

**HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**June 4, 2024**

Chairman Randy Kortering called the meeting to order at 6:00 pm and asked for a roll call of members present.

**Present:** Chairman Randy Kortering, Vice-Chairman/Secretary Jack VanderMeulen, Members, Leo Barajas, Doug Becker, Angela Huesman and Russ TeSlaa. Also present were Community Development Director Corey Broersma, Assistant Planner/Zoning Administrator Kate White and Recording Secretary Tricia Kiekintveld.

**Absent:** Evan Sharp.

**Public Comment:** None.

**Minutes:**

\*\* It was moved by Becker and supported by VanderMeulen to approve the minutes of the regular meeting of May 14, 2024. A roll call vote was taken. Yes – 4, No – 0, Absent – 1, Abstain - 2. Motion carried.

**Public Hearings:**

**Chairman Kortering opened a public hearing for consideration** of a Zoning Ordinance Map Amendment, submitted by Caroline Rayburn of West Coast Real Estate Inc. on behalf of Davis M. Hipolito. Said lands are located at 3329 120th Ave., described more specifically as Parcel Number 70-16-09-400-026. To change the subject property from AG Agriculture to R-2A Medium Density Residential.

Present for this request was Ms. Caroline Rayburn of West Coast Real Estate Inc.

Ms. Rayburn stated that Mr. Hipolito owns the property and wants to rezone it to be able to sell part of the property while retaining a portion of the property with the house on it. The desire is to change the zoning from AG Agricultural to R2-A Medium Density Residential. Ms. Rayburn explained that there are no plans to build on the site as the site will be for sale.

The Commissioners discussed with Staff what the Future Land Use Map designation is for this parcel and what benefits there would be to change the zoning to R2-A. Staff explained that the Future Land Use Map designation is for High Density Residential R3. Rezoning to R2-A allows the applicant to keep the single-family house on the property, as R3 would not allow the house to remain. Staff noted that R2-A is the most diverse classification.

Chairman Kortering opened the meeting for public comment.

There was no one from the public present to speak to this request.

\*\* It was moved by Becker and supported by VanderMeulen to close the public hearing. All in favor. Motion carried.

The Commissioners went over the following Zoning Map Amendment Criteria:

1. **Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development in the area.**

The Commissioners confirmed it is consistent.

2. **Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.**

Given the surrounding uses, this is not an issue.

3. **The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.**

This use is compatible.

4. **Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.**

This is not a large site so there will not be a huge demand on infrastructure.

5. **Other factors deemed appropriate by the Planning Commission or Township Board.**

This feels like a natural progression of future land use happening at this location.

\*\* It was moved by Becker and supported by Barajas to recommend approval to the Township Board of Trustees to change the subject land from AG Agriculture to R-2A Medium Density Residential. A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

**Chairman Kortering opened a public hearing for consideration** of a Zoning Ordinance Map Amendment, submitted by Stephanie Hoekstra of Agora Flats, Inc. on behalf of Scott Potter of Ridge Point Community Church. Said lands are located at 0 (vac) 104<sup>th</sup> Ave, described more specifically as Parcel Number 70-16-36-300-015. To change the subject property from AG Agriculture to R-2A Medium Density Residential.

Present for this request was Mr. Todd Stuive of Exxcel Engineering, 5252 Clyde Park Ave SW, Grand Rapids, 49509 and Ms. Stephanie Hoekstra of 3977 Tall Grass East Ct., Holland, 49424 representing Agora Flats, Inc.

Mr. Stuive said that Ridge Point Community Church owns a 11.6-acre triangle shaped parcel on the south side of their campus, that is currently being farmed. He explained that the church

currently leases a southern portion of their property to Kids Food Basket. The church will be gifting part of the land to Agora Flats who will then own the property. Mr. Stuive said they are looking to rezone 7.05 acres of the property from AG Agricultural to R2-A Medium Density Residential. He noted that to the west, across 104<sup>th</sup> Ave., is a single-family development.

