

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
October 6, 2020

Chairman Hoeve called the meeting to order via ZOOM due to the Coronavirus (COVID-19) pandemic at 7:00 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.

Mr. Hoeve noted that Items 5.c., 5.d., and 5.e. would remain tabled and would not be discussed tonight.

Public Comment:

Mr. Todd Boorsma - Mr. Boorsma was present to speak on the Comprehensive Plan; he agreed to provide any comments during the Plan's public hearing.

** It was moved by Mr. Zylstra and supported by Mr. Nykamp to approve the minutes from the regular meeting of September 1, 2020, with a change on p. 8 in the first paragraph about the Silverwater request. A roll call vote was taken. All in favor. Motion carried.

Public Hearings

Chairman Hoeve opened a public hearing for the Comprehensive Master Plan for Holland Charter Township. The Township is seeking the Commission's recommendation for approval of the Plan, which – upon conclusion of Planning Commission review – will then go to the Township Board for final action.

Mr. Said and Mr. Broersma presented the Plan on behalf of the Township Staff, with Mr. Christopher Khorey of McKenna Associates representing the Plan consultant team. Mr. Said summarized the main topics associated with the Plan, especially concerning the Plan background, process, priorities, and product. Mr. Said identified specific emphasis that the process placed on seeking input from the public and various stakeholders in the community, such as business owners and community representatives.

Mr. Khorey then provided a presentation about the Plan's main elements, identifying both the near-term practical opportunities, as well as the longer-term aspirational concepts. He also detailed the three Subarea plans, including the specific recommendations provided for each of the areas (US-31 Corridor, Federal District, and N. River/Beechwood Area).

Mr. Broersma added comments concerning the Plan and the process, and expressed thanks to the Commission and the consultant for their work on the project.

Staff and Mr. Todd Boorsma of 10283 Chicago Drive identified the wedge-shaped area bounded by Chicago Dr., 104th/James, the CSX RR tracks, and the City of Zeeland boundary (area includes Mr. Boorsma's property) for possible reclassification on the Future Land Use (FLU) Plan Map. The area's

current mix of residential, office, and commercial uses, its current O-S (Office and Service) zoning, and the land use map designations were also discussed. The current (2014) Plan FLU Map shows the area as Light Industrial, while the new FLU Map currently shows it as Community Commercial. Staff suggested the idea of the Mixed-Use designation for the new FLU Map, which the Planning Commission agreed with.

Mr. Hoeve then discussed other Plan topics, including the Pfizer/Parke-Davis property. He referenced a letter sent by Mr. Tom Donohue of Pfizer, which expressed support for the Plan and process, but noted that the land is currently zoned industrial, and may be used as such as allowed by zoning. The other communications received concerning the Comprehensive Plan were also referenced, including a number of communications supporting the bike path system along 144th and New Holland to connect to 136th, a letter opposing the bike path along Quincy due to curb cuts, Mr. Boorsma's letter concerning the land use designation for the area around his home, two communications supporting agricultural land preservation, and a letter requesting redesignation of two parcels (222 and 232 N. Franklin) from Low Density Residential to Light Industrial.

Mr. Randy Schipper was present on behalf of the owners of 222 and 232 N. Franklin to request consideration of designating these properties Light Industrial on the new FLU Plan Map. The Planning Commission, Staff, and Mr. Schipper discussed the current designation (Low Density Residential in 2014 Plan), current zoning (AG Agricultural), recent recommendation for denial of a re-zoning request for I-1 at 232 N. Franklin, and emerging land use patterns in the area, which are trending residential. The Commission's consensus is to maintain the Low Density Residential designation for this area in the new FLU Plan Map.

** It was moved by Mr. Nykamp and supported by Mr. Kortering to close the public hearing. A roll call vote was taken. All in favor. Motion carried.

