

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
January 6, 2026
6:00 p.m.

1. Roll Call
2. Election of Officers
3. Public Comment
4. Approval of the minutes for regular meeting of December 2, 2025
5. Public Hearings
 - a. Holland Charter Township Comprehensive Plan (Master Plan) Amendment
Review an amendment to the Master Plan to incorporate the Township's 2025 Housing Analysis as Chapter 8 and affirm the Plan, including previous Future Land Use Map amendments, as the Township's guide for development through 2040.
 - b. 2332 & 2352 North Park Dr (70-16-21-100-046 & -045) – Planned Unit Development, Preliminary Development Plan
Request by Michael Lewis of Chick-Fil-A Inc for a dual-use development containing the existing Chick-Fil-A and existing Quality Car Wash. The proposed Planned Unit Development would allow Chick-Fil-A to expand their outdoor meal delivery operation by creating a second drive-thru lane. The subject property is zoned C-2 Community Commercial.
 - c. NW Corner of Quincy St & 120th Ave (70-16-04-400-026) – Special Land Use Permit
Request by Randy Koetje of Koetje Builders & Dev LLC for Special Use Approval of a wetland mitigation bank. The subject property is zoned AG Agriculture.
 - d. 12330 James St, Suite D10 (70-16-21-200-080) – Special Land Use Permit
Request by Mark Tomasik of Innovative Design P.C. on behalf of Kevin Irwin of Guardian Jiu-Jitsu Academy for Special Use Approval of a specialized training school involving martial arts training. The subject property is zoned C-2 Community Commercial.
 - e. 176 E Lakewood Blvd (70-16-20-275-029) – Special Land Use Permit
Request by Diane Sinclair of Sinclair Recreation for Special Use Approval of a contractor's facility with outdoor storage. The subject property is zoned C-2 Community Commercial.
6. Tabled Business
 - a. 11483 Lakewood Blvd (70-16-22-271-005) – Special Land Use Permit (*Tabled August 12, 2025*)
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.
7. Planning Commission Discussion
8. Adjournment