Mr. Kortering asked for clarification as to what part of their property they are asking to be rezoned. Mr. Stuive clarified that it would just be the 7.05-acre triangle shaped piece of land to the south of the main campus.

Mr. Stuive noted that they are asking for the conditions of approval to be restricted to a 2-story tall building at a maximum building height of 35', where 3-stories are actually allowed in R2-A; and the number of dwelling units restricted to 50 units, where zoning allows up to 76 units under the multifamily section. Mr. Stuive explained that their goal is to build a single multi-family building. He noted that a multi-family development in R2-A needs to be on a county primary road, which this is not. Due to this they are planning to apply for a PUD in order to be able to use this property for a single multi-family building. Mr. Stuive noted that the Future Land Use Map has this land designated for low density residential, so they are also requesting a Future Land Use Map amendment which will be heard later tonight.

Mr. VanderMeulen asked about utilities. Mr. Stuive answered that they are not to that point yet, however, there is water in 104<sup>th</sup> Ave. that would be connected through the Holland BPW, and sewer is also available on 104<sup>th</sup> Ave. Staff noted that they would likely tie in through the water connection at the Kids Food Basket to complete the loop with a connection in 104<sup>th</sup> Ave.

Ms. Hoekstra explained that they are planning to build a 2-story apartment building called Agora Flats. At Agora Flats, 60% of the residents will have IDD's and are not able to make a living to provide for themselves. These residents would live alongside the additional 40% of residents who will be market rate renters. The goal is to provide an affordable, sustainable Christian community living environment that promotes inclusivity. She said they are extremely grateful to Ridge Point for their generosity in donating the land for this vision.

Mr. Kortering asked if Ridge Point will be engaged in the ministry. Ms. Hoekstra said that they will be run by a board and there will be 2 members from Ridge Point on the board and they will be involved in tangible ways.

Mr. Kortering asked if the market rate renters will have to make a time commitment in order to stay there? Ms. Hoekstra said that those renters will be sponsored by a church and they are asking the church to make a 3-year commitment.

Mr. VanderMeulen asked how many units they plan to have. Ms. Hoekstra said they are planning on one building with 38 units. They have calculated that at 38 units it will be self-sustaining. Mr. Kortering asked if they have other locations? Ms. Hoekstra answered that this will be the only location. Mr. VanderMeulen asked if they feel this is sustainable long term. Ms. Hoekstra said that if it is not sustainable then Ridge Point Church would take the building back over and use it for ministry.

Mr. Kortering opened up the meeting for public comment.

**Ms. Amy Buhl and Mr. Nathan Buhl of 623 Fern Gully Rd., Holland, 49424** – Mr. Buhl explained that this development would allow he and others to be treated with respect and to be

treated like everyone else. He said that it is his desire, as well as others like him, to be able to move out of their parents' homes and have independence. Living in a community with other likeminded adults would allow him to be able to use his gifts to serve others. Mr. Buhl explained that the way to help those with special needs to flourish is to help them be as independent as they can be. He said that God wants them to live in community with others having the Lord Jesus as the center. Mr. Buhl stated that Agora Flats will provide a way to help residents flourish and give them independence as well.

\*\* It was moved by Barajas and supported by Huesman to close the public hearing. All in favor. Motion carried.

The Commissioners discussed that this parcel is going to be heard later in the meeting for a Future Land Use Map Amendment. They will need to determine the Future Land Use Map Amendment request before moving forward with the rezoning request and therefore should table this item.

\*\* It was moved by TeSlaa and supported by Becker to table the request to change the subject land from AG Agricultural to R2-A Medium Density Residential. A roll call vote was taken. Yes – 6, No – 0, Absent – 1. Motion carried.

**Chairman Kortering opened a public hearing for consideration** of a Special Land Use Permit, submitted by Curt Hall of LandTech WMI, LLC on behalf of Troy Elenbaas of Elenbaas Properties, LLC. Said lands are located at 4508 128<sup>th</sup> Ave., described more specifically as Parcel Number 70-16-04-157-002. Request is for a contractor's facility with outdoor storage. The subject property is zoned I-1 Light Industrial.