The Planning Commission then discussed Plan aspects. Mr. Kortering asked about the number of public bodies (i.e. committees) that might need to be created, as well as electric vehicle charging stations. The Quincy bike path was also discussed. Staff and Mr. Khorey provided further comments, as did Mr. Vander Meulen, who indicated that the building code changes anticipated in the future will specify requirements for new construction to provide vehicle charging stations; Mr. Khorey added that the Plan also references recommendations for vehicle charging stations. Mr. Khorey and Staff noted that any issues along Quincy are similar to anywhere else in the community where there are bike paths, and that safety in the street design will be the best factor on reducing conflict points between vehicles and bicycles/pedestrians. The Planning Commission confirmed that future development, specifically single-family homes, could be connected to existing water and sewer lines in agricultural areas, as long as no new laterals or water line extensions were installed.

As to the new committees that might be created, Staff noted that a task force is anticipated to be created to help carry out the Plan's goals, and that the task force can determine how to best handle the various tasks and goals. Mr. Vander Meulen inquired about utility connections in agricultural areas; Mr. Khorey replied that the Plan discourages extensions of lines into these areas, but that hookups to existing lines are certainly appropriate.

There was no further discussion.

** It was moved by Mr. Zylstra and supported by Mr. Kortering to recommend approval of the 2020 Comprehensive Master Plan to the Township Board. A roll call vote was taken. All in favor. Motion carried.

Chairman Hoeve opened a public hearing for a Special Use request submitted by Tom Miedema/Miedema Building Systems on behalf of Nick Markovic/M&M Equities for property located at 11039 Water Tower Court, described more specifically as Parcel Number 70-16-23-320-023. The applicant is requesting special use approval for vehicle sales; the property is zoned C-2 Community Commercial.

Mr. Tom Miedema was present to speak to this request. He said the new development on this vacant site will be intended to sell used vehicles. Commissioners had a number of questions concerning the proposed building and uses for the site. Submitted plans show that there will be three suites in addition to the main business area, and Commissioners expressed concerns with the limited parking available in the proposed plans, and how many cars would be for sale/on display as it relates to the employee and customer parking. In general, Commissioners and Staff thought that the building will need to be reduced in size. Staff noted that the applicant is also going before the Zoning Board of Appeals October 27, 2020 to request variances for landscaping and buffers.

Public Comment: None.

** It was moved by Mr. Kortering and supported by Mr. Zylstra to close the public hearing. A roll call vote was taken. All in favor. Motion carried.

The Commission reviewed the applicable standards for a Special Use and found that the request met these standards. They also specified that the action on this matter was for the use only, and did not approve the site plan.

** It was moved by Mr. Gebben and supported by Ms. Rynsburger to approve the special use request, with the following conditions of approval.

- 1) Prior to obtaining a building permit, the applicant shall obtain site plan approval from Staff, including adherence to applicable requirements of the Zoning Ordinance.
- 2) The applicant shall be limited to a specific number of vehicles on the property exterior, to be confirmed by Staff so that all parking requirements are met.
- 3) The approval shall be for passenger vehicles only, and shall not include RV's, commercial trucks, boats, or any other types of vehicles.
- 4) There shall be no outside storage of any materials, equipment, or vehicles beyond the allowed maximum number per this Special Use.

A roll call was taken. All in favor. Motion carried.

The Commission asked that Staff report back to the Commission once agreement is reached on site plan approval and parking/vehicle sales approval with the applicant.

Chairman Hoeve opened a public hearing for a Special Use request submitted by Kory Gier/Holland Bowl Mill on behalf of Myra Keuning/Jacob Essenburg Co. for property located at 120 James Street, described more specifically as Parcel Number 70-16-20-126-014. The applicant is requesting special use approval for outdoor storage related to a principal use; the property is zoned I-1 General Industrial.

Mr. Craig Gengler was present to speak to this request on behalf of the applicant. The use is outdoor storage of logs for the Holland Bowl Mill business; they have been doing outdoor storage already and seek this approval retroactively. Mr. Gier mentioned that the outdoor storage is critical to their operations, and that it is limited to logs and no other materials. The Commission asked about the height of the storage; Mr. Gier indicated that logs are stacked no higher than 10 feet. Buffer requirements were then discussed, including the limit for a fence (8 feet), and that the logs cannot exceed that height. Screening and zoning requirements were also reviewed, and it was noted that the applicant will be appearing at the October 27, 2020 Zoning Board of Appeals meeting to request a setback variance for the storage area.

