

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

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of February 7, 2023 and March 7, 2023
4. Public Hearings
 - a. 0 (vac) 136th Ave (70-16-06-200-005) – Zoning Ordinance Map Amendment
Request by Elizabeth and Kendrah Lopez to rezone the 1.87-acre property from AG Agriculture to R-1 Low Density Residential.
 - 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 initiate an amendment to the future land use map and designate the subject lands from Community Commercial to Low Density Residential.
 - c. 144 Coolidge Ave (70-16-28-298-023) – Special Land Use Permit
Request by Rich Burkholder of Avalon School of the Arts on behalf of Louis J. Morelli, Esq. of Morelli Legal Counsel, P.C. for a Specialized Training School. The subject property is zoned C-2 Community Commercial.
 - d. 0 (vac) Quincy St (70-16-09-100-026) – Special Land Use Permit
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.
 - e. 410 & 414 E 8th St (70-16-28-328-002 & -003) – Preliminary Planned Unit Development
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.
5. Other Business
 - a. 1544 Savannah Dr (70-16-25-140-020) - Amendment to a PUD Final Development Plan
Review of Resolution and Report for Savannah Lakes.
 - b. 0 (vac) Quincy St (70-16-06-400-026 & -024) – Final Site Condominium
Request by Chris Kohane of Westview Capital, LLC for final site condominium plan approval of Silverwater Phase 3, consisting of 34 detached single-family dwelling units.
 - c. 0 (vac) Ransom St (70-16-04-200-018) – Site Plan Review
Request by Todd Johns of Blue Water Industrial Development LLC on behalf of Jeff Malloch of West Ottawa Public Schools for site plan approval for Phase 1 of a multi-tenant light industrial development. Phase 1 will consist of a two-story, 255,000 square foot building. The subject property is zoned I-1 Light Industrial.

d. Tabled Items:

- i. 415 E Lakewood Blvd (70-16-21-100-073) – Special Land Use Permit (Tabled Feb. 7, 2023)
Request by Prabhjeet Matharoo of CWP West Corp. on behalf of Chuck Rozema of Northgate Development LLC for a Vehicle Wash. The subject property is zoned C-2 Community Commercial.
- ii. 0 (vacant) James St (70-16-16-300-052) – Special Land Use Permit (Tabled Feb. 7, 2023)
Request by Mike Louwsma of Excell Construction Services on behalf of Jerry & Patricia Brandt for Outdoor Storage associated with a Special Land Use Permit for a Contractor's Facility on an adjacent lot (12613 James Street). The subject property is zoned C-2 Community Commercial. Item to remain tabled.

e. Planning Commission Discussion – Master Plan Sub-Area Overlay Zoning District(s)

6. Adjournment