

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
NOVEMBER 14, 2023
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of October 3, 2023
4. Public Hearings
 - a. 3641 104th Ave (70-16-11-200-021) – Special Land Use Permit
Request by Case Lubbers on behalf of First Protestant Reformed Church of Holland for a Place of Worship. The subject property is zoned R-1 Low Density Residential.
 - b. 533 Chicago Dr (70-16-21-475-007) – Special Land Use Permit
Request by Chad Ryskamp of 533 Chicago Drive LLC for Vehicle Sales and Minor Vehicle Repair. The subject property is zoned C-2 Community Commercial and FP Floodplain.
 - c. Zoning Ordinance Text Amendments – Federal District Overlay
Consideration of amendments to the Zoning Ordinance of Holland Charter Township to amend Article 7 of the Zoning Ordinance. The proposed text would add a new Federal District Overlay District and establish regulations for new development along the East 8th Street Corridor, generally from Chicago Drive to US-31. The intent of the regulations is to create a more compact, pedestrian-oriented, mixed-use development pattern within the corridor.
5. Other Business
 - a. 0 (vac) 120th Ave (70-16-09-200-041) – Site Plan Review
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.
 - 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. Macatawa Legends Planned Unit Development – Amendment to a PUD Final Development Plan Request for Minor Amendment to the Macatawa Legends PUD. The proposed change in the Clubside Townhomes Phase consists of reducing the private easement for public utilities from 10 feet to 8 feet and then reducing the corresponding building setback from 10 feet to 8 feet when adjacent to a private street right-of-way. This will result in a separation distance from the sidewalk changing from 15 feet to 13 feet.

- e. 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.

- f. Review of 2024 Planning Commission submittal deadlines, meeting dates and meeting times

- 6. Adjournment