

**AGENDA**  
**HOLLAND CHARTER TOWNSHIP PLANNING**  
**COMMISSION**  
**Regular Meeting**  
**FEBRUARY 6, 2024**  
**6:00 p.m.**

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of January 2, 2024
4. Public Hearings
  - a. 12331 James Street (70-16-16-451-001 to -011), 0 (vac) James Street (70-16-16-400-051) and 0 (vac) James Street (70-16-16-400-052) – Preliminary P.U.D.  
Request by Jean Ramirez of The Shops at Westshore on behalf of Greg Erne of Westshore Mall Investors, LLC for approval of a proposed preliminary development plan for Westshore Legacy Planned Unit Development. The proposed development consists of a mix of commercial and residential uses including 186 total residential units (multi-family, townhome attached single-family, and live-work units), open space areas, and eco-park.
5. Other Business
  - a. 0 (vac) Quincy Street (70-16-04-400-026) – Future Land Use Map Amendment  
Request by Randy Koetje of Vanburen – Quincy, LLC to initiate an amendment to the future land use map and designate the subject land from Agriculture to Neighborhood Commercial and Medium Density Residential.
  - b. 0 (vac) 140<sup>th</sup> Avenue (70-16-07-200-022) – Site Plan Review  
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 9 one-story garage buildings. The subject property is zoned R-3 High Density Residential.
  - c. 13928 Westwood Lane (70-16-07-231-007) – Site Plan Review  
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. Macatawa Legends, south of New Holland Street and east of 144<sup>th</sup> Avenue – Amendment to a P.U.D. Final Development Plan  
Review of Resolution and Report for Macatawa Legends.
  - e. Tabled Items:
    - i. 410 & 414 E 8th Street (70-16-28-328-002 & -003) – Preliminary P.U.D. (*Tabled Sept. 5, 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.

- ii. 575 E 16th Street, 595 E 16th Street, 367 Hoover Boulevard, & 582 E 15th Street (70-16-28-482-005, -006, -001 & -007) – Site Plan Review (*Tabled Sept. 5, 2023*)  
Request by Chris McGuire of McCon Building Corporation on behalf of TRT Partners LLC for site plan approval of a restaurant with a double drive-through. The subject properties are zoned C-2 Community Commercial.

e. Planning Commission Discussion

6. Adjournment