

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
October 1, 2019

Present: Chairman Marion Hoeve, Vice-Chairman/Secretary Jack VanderMeulen, Members Dennis Gebben, Randy Kortering, Norm Nykamp, and Ed Zylstra. Also present were Community Development Director John Said, Assistant Community Development Director Corey Broersma, and Recording Secretary Tricia Kiekintveld.

Absent: Ken Bosma

Public Comment: Greg Erne from The Shops at Westshore at 12331 James St. Mr. Erne stated that he is here to keep the Commission updated on their project. Details in the design of the project are still in the works. They have reached out to Ottawa County for some items. He is excited to announce that they will be adding GRCC to the existing building. Work continues on the items suggested by the Commission at the September 3, 2019 meeting for their PUD.

** Motion to approve the minutes from the special meeting of August 20, 2019, was made by Mr. Gebben, supported by Mr. Nykamp. All in favor. Motion carried.

** Motion to approve the minutes from the regular meeting of September 3, 2019, was made by Mr. Nykamp, supported by Mr. Gebben. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for consideration of a special use request submitted by Josh Shaw/GNS America for land addressed as 13341 Quincy Street, described more specifically as Parcel Number 70-16-05-300-049. The applicant is seeking permission for outdoor storage. The property is zoned I-2 General Industrial District.

The applicant requested the hearing be tabled at this time.

Mr. Hoeve asked if anyone from the public wished to speak to the petition. No comments from the public were offered.

** It was moved by Mr. Zylstra and supported by Mr. VanderMeulen to table the hearing. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for a proposed Preliminary Site Condominium for a 213-lot detached single-family home development, to be called Silverwater, at the northwest corner of 136th and Quincy Street. In its entirety, the subject property contains approximately 83.76 acres.

Recently, the applicant (Westview Capital/Allen Edwin Homes) obtained approval for rezoning of the subject site to R-1 Low Density Residential and R-2 Moderate Density Residential. The rezoning was heard by the Planning Commission at their August 6, 2019 meeting, and the Township Board provided final approval (second read) at their meeting on September 5, 2019.

Tom Larabel and Dan Larabel from Westview Capital LLC/ Allen Edwin Homes were present to speak to this request.

They are proposing 2 entrances coming off Quincy St. This would direct traffic through the residential portion of the property and away from the industrial district along 136th Avenue. This development would include public water, sewer and roads. They are proposing constructing 3 ponds for storm water that would be connected to a tributary. The material generated from the ponds would be used for roadbed and lot fill. There is a park to the west (Quincy Park) with a planned pedestrian connection to it. The road design has been modified from the original to help control the speed of traffic coming into the development by creating a curve in the road rather than an intersection. In this design they also added a pedestrian walkway connection between 2 of the ponds.

A suggestion has been made to add a third entrance to the development off 136th Avenue. Mr. Larabel stated they would need to work with the Ottawa County Road Commission to see if this is possible with the other driveways already coming off from that road for local businesses. Maintaining a buffer from the light industrial along 136th is a priority for them and therefore they would like to stay away from this option.

There have been concerns over the 7' side yard setbacks in regards to fences and sheds that could be placed adjacent to the proposed walkways. They are willing to work with the Planning Commission on this to what makes sense.

In regards to the path that leads to the park on the west side of the development, Mr. Larabel indicated they are proposing a 5' sidewalk and a 10' easement on either side of the 10' wide sidewalk easement, thus providing a 30' corridor of green space including the sidewalk. There was a suggestion of turning some lots along this section into corner lots. If the developers made that change that would provide an 80' green space along the walkway, which the developer feels like is a very large green space and would not fit in well with the design of the development. This would also require a change in lot sizes resulting in a change the design of the homes to longer narrower plans which would not fit with the architectural design they were going for in this development.

They are proposing planting trees along both roads as a buffer zone along with ponds on the corner of 136th and Quincy as a buffer to the yards that back up to that corner.

Lots 76-79, whose driveways come off from Quincy, would have to adhere to the same rules as the rest of the PUD.