Present for this request was Mr. Curt Hall of LandTech WMI, LLC. 4508 128<sup>th</sup> Ave., Holland, 49423.

Mr. Hall said that he is looking to downsize to a more condensed location. They are in an association of three building owners, and they are leasing their portion of the building from Bufolli. He explained that the fuel tanks that are on the property are being removed and the shipping container has been sold. By recommendation of the Township, they have gotten quotes on metal storage buildings that are the same color as the building and will be placed on the property within setbacks. The dumpsters have been removed and they have made plans to share a dumpster with another business which will be properly screened. Mr. Hall said they are also asking for approval of the parking area for trailers. He noted that they have already sold 5 trailers and have room for the remaining trailers to be in the parking area in the back. He stated that they are willing to pave or put down crushed concrete and cover with asphalt millings in the parking area. All other equipment and trucks are stored inside the building.

Mr. VanderMeulen asked what kind of trailers they have on the property. Mr. Hall said they have small utility trailers, enclosed trailers, one 30-foot trailer for hauling heavy equipment and one dump trailer. He noted they are downsizing away from the CDL trailers as they are having a hard time finding CDL drivers. With what is left they have the perfect space for 9 trailers in their lot.

Mr. VanderMeulen asked if they are getting rid of the shipping containers and replacing with the storage buildings. Mr. Hall explained they are replacing the shipping containers with one 14' x 24' storage building. Mr. Kortering asked if this is a shared driveway. Mr. Hall said that yes, it is a shared driveway, as well as a shared side-by-side truck dock. He also pointed out that trucks

sometimes have a hard time navigating the parking lot to back the trucks up to the truck docks. Mr. Kortering pointed out that the property line to the north is right in the middle of the driveway so they would not be able to pave off site. Mr. Hall said they try very hard to keep the parking area and drive areas clear for Pioneer Systems. Mr. VanderMeulen asked if the fuel tanks have been permanently removed. Mr. Hall said they have removed them by the request of the association.

Mr. Kortering read an email that was sent from Mr. Wayne Linderman from Pioneer Systems stating that they do not have any problems with the facility to the north of them, Global Performance Parts. However, he feels that 4508 128<sup>th</sup> Ave., is not a good fit for this space. He noted that the tenant takes up more than his allotted parking spaces, they are storing trailers outdoors, they have scooped out dirt from the green space in the back placing the dirt onto the east part of the back parking lot creating a reduced turning space for trucks to load and unload. He also noted that the dumpsters without lids have been an issue, as they interfere with the turning radius of trucks, and allow trash to blow into the woods. Mr. Linderman understands that dumpsters (with lids) and pallets that are neatly stacked are a part of doing business. He noted that they also need to move the storage container from behind their building.

Mr. Hall replied that they have marked off the parking spaces that their employees are to use. He also said that the dumpster has been removed and they will be sharing a dumpster that will have a lid and will be properly screened.

Mr. Kortering pointed out that there are 3 owners, and this email is only from one tenant and the three-unit owners have not expressed any problems or concerns.

Mr. Kortering asked the applicant to clarify what exactly they are asking for. Mr. Hall said they are asking for 1) Trailer parking in the designated area 2) Outdoor storage area within setbacks 3) New dumpster location to be screened with 3 evergreens to the north.

Staff reminded the Commissioners that they are here for a special land use permit so what is provided tonight is a conceptual plan. If approved tonight, the applicant would be required to submit a site plan based on a professional survey with dimensions meeting the ordinance. The applicant had mentioned a plan for trees, the discussion with Staff was before this plan was presented and with this current plan the 3 trees previously suggested will not be sufficient for the amount of activity or items stored out here. The proposed plan doesn't meet setback requirements and will need a variance. There are things in the site plan process that would need to take place including screening, possible variances, and possible paving. Staff indicated that the Commission could have Staff handle the site plan or they can direct the applicant to come back before the Planning Commission with a site plan.

