

**AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
JANUARY 2, 2024
6:00 p.m.**

1. Roll Call
2. Election of Officers
3. Public Comment
4. Approval of the minutes for regular meeting of December 5, 2023
5. Public Hearings
 - a. Macatawa Legends, south of New Holland St and east of 144th Ave – Amendment to the Macatawa Legends Planned Unit Development Final Development Plan
Request by Michael McGraw of Eastbrook Homes for a Major Amendment to the Macatawa Legends PUD generally consisting of a setback reduction in the Clubside Townhomes Phase and request to not require the installation of surface course pavement prior to the issuance of Certificates of Occupancy for structures that will be served by the private streets within the development.
 - b. 0 (vac) Quincy St (70-16-09-100-026) – Special Land Use Permit
Request by Ryan Halder of Maverik, Inc./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.
6. Other Business
 - a. 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.
 - b. 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.
 - c. 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.

- iii. 0 (vac) 120th Ave (70-16-09-200-041) – Site Plan Review (*Tabled Nov. 14, 2023*)
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.

7. Adjournment