Mr. Nykamp expressed concern over the walkway leading to the park. Will this affect any potential development by the Township on that property? Staff reported that depending on what type of fields/structures the Township decides to put there the path may have to jog around the development. Mr. Larabel commented that development near the park would be during Phase 2 so there is time to figure that out.

Mr. Kortering questioned if there were going to be specific guidelines regarding decks and porches. Staff reported that they have concerns with inconsistent setbacks along Quincy, in particular lots 40 & 80 having very small side yard setbacks compared to adjacent lots, however, setbacks for decks and porches should not be a problem.

Mr. Hoeve inquired about the parcel that is in the middle of this proposed development on Quincy. Are they considering purchasing that property in the future and should they plan now for future growth by designing a road for houses to be built there? Could they plan a single cul-de-sac with a turnaround at

the end? Staff suggested to place a stub off from the existing planned road that runs east/west for future expansion to that parcel therefore eliminating a dead-end road and another access point onto Quincy St.

Mr. VanderMeulen asked about a bus stop and mail delivery. Mr. Larabel answered that they would be in contact with the school system and would provide a covered bus stop. They are aware that the post office will not deliver into the development and therefore they would have to provide cluster mailboxes. They are doing this more and more in other municipalities and they are coming up with more aesthetically pleasing designs.

Mr. Gebben inquired about the Water Resource Commission standards. Do they have standards in regards to pond design? How do you plan to maintain water quality? Mr. Larabel stated that they have companies they hire to maintain water quality in many of their other developments and they pay for this out of association fees. He also stated that these will be deep ponds which helps to maintain water quality naturally. All ponds also connect to each other and eventually connect to the Harlem Drain to the west therefore creating a natural flow of water. Mr. Hoeve mentioned there was a meeting last week in regards to the Harlem Drain and how the local municipalities are working together to maintain the water quality in the drain. Mr. Larabel also pointed out the easement for a culvert that runs along the pathway connecting the development to the park to the west.

Mr. Gebben asked about the Home Owners Association and how much control will Westview Capital/Allen Edwin maintain on the board. Mr. Larabel stated that they will stay on the board until the last lot is sold. This lets them nurture the residents on how to run an HOA or give them guidance on how to hire a management company if they choose to go that route. They will not maintain control of the HOA they will just have a place on the board.

Mr. Gebben inquired what their target price range is. Mr. Larabel stated that their goal is mid-\$200,000 to mid-\$300,000. Development and construction costs have gone up significantly thus raising housing costs. They are designing 1,800 square foot, 2 story homes with 4 bedrooms and a 2-car garage with 3-car option.

Mr. Nykamp suggested adding a third access point. He suggested going as far north on 136th St as possible to stay away from the intersection at Quincy. Mr. Larabel said they can check with the Road Commission about that option.

Jack Chance, Trendway Corporation, CFO was present to submit a letter in opposition of the development signed by President, Bill Bundy. Staff read the letter for the record. Mr. Chance further explained their concern over the number of employee vehicles and semitrucks that come in and out along 136th shining their lights right into the houses along that road.

Doug Brink, Bradford Co., presented a letter, signed by President Thomas R. Bradford, that was read by staff for the record. Mr. Brink stated that as a good business neighbor they have purchased additional property to maintain a buffer surrounding their business. They are asking for a green space buffer between 136th and the development be required. Their concerns are with traffic coming in and out of their facility 3 shifts a day. With the majority of semitruck traffic occurring during 3rd shift. Mr. Brink stated that Bradford also had major flooding issues in 2007 and have worked to alleviate drainage to prevent that from happening again. They are concerned with how drainage will be affected with this development.

** It was moved by Mr. Nykamp and supported by Mr. Zylstra to close the hearing. All in favor. Motion carried.

Mr. VanderMeulen suggested tabling the request at this time. Staff stated they are happy to continue to work with the developers. Staff inquired if there are specific items the Commission would like the developer to work on.

Mr. Gebben is concerned over the transition zone from light industrial to residential and the setbacks.

Staff pointed out that the industrial has been there for years and that the residential is choosing to come into the area.

** It was moved by Mr. Zylstra and supported by Mr. Kortering to table the hearing. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for a proposed Preliminary Planned Unit Development (PUD) for a 264-unit multi-family rental residential project, to be called Quincy Street Apartments, on the south side of Quincy Street, west of 120th Avenue. The subject property was recently rezoned to R-2A Medium Density Residential from the previous AG Agricultural District; the Future Land Use Plan for this site designates it as Medium Density Residential. The rezoning was heard by the Planning Commission at their June 4, 2019 meeting, and the Township Board provided final approval (second read) at their meeting on July 18, 2019.

The applicant's current plan is to develop the western portion of the property containing about 25 acres; the total property contains approximately 43.3 acres. The Zoning Ordinance specifies a maximum density of 10.89 dwelling units per acre (multi-family) in the R-2A District; the proposed development contains approximately 10.66 dwelling units per acre. Current plans show 11 two-story buildings, each containing 24 dwelling units.

Robert McCaigue, Continental 512 Fund LLC was present to present their request. He stated they are a national developer of multi-family developments, hotel and retail buildings. They have found a great need in the southwest area of Michigan for apartments.

The development they are proposing would include 417 total residential units consisting of Studio, 1-bedroom, 2-bedroom and 3-bedroom apartments. Phase 1, the western part of the property, would consist of 264 apartments in 11 buildings including a clubhouse/management office building. They would offer a pool, clubhouse, gym/work-out facility, management office and grilling areas with pavilions around the property. The buildings would be 2-story buildings with 90% of them having their own private entrance; 3-4 of the units would share a front door. Active spaces would be provided between the buildings with green space and paved walkways.

Mr. McCaigue explained that sanitary sewer would be coming off from Greenly St. They can also expand that line to serve the Township in a greater capacity to the north east.

Their target demographic would be empty nesters looking to downsize and young professionals. In looking at these markets they also are studying the target rent and in order to meet the rent they will need variances in square footage, storage area and parking spaces.

Studio and 1-bedroom apartments are smaller than the ordinance allows of 550 and 720 square feet respectively. Their proposed average is 840 sq. ft. if all types of apartments are considered. If the total required square footage in the ordinance is averaged, they are higher than the average required, which is 793 sq. ft.

Mr. McCaigue addressed the requirement of 2.5 spaces per apartment. They are proposing 2.04 spaces per apartment. He sighted that the American Planning Association recommends up to 2.0 spaces which is lower than the Township requirement of 2.5 spaces.

Mr. McCaigue also spoke to storage. The ordinance states that 120 sq. ft. of storage is required for apartments. They are asking that Planning Commission allow for less than the required in a studio apartment of 527-685 sq. ft. He stated that 120 sq. ft. of storage in a 527 sq. ft. apartment is a large percentage of the square footage.

Continental 512 Fund manages all their own properties. Therefore, no outside management company is needed. He also spoke to the impact on the local schools. Within their target demographic they anticipate only 9% of their residence will be school age that equals out to around 50 students. The average household size would be 1.8.

They are seeking preliminary PUD approval at this time and are open to specific site plan conditions. This is a unique product type for this area. Mr. McCaigue is asking for a variance on three items: 1) Square footage of studio and 1-bedroom apartments; 2) A reduction in the square footage of storage space for studio and 1-bedroom apartments; and 3) A reduction in the required number of parking spaces.

Mr. McCaigue addressed the concern over one access point into the development. He stated that 95% of their developments have only one access point and it has not been a problem. They are happy to work with the Fire Department to make sure the trucks have enough room to make the necessary turns within the complex and can easily get in and out of the property. They are willing to look at an easement for a 2nd access point going toward Beeline Road.

Mr. Hoeve questioned why they were not proposing apartments that fit into Township zoning requirements. Mr. McCaigue stated that is why they are proposing a PUD so they can request a variance for minimum square footage requirements, storage requirements and parking requirements. Mr. Hoeve questioned if this was an issue that instead should be brought in front of the Zoning Board of Appeals.

Mr. VanderMeulen expressed concern with only one entry point. Mr. McCaigue said that they can manipulate the site plan to accommodate fire truck access.