Public Comment: None.

** It was moved by Mr. Zylstra and supported by Mr. Nykamp to close the public hearing. A roll call vote was taken. All in favor. Motion carried.

The Commission reviewed the applicable standards for a Special Use and found that the request met these standards. They also specified that the action on this matter was for the use only, and did not approve the layout of the storage area.

** It was moved by Mr. Nykamp and supported by Mr. Gebben to approve the special use request, with the following conditions of approval.

- 1) The applicant shall obtain site plan approval from Staff, including adherence to applicable requirements of the Zoning Ordinance and ensuring emergency access.
- 2) There shall be no outside storage of any materials or equipment outside the designated storage area.

A roll call was taken. All in favor. Motion carried.

Other Business

Preliminary Plat of Subdivision - Hickorywoods Farm #5 – The applicant seeks preliminary plat of subdivision approval for Phase 5 of the Hickorywoods Planned Unit Development (PUD) project, consisting of detached single-family residential homes. Staff noted that the approval of the PUD for Hickorywoods allowed for future phases to obtain plat approval in lieu of PUD approval. Mr. Jack Barr (project engineer) and Mr. Ed DeYoung (project developer) were present to speak to this request; they noted that this phase will consist of 35 homes on Elderberry Drive.

Staff identified concerns with the construction of another cul-de-sac, with no guarantee of completion of this subdivision's street connection south to Greenly. The proposed cul-de-sac will be approximately 1,350 feet in length. Due to concerns of emergency access and circulation, Staff requested that a financial guarantee (such as a letter of credit or bond) be provided to ensure completion of a street to Greenly for a second point of access. Mr. DeYoung objected to this request, citing cost as a factor but offering no

documentation. It was noted that the cul-de-sac is expected to be temporary until the next phase gets constructed to provide a connection to Greenly, and that the street will be built to public standards. Commission members opted to not require a financial guarantee, noting that other projects, such as the Waverly Woods development on 120th, were approved without a second access point (although there is an access easement to the east property line at Waverly Woods).

** It was moved by Mr. Vander Meulen and supported by Mr. Gebben to recommend approval of this preliminary plat of subdivision to the Township Board, subject to the following condition.

- 1) At the time of submittal of the final plat of subdivision, the applicant shall furnish all required public agency approvals.

A roll call was taken. All in favor. Motion carried.

Final Site Condominium – Silverwater Phase 1 – The applicant seeks Final Site Condominium approval for Phase I of the Silverwater detached single-family home development, consisting of 41 lots of the total 213 lots. The project is located at the northwest corner of 136th and Quincy Street, with Phase I being the southwest portion of the project, adjacent to Quincy Park. Phase I contains about 13.77 acres of the total +/- 83.76 acres of the project.

Mr. Dan Larabel was present to speak to this request, and followed up on the previous items of discussion when this request was tabled at the September Planning Commission meeting. Mr. Larabel indicated that they wish to not have a financial guarantee required to connect the two proposed cul-de-sacs, as these are intended to be temporary. Staff maintained its recommendation that the guarantee should be provided to ensure circulation for emergency access.

Mr. Larabel also noted that all homes will meet minimum requirements of the Zoning Ordinance for size.

**It was moved by Mr. Zylstra and supported by Mr. Gebben to recommend approval of the request to the Township Board, subject to the following condition.

1. Prior to the issuance of any permits for this site, the applicant shall submit revised floor plans to indicate that all homes will meet applicable Zoning Ordinance requirements, including floor areas.

A roll call was taken. All in favor. Motion carried.

Brief discussion then followed between the Commission and Staff concerning meetings in the foreseeable future. The Michigan Supreme Court overturned the Michigan Governor's Executive Order concerning the pandemic State of Emergency, and it is unclear whether future meetings will continue to be held remotely, using Zoom, or whether the Commission will begin meeting in person. That remains to be determined.

The meeting adjourned at 9:35 p.m.

Respectfully submitted,

John D. Said, AICP
Director of Community Development