Mr. VanderMeulen clarified that they are requesting one new 14' x 24' storage building, trailers will be on the site and that things need to be cleaned up around the property. Mr. Hall said that is correct and noted they have been in limbo since January not really able to move forward since they received the violation notice because they can't get the racking system in place until they get approval from the Township.

Mr. Kortering opened up the meeting for public comments.

**Mr. Bill Damain, Vice President, Buffoli North America, 4508 128<sup>th</sup> Ave., Holland, 49424** – Mr. Damain stated that Buffoli has held the lease on the building for almost 7 years now and in

the first 5 years they sublet to Pioneer Systems. He said his office faces Tennant and he can see the truck drivers maneuvering around the parking lot. He said that sometimes it takes them a bit to get situated but most of them can maneuver and get the trucks to the truck docks. He feels that they have done a good job cleaning things up and doesn't have a problem with them or their request tonight.

\*\* It was moved by VanderMeulen and supported by Huesman to close the public hearing. All in favor. Motion carried.

The Commissioners discussed whether or not they are ready to make a decision or if they want to table to request more information. They decided they could approve the special use and ask the applicant to come back with a site plan when they are ready. Staff suggested that the Commission give the applicant some guidelines for limitations on what can be stored outside, maximum heights, stipulation on a racking system, outdoor storage, etc.

The Commissioners discussed the maximum height they would like the outdoor storage to be. It was determined that the racking should not exceed 10'.

\*\* It was moved by Huesman and supported by Becker to approve the Special Land Use permit for a Contractor's Facility with Outdoor Storage with a limit of a 10' racking height and to come back to the Planning Commission for site plan approval in 90 days with the following conditions:

1. A Site Plan based on a professional survey shall be approved by the Planning Commission or Staff prior to any outdoor storage improvements being made or structures being constructed on site.
2. Aggregate paving is prohibited, and any new paving shall comply with the required 10-foot property line setbacks; and
3. Screening shall be provided as required by Zoning Ordinance, Section 9.22 and 11.8.

A roll call vote was taken. Yes – 6, No – 0, Absent – 1. Motion carried.

### **Other Business**

**0 (vac) 104<sup>th</sup> Ave – Parcel Number 70-16-36-300-015 – Future Land Use Map Amendment -** Request by Stephanie Hoekstra of Agora Flats, Inc. on behalf of Scott Potter of Ridge Point Community Church to initiate an amendment to the future land use map and designate 7.05 acres of the subject property from Low Density Residential to Medium Density Residential.

Present for this request was Mr. Todd Stuve of Exxcel Engineering, 5252 Clyde Park Ave. SW, Grand Rapids, 49509.

Mr. Stuve explained that it is hard to sell single-family homes in R1 Low Density Residential along the highway, so they feel a higher density zoning classification would make more sense. The Commissioners agreed that medium density residential makes more sense for this property.

The Commissioners considered the following items:

**1. Whether the proposed amendment is consistent with the goals and policies of the Comprehensive Plan.**

The Commissioners agree that it is consistent.

**2. Whether the proposed amendment would be consistent with changes to conditions and recent development trends in the area that have taken place since the Comprehensive Plan was adopted.**

The Commissioners agree that it is consistent.

**3. Whether the proposed land use designation is compatible with surrounding land use designations.**

There are other R-2 parcels in the surrounding area.

**4. Whether the proposed land use designation is compatible with the physical, geological, hydrological and other environmental features of the site.**

The Commissioners agree that it is compatible.

**5. Whether the potential uses allowed in the proposed land use designation are compatible with surrounding uses in terms of land suitability, density, potential influence on property values, and traffic impacts.**

The Commissioners agree that it is compatible.

**6. Whether the property, if redesignated, would be capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.**

The applicant has indicated that it is capable.

**7. Other factors deemed appropriate by the Planning Commission.**

No other factors were mentioned.

Staff explained to the applicant the process that must be followed for a Future Land Use Map Amendment and that the process takes some time.

