

## AGENDA

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
February 2, 2021  
7:00 p.m.

**MEETING BEING HELD VIA ZOOM (due to COVID-19 pandemic)**

**Any interested parties may join the meeting via a ZOOM video conference as follows:**

<https://us02web.zoom.us/j/84113961776>

**or via phone by calling: 1-312-626-6799**

**Meeting ID: 841 1396 1776**

**If you need further information please contact: John D. Said, Director of Community Development, at: [johns@hct.holland.mi.us](mailto:johns@hct.holland.mi.us), or (616) 796-9118 during regular business hours.**

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of January 5, 2021
4. Public Hearings
  - a. 12501 Greenly Street (70-16-09-100-007) – Zoning Map Amendment (rezoning) – Redwood Living/Patricia Rakoci on behalf of Robert Carini Trust to rezone the property from AG Agricultural to R-3 High-Density Residential.
  - b. 2731 120<sup>th</sup> (70-16-16-400-094) – Special Use Amendment – Henry Voetberg/Custom Concrete – Special Use Amendment Request for expansion of existing mini-warehouse/self-storage facility.
  - c. Zoning Map Amendment – 300 N. Franklin (70-16-13-300-029), William Sikkel on behalf of Select Genetics LLC. Seeking to change land from AG Agricultural to R-1 Low Density Residential and R-2 Moderate Density Residential.
  - d. Zoning Map Amendment – 0 120<sup>th</sup> Ave. (vacant) (70-16-09-400-037), Doug Stalsonburg/Exxel Engineering on behalf of Koetje-Brower LLC. Seeking to change land from AG Agricultural to R-3 High Density Residential.
  - e. Zoning Map Amendment – 0 Felch Street (vacant) (70-16-16-400-081), Jean Ramirez/Greg Erne/Westshore Mall Investors LLC. Seeking to change land from C-2 Community Commercial to O-S Office and Service.
  - f. Planned Unit Development (PUD), Preliminary – 12331 James Street, 12360 Felch Street and other adjacent unaddressed parcels (70-16-16-400-051, , 70-16-16-400-052 70-16-16-451-004, 70-16-16-400-048, and 70-16-16-400-081). Jean Ramirez/Greg Erne/Westshore Mall Investors LLC seeking preliminary PUD approval for a project with a mix of commercial and residential uses including 266 total residential units (multi-family, townhome attached single-family, and live-work units), a 100-bed skilled nursing facility, and open space areas.

## 5. Other Business

- a. Site Plan Review – 12501 Greenly Street (70-16-09-100-007), Patricia Rakoci/Redwood Living on behalf of Robert Carini Trust. Seeking approval for an attached single-family residential development.
- b. Planned Unit Development (PUD) Amendment – 12191-12199 Felch Street (70-16-16-200-063), Vishal Arora/Magnus Capital Partners seeking approval of amendments to a final PUD to allow: changes to building footprints, and smaller unit storage areas.
- c. Tabled Items:
  - i. Special Use – 11363 E. Lakewood (70-16-22-200-059). Curt Scholten/Holland Small Engine Repair LLC on behalf of Joel G. Bouwens/Start Space, LL Cair LLC seeking approval for outdoor storage related to a principal use. The property is zoned I-2 General Industrial. (Originally tabled Nov. 10, 2020.)
  - ii. Planned Unit Development (PUD) Amendment – 470 & 471 Howard (70-16-30-150-035, 70-16-30-150-036, 70-16-30-126-056). Mike Evenhouse/ME Yacht Restoration seeking approval of amendments to a final PUD to allow: boat ramp, marina, new residential two-family dwellings, new clubhouse/event space, single-family home site, expanded warehouse/service building, and storage building. (Originally tabled Dec. 1, 2020.)
  - iii. 2763 120<sup>th</sup> (70-16-16-400-007)– Special Use – Brad Vander Zwaag; Special Use request for a contractor’s facility. (Originally tabled Jan. 5, 2021.)
  - iv. 0 Quincy Street (vacant parcel; 70-16-09-200-043) – Planned Unit Development (PUD) Amendment – Robert McCaigue/Continental 512 Fund LLC; amendment to a final PUD to install garage structures. (Originally tabled Jan. 5, 2021.)
  - v. 0 Black River Ct (vacant parcel; 70-16-36-200-028) – Zoning Map Amendment (Rezoning) – Kevin Miller/Mission Design; request to rezone the property from C-3 Highway Commercial to I-1 Light Industrial. (Originally tabled Jan. 5, 2021.)
  - vi. 0 Quincy Street (vacant parcel; 70-16-09-200-044) - Special Use – Troy Bertsch/Leo Brown Group; Special Use request for senior housing facility. (Originally tabled Jan. 5, 2021.)
  - vii. Zoning Ordinance Text Amendments – Proposed amendments to the text of the Holland Charter Township Code of Ordinances, Appendix A – Zoning. The proposed text is generally described as amendments to allow farm stands as Special Uses in the C-2 Community Commercial District. (Originally tabled Aug. 11, 2020.)

## 6. Adjournment