

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
July 7, 2020

Chairman Hoeve called the meeting to order via teleconference due to the Coronavirus (COVID-19) pandemic at 7:01 pm and asked for a roll call of members present.

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

Absent: Recording Secretary Tricia Kiekintveld

Public Comment: None

** Motion to approve the minutes from the regular meeting of June 2, 2020, was made by Mr. Nykamp and supported by Mr. Gebben. All in favor. Motion carried.

** Motion to approve the minutes from the special meeting of June 16, 2020, was made by Mr. Gebben and supported by Mr. Kortering. All in favor. Motion carried.

** Motion to approve the minutes from the special meeting of June 24, 2020, was made by Ms. Rynsburger and supported by Mr. Zylstra. All in favor. Motion carried.

Public Hearings

Chairman Hoeve opened a public hearing for a Special Use for animal services including professional grooming services for property located at 2308 North Park Drive submitted by Forrest Paige of HSB Architects on behalf of Aaron Dawdy and Pawsome Pets Plus, described more specifically as Parcel Number 70-16-21-145-001 (property zoned C-2 Community Commercial).

The petitioners were present to provide a brief summary of their proposal. They seek permission for animal services consisting of dog grooming within and as part of the larger Pet Supplies Plus retail store, which is taking over the former Pier One. The applicant asserts that there will be no daycare or overnight stays, with pets staying anywhere from 1 to 1.5 hours for grooming, and then waiting for owner pickup. They noted that owners need to pick up their pets within 2 hours of completion of grooming, otherwise they are assessed a service fee for pets waiting longer.

During questioning from the Commission, the petitioners went on to note that any outdoor dog potty breaks would be done in the grassy landscaped areas on their site, that the store hours are 9 am – 9 pm Mon. – Sat., 10 am – 6 pm Sundays, and that the store will have two grooming stations. They also noted that the store will follow the corporate policy on pets in their care, and that scheduling is done online using corporate software with an algorithm to help with scheduling. Upon an inquiry from Mr. Zylstra, the petitioners went on to note that their will also be 3 self-washing stations, where pet owners can bring their animals in and administer a bath.

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

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

The Planning Commission then affirmed the Standards for Special Use as written in the Staff Report for this request.

** It was moved by Mr. Kortering and supported by Mr. Gebben to approve the request. All in favor. Motion carried.

Chairman Hoeve next opened a public hearing for a Special Use for a contractor's facility and vehicle (boat) repair for property located at 483 Douglas Avenue, submitted by Matt Iwan on behalf of Douglas Woods LLC, described more specifically as Parcel Number 70-16-19-300-095 (property zoned C-2 Community Commercial).

The petitioners were present, along with their attorney Mr. Bill Sikkel, to provide a brief summary of their proposal. Mr. Sikkel noted that this project is similar to the recent ones approved for the property to the south, and for the condominium rental units and contractor facility to the north. This proposal, with a lot line adjustment, will be made part of the condominium project to the north. In this building, Holland Propeller will take the largest space, and two smaller spaces will be available for other businesses.

Mr. Sikkel then went on to describe the proposed access easement. He indicated the private road is now meant to stop at the southern boundary of the condominium, and noted that they would like to work with Staff on resolving those items, such as adding a permanent turn around noted as concerns in the Staff Report. Mr. Sikkel and Mr. Iwan went on to discuss the overhead doors, which will likely be opened during the summer months for extended periods. They also noted that repairs will take place within the building, resulting in brief periods of noise.

The Commission agreed that the Special Use request pertaining to Minor Vehicle (boat) Repair can be for the entire building, not just for the 3,520 square foot suite planned to be occupied by Holland Propeller, in order to allow for adjustments to the suite's final design and expansion.

Further discussion on the access road included Staff's assertion, that it must meet the requirements of Sec. 8.2 – Access, of the Zoning Ordinance, and Mr. Sikkel noted that these matters can be addressed during the site plan review process, as they are technically not part of the Special Use review. Similarly, the concerns noted in the Staff Report about overhead door placement not meeting applicable requirements, were also noted as items that the petitioner will work out with Staff during the site plan review process.

Mr. VanderMeulen asked who will own the private road; Mr. Sikkel replied that the developer and all the property owners will own it as part of the condominium association. Holland Propellers hours of operation were also confirmed as 7 am to 9 pm.

Mr. Hoeve then opened the meeting for public comment. Mr. Ricardo Luna, of 79 Mossy Cove Lane, indicated that his new home is immediately west of the subject property. He expressed concerns about

traffic coming and going from this location, as well as noise that the petitioner has noted will be part of the business operations during their open hours. He also indicated that his neighbors at 71 and 85 Mossy Cove could not attend, but they have similar concerns. Mr. Sikkel replied that all traffic will only access this property from Douglas, that the proposed uses are consistent with the Land Use Plan and Zoning Ordinance for this property, and that there will be a landscape buffer to help reduce impacts.

Mr. Raoul Ruvalcaba, of 76 Mossy Cove Lane, also spoke during this time, indicating that he had the same concerns and comments previously expressed by Mr. Luna.

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

** Motion to close the public hearing by Ms. Rynsburger, supported by Mr. Nykamp. All in favor. Motion carried.

The Commission confirmed the Standards for Special Use concerning this request as detailed in the Staff Report.

** Motion to approve the Special Use by Mr. VanderMeulen, supported by Mr. Gebben, subject to the following conditions:

1. The Special Use pertaining to Minor Vehicle (boat) Repair shall be for the entire building.
2. The property shall obtain land division approval from the Township for a separate lot or an exempt attachment in order to reduce the Advantage Marine property.
3. The private road will need to provide a satisfactory cul-de-sac or turnaround meeting Ottawa County Road Commission standards as required by Section 8.2.C or as otherwise acceptable to Township Staff and the Fire Chief.
4. The site plan shall be revised to adhere to the requirements of 10.7.B.3 of the Zoning Ordinance so that the overhead doors do not face the street side of the building, to the satisfaction of Township Staff.
5. Proper drainage easements and/or drainage district must be completed for a drainage system spanning properties to the satisfaction of the Township and Ottawa County Water Resource Commissioner's office.
6. The applicant shall obtain Staff approval for their site plan, and a landscape plan that meets applicable requirements.
7. There shall be no outside storage nor parking of supplies, vehicles, trailers, or any other equipment or materials at any time.
8. The hours of operation for all businesses at this location shall be limited to 7 am – 9 pm.

All in favor. Motion carried.

Chairman Hoeve next opened a public hearing for a Special Use for a contractor’s facility, warehousing, vehicle (boat) wash, and vehicle (boat) repair for property located at 0 Douglas Avenue (currently vacant), submitted by Matt Eldean on behalf of Douglas Woods LLC, described more specifically as Parcel Number 70-16-19-300-094 (property zoned C-2 Community Commercial).

The petitioners were present, along with their attorney Mr. Bill Sikkel, to provide a brief summary of their proposal. Mr. Sikkel noted that this project consists of a revision to the previous approval from March, 2020, with larger buildings replacing some of the previously-approved smaller storage buildings, to allow for boat storage and service.

Mr. Sikkel went on to discuss the Staff comments concerning the four spaces (in the three proposed new buildings), and the land division to be done. He wants to request that four different tenants/owners be allowed for the four different spaces. Mr. VanderMeulen asked about tree retention on the property; Mr. Matt Wickstra of Douglas Woods LLC indicated that the large stand of existing Oak trees in the north portion of the property will be preserved, in part due to the relocation of a storm sewer pipe.

Mr. Hoeve then opened the hearing for public comment. Mr. Ricardo Luna, of 79 Mossy Cove Lane, reiterated his concerns from the previous public hearing (for 483 Douglas) identifying concerns about noise and traffic being incompatible with his neighborhood, which is west of the subject site.

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

**** Motion to close the public hearing by Mr. Nykamp, supported by Ms. Rynsburger. All in favor. Motion carried.**

The Commission confirmed the Standards for Special Use concerning this request as detailed in the Staff Report.

**** Motion to approve the Special Use by Mr. VanderMeulen, supported by Mr. Kortering, subject to the following conditions:**

1. Vehicle Repair is limited to boats within the northern 4 units, and the work is limited to “minor” repair as defined by the zoning ordinance.
2. Private road will need to provide a satisfactory cult-de-sac or turn-a-round meeting Ottawa County Road Commission standards as required by Section 8.2.C and as acceptable to the Fire Chief.
3. The applicant shall be required to obtain approval from the Fire Chief for site access and circulation.
4. Property shall obtain land division approval from the Township for a separate lot or an exempt attachment in order to reduce the Advantage Marine property.

5. Proper drainage easements and/or drainage district must be completed for a drainage system spanning properties to the satisfaction of the Township and Ottawa County Water Resource Commissioner's office.
6. There shall be no third-party business operations, including but not limited to, contractor's facilities and/or storage businesses, operating in the warehouse units at any time.
7. There shall be no outside storage of any kind at the individual storage units, including but not limited to, boats, trailers, vehicles, campers, RV's.
8. There shall be no overnight parking at the individual storage units.
9. There shall be no residential presence, including but not limited to, overnight stays at the individual storage units.
10. Any proposed staging of construction of the individual storage units shall require either completion of the entirety of the driveway loop, or a cul-de-sac bulb for each stage subject to the approval of the Fire Chief.
11. Prior to any permits, utility easements must be provided and approved by Township.
12. Prior to any permits, the applicant shall obtain Staff approval for a landscape plan with the retention of existing mature trees wherever possible, to be shown on a survey of existing trees.

All in favor. Motion carried.

Other Business

Staff then presented a request for the Commission's approval to recommend that the State-required 63-day public review and comment period be approved by the Township Board. Consultant Christopher Khorey of McKenna Associates was present to speak to this matter. In response to a question from Mr. VanderMeulen on further comments that might be received during the 63-day period, Mr. Khorey mentioned that any comments would be reviewed with the Commission prior to a final draft Plan being prepared for review and adoption.

** Motion by Mr. Nykamp, supported by Mr. Kortering, that the Holland Charter Township Planning Commission, utilizing a public process and engaging the residents of Holland Charter Township, hereby recommends that the Township Board authorize distribution of the draft Comprehensive Plan to neighboring communities, Ottawa County, regional entities, the general public, and any other agencies required by the State of Michigan and the general public for review and comment. All in favor. Motion carried.

Mr. Broersma then presented an item from the Riverview PUD, for a deck at 3178 112th that does not meet the PUD-specified setbacks. Specifically, Staff wishes to obtain Commission direction on whether this would be considered a major or minor PUD amendment.

The Commission confirmed with Mr. Broersma that the deck was constructed without a permit, and therefore without Staff review to confirm it met the applicable PUD setbacks. While Mr. Broersma and the Commission confirmed that the front setbacks in both the AG and R-1 are less than this PUD, the Commission expressed concern that the deck was installed without a permit. Ultimately, they agreed that this would be a minor PUD amendment, which Staff can approve, for this lot only.

** Motion by Mr. Kortering, supported by Ms. Rynsburger that the front setback reduction for this deck only, for this lot only, is a minor PUD amendment, subject to applicable building permit fines and fees. Ayes: Hoeve, Nykamp, Rynsburger, Kortering, Gebben. Nays: VanderMeulen, Zylstra. Final vote: 5-2. Motion carried.

The meeting adjourned at 8:46 p.m.

Respectfully submitted,

John D. Said, AICP
Director of Community Development