

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
December 5, 2023

Chairman Randy Kortering called the meeting to order at 6:00 pm and asked for a roll call of members present.

Present: Chairman Randy Kortering, Vice-Chairman/Secretary Jack VanderMeulen, Members Leo Barajas, Doug Becker and Russ TeSlaa. Also present were Community Development Director Corey Broersma, Assistant Planner/Zoning Administrator Kate White and Recording Secretary Tricia Kiekintveld.

Absent: Members Steve Darrow and Evan Sharp.

Public Comment: None

Minutes:

** It was moved by Barajas and supported by Becker to approve the minutes of the regular meeting of November 14, 2023. A roll call vote was taken. Yes – 4, No – 0, Abstain – 1, Absent – 2. Motion carried.

Public Hearings:

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit request by David J. VanderSlik Jr. of Black Lake Property, LLC on behalf of DJ Holland, LLC for a Contractor's Facility with Outdoor Storage. Said land is located at 873 & 909 Black River Dr., described more specifically as Parcel Numbers 70-16-25-474-008 & -003. The subject property is zoned C-3 Highway Commercial.

Present for this request was Jon Male of Exxel Engineering, 5252 Clyde Park Ave. SW, Grand Rapids, 49509 and Kirk Kahner of DJ's Landscape Management, 873 N. Black River Dr., Holland, MI 49424.

Mr. Male said that DJ's has experienced 15% year over year growth and has purchased another landscaping company in the past year. They are looking to expand the storage area, for seasonal storage of equipment, to accommodate the additional equipment they have acquired. Mr. Male noted that they are also looking to expand the parking area to accommodate the 60 employees that they have; this varies by season, with the most employees in the winter season. They currently need to have some of the employee's park in the fenced in area during the busy season which causes logistical problems for them so they would like to expand the parking to accommodate all of the employee parking in that area.

Mr. Male indicated that they plan to use a chain link fence with screening around the outdoor storage area, like they did with the first phase. He noted that they will be using black top millings as opposed to pavement in this area.

Mr. Kortering asked if in the summer they will be storing the lawn mowers in that area. Mr. Male said actually most of the storage space will be used in the winter months, because in the winter they will store the lawn mowers there and, in the summer, they will store the snowplows.

Mr. Kahner noted that they will only be storing equipment that is used in the Holland market. They want to build one cohesive property and, therefore, plan to extend the landscaping that is currently on the property onto this area of the property.

Mr. Becker asked if they could explain the difference between black top millings and black top paving. Mr. Male explained that millings are ground up black top where black top would be a solid surface.

Mr. Kortering asked where the fence will be located. Mr. Male answered that it will be between the parking area and the storage area.

Mr. Kortering pointed out that the Commissioners and Staff are concerned with how the area will look for the residents of the apartment complex at the north end of Black River Dr. They want to make sure it looks nice as the residents drive and walk past it daily.

Mr. VanderMeulen asked how they plan to control weeds and grass from growing up between the stored equipment. Mr. Kahner indicated that they will use herbicides to control any growth as they do not want weeds or grasses growing around their equipment.

Mr. VanderMeulen stated that a 6' chain-link fence is not very attractive and he would like to see something planted between the fencing and proposed parking lot to soften the appearance of the fence. Mr. Kahner stated that they would consider planting an additional green space parking the parking lot and storage area. Mr. Kortering indicated that the extra plantings between the parking lot and storage area would make him more comfortable with the request.

Mr. Kortering noted that on the drawings they do have trees along the road in front of the proposed storage area and it looks like trees along the north property line as well. Mr. Kahner said that they plan to move the current northern most landscaping on 873 Black River Dr to the north property line of 909 Black River Dr.

Staff noted that the application of asphalt millings is up to the Zoning Administrator's discretion, however, Staff welcomes the Commissions input. Mr. Broersma noted that the applicant is currently using asphalt millings in the back portion of the first phase. The Commissioners stated that they are good with the millings, but if an area does start to have heavier traffic, they would like to see it paved. Mr. VanderMeulen clarified that Staff should work with the applicant to ensure that high volume areas receive paving. Staff noted that in regards to landscaping, they would like the Commissioners to include in the motion if they would like the applicant to put in what is on the proposed drawings or if the applicant should meet the new landscaping standards.

Chairman Kortering opened the meeting up for public comments.

There was no one present to speak to this request.

** It was moved by Becker and supported by Barajas to close the public hearing. All in favor. Motion carried.

Mr. Barajas said that he is good with the millings and likes the second buffer in front of the fence between the parking lot and the fence. Mr. VanderMeulen stated that he too is good with the millings as they have been proven to be good for drainage but is not excited about the fencing and would like to see a higher degree of screening there other than deciduous trees. He would also like to see something stated that they need to keep the landscaping maintained.

Staff asked for clarification of the landscaping buffer between the parking lot and the storage area. Mr. VanderMeulen said he would like to see a second 10' front yard landscape in addition to the 10' front yard landscape that runs along the road.

Staff noted that the side yard setback is 15' and asked the Commissioners if they would like the fence to be installed at 15' off the property line to maintain that the storage of items does not encroach into that setback. Staff also asked if we know the height of the items that will be stored in the area.

Mr. Kortering stated that he is not concerned with the height of what will be stored in the area as the applicant noted the items will be mowers and plows and that nothing will be stacked or on storage racks. Staff indicated that they would like to see that stated in the motion.

Mr. TeSlaa asked the applicant what they plan to store there and Mr. Kahner stated everything will be on wheels except the plows because they will be removed from the trucks in the winter.