Mr. Hoeve is concerned with unit storage going under the required 120 sq. ft. Mr. McCaigue stated that their Knapp's Corner development works well with the 74-90 sq. ft. of storage per unit. Mr. VanderMeulen is also concerned with the amount of storage. Staff explained that storage is defined as closet space, garages, and storage in a basement. Mr. Kortering asked the question as to why is storage not scaled based on square footage of the apartment, and Staff replied that 120 square feet was established as a minimum standard that seems appropriate for each unit, not unlike setback distances and other zoning requirements.

Mr. Gebben pointed out that this will be the first PUD under the new ordinance and being the first one we should do it right following the new ordinance. Staff indicated the Planning Commission has set pretty specific and intentional standards in regards to a PUD.

Mr. Kortering pointed out that studio apartment minimums are larger than what study's show they should be. Staff pointed out that many studies also include urban settings that may have smaller sizes due to the constraints of a city setting. Mr. Kortering pointed out that this will probably also come up with the other developments that are coming up to the Commission in the near future.

Staff stated that the applicant can go in front of the ZBA for the variances or they can try to meet ordinance regulations. The comment was also made that in regards to the other developments, this would not be comparing apples to apples given the numerous variables between their locations and markets.

Staff also pointed out that a Zoning Ordinance Amendment is an option for the applicant if they wanted to make changes. Staff suggested that the Commission would then need to consider whether the Township is to this point compared to larger urban communities.

Mr. Gebben pointed out that the market for a studio size apartment and the limited amount of storage in them should come with a frame of mind of having less items to store.

Staff mentioned that the lifestyle in Holland is different from that in a larger urban community. The area of the Township where this project is proposed is not a walkable community like some larger urban communities. Therefore, more people have vehicles and bikes.

Mr. McCaigue added that it is possible to add more bike racks around the development to aid in storage concerns.

Marcel Burgler, current property owner, stated his obvious desire to see this development succeed. He stated that 28% of renters would be a single person household and 23.1% are single parent families. 35% of the workforce is now millennials. He also pointed out that people are changing how they live. People are opting to downsize to smaller square footage homes. Currently they need to go to Grand Rapids to find this type of housing option. He also stated that a single person and single parent households would not have 2 cars.

Sarah & Ed Haveman, 12510 Quincy St., spoke in opposition of the development. They own property to the west of the proposed development. They have concerns over drainage, privacy, safety with the additional number of cars, what are they doing with the east part of the parcel that is not being developed right away, light pollution – can they install downward facing lights and can they use dimmers during the middle of the night, and traffic flow – will they add turn lanes? Mr. Haveman also suggested that they find a way to tie into Beeline somehow to help control traffic on Quincy. Mrs. Haveman also addressed the statement made earlier about millennials and their need for less storage. She stated that she has children in that age group and that group tends to live outdoors therefore need storage for things like kayaks, bikes, camping equipment, etc. Due to this she feels the small amount of storage is an issue that needs to be addressed by the Commission.

Mr. McCaigue addressed some of Mr. & Mrs. Haveman's questions. He stated at this point they have no plans for the eastern portion of the property, as for outdoor living they could offer extra bike storage and light pollution is addressed in the ordinance. They would comply with all regulations including all

downward facing light poles and would be happy to look into the possibility of dimmers. He stated that deceleration lanes would be a good option to help control traffic flow near the entrance. Having an entrance on Beeline is something they would like to be able to do but at this point that would require an easement from current owners and they do not know if that is possible but they are willing to look into that option.

** It was moved by Mr. VanderMeulen and supported by Mr. Nykamp to close the hearing. All in favor. Motion carried.

** It was moved by Mr. VanderMeulen and supported by Mr. Nykamp to table the request. All in favor. Motion carried.

Suggestions for the developer would be to increase the storage even a small amount, and work on creating 2 access points through communication with neighbors to gain an easement.

Other Business

The Commission discussed the special meeting that was held at 5:00pm and if a notice is required for sub-committee meetings. It was stated that a notice had been posted regarding the meeting 3 days in advance.

Next meeting is scheduled for Tuesday, November 5, 2019 at 7:00 pm.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary