

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 11, 2026

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, Members, Doug Becker, Angela Huesman, Gretchen Molotky (arrived at 6:32 p.m.), Evan Sharp, and Jack VanderMeulen. Also present were Community Development Director Corey Broersma and Recording Secretary Sheila Webb

Absent: None

Public Comment: None

Minutes:

** It was moved by Huesman and supported by Sharp to approve the minutes of the regular meeting of July 7, 2026. A roll call vote was taken. Yes – 5, No – 0, Absent – 1, Abstain - 1. Motion carried.

Public Hearings

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit for “Vehicle Repair, Minor, specifically for the application of vinyl vehicle graphics. The petition is submitted by Adam Thompson of Graphix Gurus LLC on behalf of Mark Westerbeke and EMA Properties LLC for property located at 11024 Chicago Drive described specifically as Parcel Number 70-16-23-100-108. The subject property is zoned C-2 Community Commercial.

Present for this request was Adam Thompson of Graphix Gurus, 11024 Chicago Drive, Zeeland, MI 49464.

Mr. Thompson stated that he is here for a special land use permit for minor auto repair. Mr. Thompson noted that he has been in business since 2015. Mr. Thompson stated that it’s a full sign shop; besides wrapping cars, he does apparel, signs and displays. Mr. Barajas asked if there was an auto sales business next to him. Mr. Thompson stated that the auto shop is in the same building as him and that they have a 12-foot by 18-foot office.

Mr. VanderMeulen asked if there were any issues with the southern property lines. Staff noted that the owner got Zoning Board of Appeals approval for the extension of the non-conforming to the east and as part of that they also made a lot-line adjustment to make sure that portion of the property was brought into conformance. Staff stated that the area in the south is a vacant power corridor and is a matter between the owner and Consumers Energy.

Chairman Kortering confirmed that the applicant was not requesting outdoor storage. Mr. Thompson stated that he was not. Mr. Thompson noted that he has one trailer outside and that the landscape person also has a trailer to house his lawn mower.

Chairman Kortering stated that restoration needs to be done to the gravel areas, parking spots and grassy area and asked if that could be part of the motion. Staff noted that the recommendation is that a final site plan is included in the motion. Mr. Thompson noted that since the aerial picture was taken, the owner has built a berm right behind where the cars are for sale, planted some trees and shrubs, new gravel was put in, and the grass line is cleaned up.

Mr. Barajas asked about the small building in the back. Mr. Thompson stated that is a workshop that he uses to make a game that he sells called The Flipping Board, and it does not have an office space.

The Commissioners agreed there were no issues or complaints and that they were just being consistent with wrapping being included as minor vehicle repair. Mr. Thompson confirmed that he does not use any grease or change oils. He said his space is temperature and humidity controlled due to the printing process. Mr. Thompson noted that besides wrapping cars, he also wraps walls, floors and furniture.

Chairman Kortering opened up the hearing for public comment. There was no one from the public present to speak to this request.

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

The Commission then reviewed 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.

The Commissioners agreed that the use is compatible with the surrounding businesses.

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.

The Commissioners agreed since it is already operating.

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.

The Commissioners have no concerns with this standard.

4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.

The Commissioners stated that this standard was met.

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.

The Commissioners agreed that this standard was met.

6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.

The Commissioners stated that they have no concerns with this standard.

7. There is need for the proposed use within the township, and the use will not be detrimental to the community.

The Commissioners agreed there is a need for the use in the community.

** It was moved by Becker and supported by Barajas to approve the Special Land Use Permit for "Vehicle Repair, Minor" consisting of the printing and application of vinyl vehicle graphics at 11024 Chicago Drive with the conditions that a final site plan be submitted for Staff review and approval of site restoration, paving and required parking. 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 approval for a petition for "Outdoor Display, Sales, Temporary" consisting of items customarily sold within the principal retail building on the same lot. The petition is submitted by Natalie Ustick on behalf of Emily Johnson of Holland Ace Hardware for property located at 645 Douglas Avenue, described specifically as Parcel Number 70-16-19-300-105. The subject property is zoned I-1 Light Industrial.

Present for this request was Natalie Ustick, 645 Douglas Avenue, Holland, MI 49424.

Ms. Ustick stated that she is here to request a special land use permit for outdoor storage after the text amendment passed through the Board of Trustees and that this is the next step for outdoor storage approval. Chairman Kortering confirmed that the text amendment was approved a few months ago.

Chairman Kortering noted that there are 3 areas of outdoor storage and asked for clarification. Ms. Ustick stated that area A is a 20-foot by 147-foot area located along the western property line, area B is a 4-foot by 50-foot area located along the south building façade (west of the entry doors), and area C is 75 feet-long, unknown depth, located along the south building façade (both sides of the entry).

Chairman Kortering asked what was next to area A, right next to the property line. Ms. Ustick stated that there is a concrete barrier similar to a curb that separates the two businesses. Ms. Ustick noted that they would just push the palletized items right up to the concrete barrier so as not to disturb the traffic flow. Ms. Ustick stated that the barrier is about a foot high. Ms. Ustick noted that the palletized items would consist of outdoor seasonal goods.

Ms. Ustick stated that area B is another storage area for palletized goods but is closer to the building. Ms. Ustick noted that area B will have smaller items such as birdseed or mulch. Ms. Ustick explained that after a customer purchased their items in the store, an employee would go with them and help them load the palletized items into their vehicle.

Ms. Ustick confirmed that there is no parking in area A and that area B is a drive-up area. Ms. Ustick noted that there are no kids' toys or playsets on display.

Ms. Ustick stated that customers do walk through area C because it is right where the entrance is. Ms. Ustick noted that they display seasonal items like hay bales and pumpkins right under the overhang. These items aren't always for sale but more an attraction for the customers. Ms. Ustick stated that most items will be under the overhang, and the items do not encroach on the entrance of the door. Ms. Ustick noted that area C does extend past the overhang on the right side of the building and that is where grills and lawnmowers would be displayed.

Ms. Ustick confirmed that the text agreement limited outdoor displays from April 1 to October 31.

Chairman Kortering asked how high items would be stacked in area A so as not to cause any sight issues for the neighboring business. Ms. Ustick stated that they only stack one high which is about 3-4 feet and would not object to a set limitation.

Mr. VanderMeulen noted that since they are seasonable displays, they do not have to worry about snow removal issues but would like some kind of barrier. Mr. VanderMeulen noted concern with people walking right next to the traffic flow. Ms. Ustick noted that at one of their other locations, they do have a fence separating the parking lot from the palletized goods so it would not be an issue.

Chairman Kortering asked about the 10-foot clearance by the doors. Staff stated that since you walk right out to the parking lot, what the clearance on the sides of the door should be deferred to the Fire Chief.

Chairman Kortering opened up the hearing for public comment. There was no one from the public present to speak to this request.

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

Chairman Kortering reviewed Staff comments: the character commercial lands use landscape buffers between properties and at least 5 feet of walking space between merchandise and driveways; at times, seasonal barriers have been required to separate shoppers from traffic; if this were a request for permanent outdoor sales, there would be a 15 foot side yard setback; the applicant should describe the security measures; area C should not be approved extending across the main entry.

Chairman Kortering stated that they want to see a barrier included, a detailed site plan, enough clearance in the entryway, and limit the pallet height to 6 feet. Chairman Kortering stated that they are not sure where they could put landscaping in front of a store. Staff stated that they weren't thinking about the front of the store, but often when there's a new use, it's an opportunity to bring the property closer into compliance. The Commissioners discussed that the property has been like this for a long time and the neighbor is the same way.

The Commissioners agreed that they were comfortable with the Fire Chief signing off on the site plan regarding egress, stacking height, and width of the entrance area. The Commissioners discussed which area would be served best with a barrier. Mr. Becker stated that in area B there's a cement sidewalk in the front between the wall of the building and the parking lot. Chairman Kortering stated that a barrier in area B would create an awareness because people are driving up to pick up merchandise. Staff confirmed that the Commissioners did not want a barrier along the drive aisle where people are going to have palletized material that they're purchasing. Mr.

VanderMeulen stated that a barrier there is going to be more of a hazard. Mr. VanderMeulen noted that a barrier would be more beneficial in the display area where customers might wander and lose track of space.

Ms. Molotky arrived at 6:32 p.m.

The Commissioners discussed the depth and number of pallets. Ms. Ustick stated that in area B it would be 2 pallets deep and takes up a 20-foot area. Ms. Ustick noted that there are no parking spaces there because it's just palletized merchandise. Ms. Ustick stated that the parking lot has been restriped and it's not angled parking anymore, it's straight parking. The Commissioners continue to discuss the area to include the barrier and the height and depth of the pallets.

The Commission then reviewed 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.**

The Commissioners agreed that the standard was met.

- 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.**

The Commissioners agreed since it is already operating.

- 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.**

The Commissioners have no concerns with this standard.

- 4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.**

The Commissioners agreed that this standard was met.

- 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.**

The Commissioners noted that this standard is met to the extent practicable.

- 6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.**

The Commissioners have no concerns with this standard.

- 7. There is need for the proposed use within the township, and the use will not be detrimental to the community.**

The Commissioners agreed there is a need in the community.

Mr. VanderMeulen noted that when he made his comments about the barrier, he was referring to area C not area B. He stated that he does not see much of a difference between areas A and B. Mr. VanderMeulen stated that a barrier in area C has more purpose due to the small items there and that people can wander in that area and lose track of where they are.

** It was moved by VanderMeulen and supported by Becker to approve the Special Land Use Permit for "Outdoor Display, Sales, Temporary" for items customarily sold within the principal retail building on the same lot at 645 Douglas Avenue with the conditions that in areas A and B, the pallets will be no more than one high and stacked no more than two deep, a pedestrian barrier in area C around the front doors, approval from the Fire Chief regarding the aisle width and egress in front of the doors, and final approval from the Staff and the Fire Chief. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

Tabled Business

12330 James St (70-16-21-238-001 through -009) – PUD, Preliminary Development Plan - Request by Nick Nykerk of HBPC-OB LLC to approve a preliminary development plan for "Woodlands Crossing" consisting of a mixture of existing commercial tenant spaces, proposed multi-family residential dwellings, a proposed park, and existing natural features including wooded/wetland areas. The subject property is zoned C-2 Community Commercial.

The item is to remain tabled.

Planning Commission Discussion

Draft Ordinance Discussion on Battery Energy Storage Systems

Staff noted a final draft based on attorney comments will be presented next month.

The next regular Planning Commission meeting is scheduled for Tuesday, September 1, 2026, at 6:00 pm.

The meeting adjourned at 6:47 pm.

Respectfully submitted,

Sheila Webb
Recording Secretary