln (70-16-07-231-007) – Site Plan Review (*Postponed*)  
Request by Brad VanderZwaag of BauVan Land Co, LLC on behalf of Neal Kelley of NFK Properties LLC for site plan approval of one multi-family building, consisting of 9 townhome style units measuring two stories in height. The subject property is zoned R-3 High Density Residential.

d. Tabled Items:

- i. 0 (vac) Quincy St (70-16-09-100-026) – Special Land Use Permit (*Tabled Apr. 11, 2023*)  
Request by Ryan Halder of Kum & Go, L.C. on behalf of Gary Granger of River Street Development, LLC for a Service Station. The subject property is zoned C-2 Community Commercial.
- ii. 410 & 414 E 8th St (70-16-28-328-002 & -003) – Preliminary P.U.D. (*Tabled Apr. 11, 2023*)  
Request by Paul DeBoer of MONDAY Impact Development on behalf of David DeKruyter to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space. The subject properties are zoned C-2 Community Commercial.

e. Planning Commission Discussion

- i. Master Plan Sub-Area Overlay Zoning District(s)

6. Adjournment