

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
August 12, 2025
5:30 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of July 1, 2025
4. 2025 Housing Study Update
 - a. Second Draft Presentation by McKenna
 - b. Planning Commission Discussion
 - c. Next Steps
5. Public Hearings
 - a. 0 (vac) Butternut Dr (70-16-18-330-051) – Zoning Ordinance Map Amendment
Request by Henry Voetberg of V.V.J. LLC on behalf of Russell Shilander of RS & TJ LLC to rezone the subject property from C-2 Community Commercial to R-2A Medium Density Residential.
 - b. 65 Douglas Ave (70-16-20-327-011) – Special Land Use Permit
Request by Eagle Rentals Inc. DBA Rent A Center on behalf of Jasco Holdings LLC & Shihadeh Kamil for “Outdoor Display and Sales” use approval for Suite 4 (Rent A Center). The subject property is zoned C-2 Community Commercial.
 - c. 11483 Lakewood Blvd (70-16-22-271-005) – Special Land Use Permit
Request by Dave Timmerman of Union Land LLC for use approval of “Vehicles, Recreational equipment, manufactured homes, heavy equipment sales and rental” and “Vehicle Repair, including outdoor storage of vehicles awaiting repair.” The subject property is zoned C-2 Community Commercial.
 - d. 188 N Jefferson Ave & Part of 320 W McKinley Ave (70-16-13-453-007 & -006) – Special Land Use Permit
Request by Shane Vork of Vork Brothers Properties LLC for use approval of “Contractor’s Facility.” The subject property is currently in process of being conditionally rezoned from I-2 General Industrial and R-2 Moderate Density Residential to C-2 Community Commercial.
 - e. 12300 Quincy St (70-16-09-200-044) – Special Land Use Permit
Request by Troy Bertsch of Leo Brown Group, LLC for use approval of “Housing, independent and assisted living” for the addition of 20 independent living units. The subject property is zoned R-2A Medium Density Residential.
6. Other Business
 - a. 12300 Quincy St (70-16-09-200-044) – Site Plan Review
Request by Troy Bertsch of Leo Brown Group, LLC for site plan approval of a proposed second phase

to an existing senior living facility, of which this phase will include construction of 10 independent living cottages for a total of 20 new units. The subject property is zoned R-2A Medium Density Residential.

b. 650 Riley St (70-16-18-101-043) – Site Plan Review

Request by Angela Martin of Lakewood Architecture on behalf of Community Action House for site plan approval of improvements to the existing 23,759 square-foot building including canopy at front of the building, additional 16 parking spaces, extension of pavement by loading dock, and addition of dumpster and compactor pad and enclosure. The subject property is zoned C-1 Neighborhood Commercial and R-1 Low Density Residential.

7. Tabled Business

a. 12635 Felch St, Suite 10 (70-16-16-100-074) – Special Land Use Permit (*Tabled July 1, 2025*)

Request by Lowe’s Home Centers LLC on behalf of Geenen DeKock Properties LLC for Outdoor Display and Sales use approval. The subject property is C-2 Community Commercial.

b. Zoning Ordinance Text Amendment (*Tabled July 1, 2025*)

Consideration of amendments to the Zoning Ordinance of Holland Charter Township as submitted by Marissa Latchaw and Nicholas Omron to amend Section 9.14 – Keeping of Farm Animals, Chickens, and Bees to permit chickens on non-farm properties in the AG Agricultural, R-1 Low Density Residential, and R-2 Moderate Density Residential Zoning Districts under certain conditions.

8. Planning Commission Discussion

a. Wetland Mitigation Bank Ordinance

9. Adjournment