\*\* It was moved by TeSlaa and supported by Becker to direct Staff to draft and distribute an Intent to Plan letter. Roll call vote taken. Yes – 6, No – 0, Absent – 1. Motion carried.

**9696 Black River Ct – Parcel Number 70-16-36-200-031 – Site Plan Review** - Consideration of a site plan approval to build a 54,400 square foot building used for light manufacturing, as requested by Jon Frego of Pioneer Construction on behalf of Jim Vanderkolk of JKVK Enterprises, LLC. The site contains an existing light manufacturing facility (Mission Design) and the proposed building will serve as an expansion to their existing business.

Present for this request was John Tenpas of Driesenga and Associates and Jon Frego of Mission Design and Pioneer Construction.

Mr. Tenpas explained that the applicant, Mission Design, is proposing building a 54,400 sq. ft. building that would be in addition to the 47,000 sq. ft. building to the east on the subject parcel. The building would be used for the design and construction of machines.

Mr. Tenpas said that they have been communicating with the Ottawa County Water Resource Commission and they are aware that they will need to move the existing drain to the west. They are still working with the Ottawa County Water Resource Commission on the engineering of this move. Based on this, they are asking for conditional approval.

Mr. Tenpas pointed out that water and sewer are in Black River Ct., and they would be making new connections to those. He noted that they will need final approval from the Ottawa County Road Commission and are asking for conditional approval of this item.

Mr. Tenpas stated that they plan to adhere to all landscape requirements and will work with Staff to make sure that their drawings meet the ordinance requirements. They are asking for conditional approval of this item.

Mr. Tenpas next addressed parking. He said that there was temporary parking constructed on the property that contains 64 spaces and according to the ordinance 62 spaces are required, however, because of the growth they have had this is no longer enough. They are now going to be providing 131 spaces for both buildings where 76 are required by ordinance, which is a 40% increase over what is required for both buildings.

The Commissioners asked when they plan to start construction. Mr. Frego said they plan to break ground in the fall of 2024.

Mr. Tenpas noted that the dumpster will meet requirements.

Mr. Tenpas said the wetlands delineation has been done. They are waiting for the permit from EGLE which they cannot get until they receive site plan approval from the Township.

Mr. VanderMeulen asked about connecting the bike path. Mr. Tenpas pointed out that this is a pinch point and if an easement is needed, they will work with Staff to do that.

Staff would like to have the applicant address the width of the drive aisles and would like to see the one-way traffic flow around the southern portion of the building changed to two-way traffic flow.

Mr. Tenpas said that they did not have 26' wide drive aisles but that is something they can adjust without a problem. They would like to maintain the one-way traffic flow around the southern portion of the building as they feel this is a safer plan due to the truck traffic that goes around the building. They do have two-way traffic where there is coming and going out of the parking lot.

Mr. VanderMeulen also asked if the diagonal parking spaces meet the size requirements and if they have plans for snow removal. Mr. Tenpas answered that the parking spaces are full size spaces according to Township rules and they have a mound-able curb along the south side for snow removal.

Mr. Kortering asked Staff if they are comfortable completing the site plan review with conditions if the Commission were to move towards an approval tonight. Staff responded they would be comfortable with completing the review.

\*\* It was moved by VanderMeulen and supported by TeSlaa to approve the Site Plan to build a 54,400 square foot building used for light manufacturing with the following conditions:

1. Provide written approval from the Ottawa County Water Resource Commission stating that the proposed site drainage and relocation of existing storm sewer lines is acceptable and adequate;
2. Provide written approval from EGLE if wetlands are found on site and if wetland disturbance will occur with the project;
3. Provide written approval from the Ottawa County Road Commission for the driveway connection to Black River Court;
4. Ensure emergency access drive aisles are a minimum of 26 feet in width; and
5. Submit a revised landscaping plan including an easement for the bike path and a garbage container enclosure plan meeting the provisions of Article 11.

Roll call vote taken. Yes – 6, No – 0, Absent – 1. Motion carried.

**0 (Vac) 120<sup>th</sup> Avenue – Parcel Number 70-16-10-100-049 – Final Development Plan Approval for Smithfield Condominium P.U.D.** - Submitted by Curtis Moran of Smithfield Development, LLC. The subject property is zoned R-2A Medium Density Residential. Preliminary PUD approval was granted at the February 7, 2023, Planning Commission meeting.

Present for this request was Zach Boeve of VK Civil, 7885 Byron Center Ave. SW, Suite A, Byron Center, 49315 and Curtis Moran of Smithfield Development, LLC.

Mr. Boeve said they have done their best to avoid the wetlands on the property. He said the layout presented tonight is very similar to what was presented in February. He noted that they are planning on completing the project in two phases. Phase 1 is to start immediately after approval and Phase 2 is to start 2.5 – 3.5 years after completion of Phase 1. Mr. Boeve stated that at the time of submittal they did not have approvals from Ottawa County Road Commission, Ottawa County Water Resources Commission or EGLE but they have since received them all and have submitted them to Staff. Staff indicated that they do have all three of them.

Mr. Boeve said that he has talked Aaron Nyboer, Director of Public Works, and they will get final plans made up that just need very minor note changes made to them per the discussion with Mr. Nyboer. They are working on submitting the EGLE plans for construction. He noted that they have not gotten EGLE approval because they have to have final approval from the Township first. Staff indicated that the Commission could move forward with approval tonight to have Staff draft the Resolution and Report. Once Staff receives approval from the State they will get the applicant on the agenda for the next meeting for approval of the Resolution and Report.

Mr. Boeve said that they have some deviations.

1. Front Yard Setbacks – They are asking for a deviation of the 24' front yard setback as this comes from the change they made in the front façade of the garages to create a more individual look to each unit. If this is a problem, they can easily change this to comply.
2. Side Yard Building Setbacks – They are proposing 20' between buildings instead of the required 40' if each building had been on its own lot.
3. Landscape Buffers – They are proposing no landscaping buffers along the north, east or southern borders. The west has a better buffer than planting new young trees would

provide and planting new young trees by the larger mature trees will not allow the new trees to survive. They have provided shrubs, ornamental trees and evergreen trees along 120<sup>th</sup>. Along the north border, there are clumps of trees already along the property line with Quincy Meadows, some of which come over the property line. They also are providing nice landscaping by all of the buildings that will be maintained by the association.

EGLE requires brushed landscaping around the wetlands to discourage unwanted activity. They can provide an updated landscaping plan if needed.

Mr. Kortering asked if they should approve just Phase 1 now and then have them come back in 2-3 years for Phase 2 approval. Staff answered that they can do that if they choose to, but they can approve both Phases now with a time frame for each phase to be completed.

The Commissioners asked for clarification on the setbacks. Staff explained that because they are off setting every other garage it is causing them to encroach into the 35' setback by 8" for all of the garages that sit slightly further ahead. They said that the 20' side yard setbacks are satisfactory. Staff noted that a tree survey was provided. The applicant is asking for shrub relief because along the northern property line there are clumps of trees. Staff indicated that does not provide an equal buffer along the whole property line.

The Commissioners discussed a time frame that they will require the project to be completed. It was determined that 7 years would be appropriate.

Mr. Boeve said that they can shift the building back and keep the 8" change in the front façade. Staff would like to see the units shifted back the 8" to adhere to the front yard setbacks. They also need a new landscaping plan. The Commission can approve with conditions or table to see a final plan.

\*\* It was moved by Becker and supported by Huesman to approve the final development plan for the Smithfield Condominium Planned Unit Development and direct Staff to prepare the Resolution and Report for review at the next regular meeting of the Planning Commission once building locations are revised to comply with setbacks and new landscaping plans meet the landscaping on east and north side of the property, with the stipulation that both phases are completed in 7 years.

### **Tabled Items**

**410 & 414 E 8th Street – Parcel Numbers 70-16-28-328-002 & -003 – Preliminary P.U.D. –**  
This item was tabled at the Sept. 5, 2023, meeting.