The Commissioners went through the Standards of Approval (Per Section 15.3 of HCT Zoning Ordinance)

1. **The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.**

Ok because this is an expansion of what is already there.

2. **The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.**

Expansion of an existing business, so this is not an issue.

3. **The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.**

An expansion of what they already have.

4. **The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.**

This is in the C-3 Highway Commercial zoning district and it is allowed as a special use in that district.

5. **The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.**

This is just an addition to the existing business.

6. **The use will not result in traffic congestion, have an adverse impact on roads, nor cause hazards.**

No adverse impact on roads or traffic congestion.

7. **There is need for the proposed use within the township.**

The Planning Commission noted that this is more the call of the owners than of the Commissioners, but the Commission cannot say it is not true.

Mr. VanderMeulen inquired what is along the southern property line? Does the asphalt go right up to the 15' setback on the southern property line? Mr. Male said that yes, the asphalt goes right up to the 15' setback line.

** It was moved by VanderMeulen and supported by TeSlaa to approve the Special Land Use Permit for a Contractor's Facility with Outdoor Storage with the following conditions:

1. They continue the same level of buffer landscaping that is on the other portion of the property;
2. They add a second 10' front yard landscape between the parking lot and the storage fence with a higher degree of buffering;
3. They install the northern fence 15' off the property line;
4. Storage is not to be stacked higher than the fence; and
5. That the two subject properties be combined.

A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

Other Business

0 (vac) Perry St. – Parcel Number 70-16-24-300-038 – Final Site Condominium – Consideration of a final site condominium plan approval submitted by Joe Siereveld of Eagle Creek Homes, LLC for Eagle Meadows, consisting of 22 detached single-family dwelling units. The subject property is zoned R-2 Moderate Density Residential.

Present for this request was Jon Male of Exxel Engineering, 5252 Clyde Park Ave. SW, Grand Rapids, 49509.

Mr. Kortering noted that the last time the applicant was before the Commission there was discussion about drainage and the cul-de-sac, he asked if those issues have been resolved. Mr. Male said that he feels those issues have been addressed as they have received approvals from both the Ottawa County Road Commission and the Ottawa County Water Resource Commissioner. Mr. VanderMeulen clarified that no changes were made to the plan, they just now have the necessary approvals? Mr. Male answered that was true and the only changes made

since they were here the last time were some engineering changes to underground utilities and grading.

Staff indicated that the “preliminary” stamps need to be removed from the plans and sent to the Township for delivery to the Board of Trustees.

Staff also asked for clarification on who will be responsible for sidewalk maintenance. Will the sidewalk be maintained by an association? It was noted that there are sidewalks along the west side of the street only. Mr. Male answered that typically the maintenance will be done by the homeowners. Mr. Kortering stated that there should be a long-term maintenance agreement to manage the sidewalks.

Staff informed the applicant that they will need a final copy of the master deed before it goes before the Township Board. Mr. Male said he would have their attorney get it to Staff.

** It was moved by Becker and supported by Barajas to approve the final site condominium plan for Eagle Meadows, consisting of 22 detached single-family dwelling units with the stipulation that there be a long-term maintenance agreement to manage the sidewalks. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

0 (vac) 140th Ave. – Parcel Number 70-16-07-200-022 – Site Plan Review – Consideration of a site plan review submitted 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.

This item will remain postponed at this time.

13928 Westwood Lane – Parcel Number 70-16-07-231-007 – Site Plan Review – Consideration of a site plan review submitted by Brad VanderZwaag of BauVan Land Co, LLC on behalf of Neal Kelley of NFK Properties LLC 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.

This item will remain postponed at this time.

Tabled Items

410 & 414 E 8th St. – Parcel Number 70-16-28-328-002 & -003 – Preliminary PUD – This item was tabled at the September 5, 2023, Planning Commission meeting.

Item to remain tabled at this time.

575 E. 16th St., 595 E. 16th St., 367 Hoover Blvd., 582 E 15th St. – Parcel Numbers 70-16-28-482-005, -006, -001 & -007 – Site Plan Review – Consideration of a site plan review submitted by Chris McGuire of McCon Building Corporation of behalf of TRT Partners LLC of a restaurant with a double drive-through. The subject property is zoned C-2 Community Commercial.

Item to remain tabled at this time.

0 (vac) 120th Ave., Holland, 49424 – 70-16-09-200-041 – Site Plan Review – Consideration of a request by Dan Hibma of North Point Land, LLC for site plan approval of an 84-unit multi-family apartment complex, consisting of 4 three-story apartment buildings, 3 garage buildings, and one maintenance building. The subject property is zoned R-2A Medium Density Residential and FP Floodplain. (*Tabled November 14, 2023*)

Item to remain tabled at this time.

2023 Planning Commission Annual Report

Staff indicated there were 15 meetings this year and the Commissioners did a wonderful job with a heavy load including two text amendments. Special Use requests continue to be the largest number of requests. The Commissioners thanked Staff for their assistance over the past year. There were no comments or revisions to be made.

** It was moved by TeSlaa and supported by Barajas to approve the 2023 Planning Commission Annual Report and request that Staff present it to the Township Board. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

Planning Commission Discussion – Objectives for 2024

The Commissioners discussed several topics that they would like to review in 2024 including several potential zoning text amendment changes.

Staff noted that Ms. Angela Huesman is in the audience tonight; she will be replacing Mr. Darrow on the Commission as his term expires December 31, 2023.

The next regular Planning Commission meeting is scheduled for Tuesday, January 2, 2024, at 6:00 pm.

The meeting adjourned at 7:06 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary