

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
OCTOBER 3, 2023
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of August 1, 2023 and September 5, 2023
4. Public Hearings
 - a. 481 E 8th St (70-16-28-252-060) – Special Land Use Permit
Request by Mark DeVisser of Great Lakes Plumbing Services on behalf of Mark & Annette DeVisser Trust for a Contractor’s Facility. The subject property is zoned C-2 Community Commercial.
 - b. 153 N Division Ave (70-16-19-300-074) – Special Land Use Permit
Request by Richard Clayton McKeon on behalf of Richard Clayton and Joan McKeon for a Home Occupation consisting of gunsmithing. The subject property is zoned AG Agriculture and FP Floodplain.
 - c. 2520 104th Ave (70-16-13-300-060) – Special Land Use Permit
Request by Barry Favier of Lakeshore Warriors Baseball Club on behalf of Brad Runsick of Tempus Realty Partners for a Commercial Indoor Recreation Facility. The subject property is zoned I-1 Light Industrial and FP Floodplain.
 - d. 0 (vac) 120th Ave (70-16-03-100-030) – Zoning Ordinance Map Amendment
Request by Randy Koetje of Koetje Builders & Developers, LLC on behalf of MI West Investments, LLC to conditionally rezone the subject property containing 26.2 acres from AG Agriculture to R-1 Low Density Residential. Proposed conditions of the rezoning would be to only permit single-family dwellings on lots with a minimum width of 80 feet and minimum lot area of 11,200 square feet.
 - e. 0 (vac) Ransom St (70-16-03-100-025) – Zoning Ordinance Map Amendment
Request by Randy Koetje on behalf of MI West Investments, LLC and Koetje Builders & Developers, LLC to conditionally rezone the subject property containing 39.3 acres from AG Agriculture to R-1 Low Density Residential. Proposed conditions of the rezoning would be to only permit single-family dwellings on lots with a minimum width of 80 feet and minimum lot area of 11,200 square feet.
5. Other Business
 - a. 0 (vac) 120th Ave (70-16-03-100-030) – Future Land Use Map Amendment
Request by Randy Koetje of Koetje Builders & Developers, LLC on behalf of MI West Investments, LLC to initiate an amendment to the future land use map and designate the subject land from Agriculture to Low Density Residential.
 - b. 0 (vac) Ransom St (70-16-03-100-025) – Future Land Use Map Amendment
Request by Randy Koetje of Koetje Builders & Developers, LLC to initiate an amendment to the future land use map and designate the subject land from Agriculture to Low Density Residential.
 - c. 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.

- d. 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.
- e. 0 (vac) 120th Ave (70-16-09-200-041) – Site Plan Review (*Postponed*)
Request by Dan Hibma of North Point Land, LLC for site plan approval of a 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.
- f. Tabled Items:
 - i. 410 & 414 E 8th St (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 St, 595 E 16th St, 367 Hoover Blvd, 582 E 15th St (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.
- g. Planning Commission Discussion
 - a. Master Plan Sub-Area Overlay Zoning District(s)

6. Adjournment