Item to remain tabled at this time.

**4554 128<sup>th</sup> Avenue – Parcel Number 70-16-04-156-002 – Special Land Use Request –**  
Submitted by David Callari of DC Battery Hub-MI, LLC o.b.o. Rodger Collins of R Collins Holdings, LLC. - Consideration of a Special Land Use Permit for accessory Outdoor Storage associated with Light Manufacturing.

\*\* It was moved by VanderMeulen and supported by Becker to untable the item. All in favor. Motion carried.

Present to speak to this request was David Callari of DC Battery Hub-MI, LLC.

Mr. Callari said that they store empty wooden and plastic pallets in an outdoor storage area. They used to have empty oil drums but they are getting out of that business so they no longer have those stored there. He said he is here because of a violation they received from the Township regarding outdoor storage. Mr. Callari said that they have cleaned and reorganized the area and everything is now below the 6' tall fence line, there may be a few items that stick up 6" above the fence.

Staff explained that there needs to be screening along the north, east and south sides of the storage. To the west is the building so nothing is needed there. Staff noted that to the east along the property border is a significant tree line and a pond but the ordinance states there needs to be evergreen screening or fencing around the storage area.

Mr. VanderMeulen said he drove by the property to see the outdoor storage area and noted that the landscaping around their building is much better than the rest of the neighborhood. He said that the storage area is very hard to see from Holland Ave. because of the 15-20' depth of trees and bushes along the property.

Mr. Kortering pointed out there is a fence to the south and north and a building to the west. Staff noted that screening would need to be evergreens or a fence. We also want to be consistent with neighboring parcels. There would need to be 3 more sections of fence, arborvitaes or evergreens. Staff explained that chain-link fencing with slats is not allowed in the Township.

Mr. Kortering opened the floor for public comment. No one was present to speak to the request.

\*\* It was moved by Becker and supported by Barajas to close the public hearing. All in favor. Motion carried.

The Commissioners went through the Special Land Use Standards of Approval

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.
2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.
3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.
4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.
5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.
6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.
7. There is need for the proposed use within the township, and the use will not be detrimental to the community.

The Commissioners found that the standards of approval were met.

Staff noted that the oil drums that were being stored would not have passed a fire inspection as the Fire Chief would not have liked how close those were being stored to a building. The Commission may want to include in a motion that no hazardous materials can be stored here.

\*\* It was moved by Barajas and supported by Becker to approve the Special Land Use permit for accessory Outdoor Storage associated with Light Manufacturing with the condition that no hazardous materials can be stored here and the applicant will work with Staff regarding screening along the east side of the outdoor storage with the maximum storage height not to exceed 10'. A roll call vote was taken. Yes – 6, No – 0, Absent – 1. Motion carried.

### **Planning Commission Discussion**

The Commission had a discussion regarding what comes before the Planning Commission and what applications Staff is able to work with on their own. The Commission asked if Staff could give a verbal update each month with any large projects that are happening in the Township as many members get asked when something new is being built and sometimes, they are not aware of the project because it didn't need to come before the Commission.

The Commission then discussed possible outdoor storage ordinance changes. They created a list of items that would be included in what is allowed in outdoor storage and what should be excluded. There was also discussion about short-term verses long-term storage and if there is a difference. It was determined that the Township does not differentiate between long-term and short-term storage. The question was asked if the Commission would want to put a total percentage of the overall space that can be outdoor storage. They also discussed service vehicles and if they can be stored outside and if so, is there a limit to the number and where they are parked on the property. Food trucks that belong to brick-and-mortar restaurants were discussed as well. Mr. Kortering will work with Staff to come up with a draft to bring to the rest of the Commissioners at the next meeting.

The next regular Planning Commission meeting is scheduled for Tuesday, July 9, 2024, at 6:00 pm.

The meeting adjourned at 8:34 pm.

Respectfully submitted,

Tricia Kiekintveld  
Recording Secretary