

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
October 4, 2022
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of September 6, 2022
4. Public Hearings
 - a. 0 James Street (70-16-16-300-011) – Zoning Ordinance Map Amendment
Request by Mark Tomasik of Innovative Design on behalf of KAL Properties LLC to rezone the 10.0-acre property from R-2 Moderate Density Residential to C-2 Community Commercial.
 - b. 0 (vacant) 120th Avenue (70-16-10-100-006) – Zoning Ordinance Map Amendment
Request by Smithfield Development, LLC on behalf of Smith Trust to rezone the 16.6-acre property from AG Agriculture to R-2A Medium Density Residential.
 - c. 3846 120th Avenue (70-16-10-100-007) – Zoning Ordinance Map Amendment
Request by Smithfield Development, LLC on behalf of Payback Properties, LLC to rezone the 8.3-acre property from AG Agriculture to R-2A Medium Density Residential.
 - d. 0 (vacant) & 3846 120th Avenue (70-16-10-100-006 & -007) – Preliminary PUD
Request by Smithfield Development, LLC on behalf of Smith Trust & Payback Properties, LLC to approve a proposed preliminary development plan for Smithfield Condominiums Planned Unit Development. The proposed development consists of 92 attached unit condominiums including two-, three-, and four-unit buildings. The subject properties are currently zoned AG Agriculture.
 - e. 0 (vacant) & 213 E Lakewood Boulevard (70-16-20-200-025 & -026) – Special Land Use Permit
Request by Nick Disselkon for a Self-Storage Facility with Outdoor Storage. The subject properties are zoned C-2 Community Commercial.
5. Other Business
 - a. 0 (vacant) Ransom Street (70-16-04-200-018) – Future Land Use Map Amendment
Request by Todd Johns of Blue Water Industrial Development LLC to amend the future land use designation of the subject land from AG Agriculture to I-1 Light Industrial.
 - b. 390 Douglas Avenue (70-16-30-201-006) – Special Land Use Permit
Request by Mike Winkler of Building Safety Consultants LLC on behalf of Russ Shilander of Lightkeeper LLC for a Hotel/Motel. The subject property is zoned C-2 Community Commercial (Tabled from August 9, 2022).
 - c. 325 104th Avenue (70-16-35-400-012) – Site Plan Review
Request by Russ Miller of Immanuel Church for Site Plan Approval associated with a previously granted Special Land Use Permit for a Place of Worship and associated outdoor amenities. The subject property is zoned AG Agriculture.

- d. 2352 North Park Drive (70-16-21-100-045) – Site Plan Review
Request by Mandi Brower of QCW Enterprises, LLC for Site Plan Approval for an access driveway connection between Tommy’s Express and Chick-fil-A. The subject property is zoned C-2 Community Commercial.
- e. 0 (vacant) Greenly Street (70-16-10-100-048) - Hickorywoods Farm No. 6 Preliminary Plat
Request for Preliminary Plat approval submitted by DeYoung Developments, LLC for a residential subdivision consisting of lots 220 – 254 located along an extension of Elderberry Drive, south of Quincy and extending south to Greenly Street.
- f. Planning Commission Discussion – Master Plan Sub-Area Overlay Zoning District(s)

6. Adjournment