

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
February 2, 2021

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 Vander Meulen, Members Randy Kortering, Miska Rynsburger, Norm Nykamp and Doug Becker. Also present were Community Development Director John Said, Assistant Community Development Director Corey Broersma, and Recording Secretary Tricia Kiekintveld.

Absent: Member Dennis Gebben

Public Comment: None

Minutes:

** It was moved by Nykamp, and supported by Kortering to approve the minutes of the January 5, 2021 meeting. A roll call vote was taken. All in favor. Motion carried.

Public Hearings:

Chairman Hoeve opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map submitted by Redwood Living/Patricia Rakoci on behalf of Robert Carini Trust to change land from AG Agricultural to R-3 High Density Residential. Said lands are addressed as 12501 Greenly St., described more specifically as 20 acres of property on the northern portion of parcel number 70-16-09-100-007.

Present for this request were Patricia Rakoci and Emily Englehart of Redwood Living.

Ms. Englehart began the hearing by described the type of development that Redwood builds across the Midwest. She stated that Redwood only builds single-story buildings that are comprised of 2 bedrooms, 2 bathrooms, and attached garages, with a private outdoor space. They have been building these developments since 1991 and have over 13,000 units in the Midwest. They are not an age restricted development; however, their target markets are empty nesters and retirees. The units are rental units only and rent ranges from \$1,600 - \$2,100 a month.

Ms. Rakoci pointed out that the addition of this development will help the Township meet their goal of 14,000 additional housing units as laid out in the new Master Plan. She also stated that their residents generally already live within 3-5 miles of the new development so they could potentially already be Township residents that would just relocate to the Redwood development. Redwood owns and maintains all of their properties so they have a vested interest in the quality of the product they build.

Mr. Vander Meulen questioned why there are no street lights? They answered that they have multiple light studies that they can provide that show the lights they install on the front of the units are sufficient lighting for the neighborhood.

Mr. Vander Meulen also asked if there could be a walking/bike path from their development to the Authentix parcel that is adjoining to promote the connectivity the Township is looking for. Ms. Rakoci stated that they would be willing to add that to the plans.

Ms. Rynsburger wanted to make sure the applicant is aware of the high-water table. Ms. Rakoci stated that they are aware of that and engineering is good with it.

Chairman Hoeve opened the meeting up for public comments.

Mr. Keith Smith, representing his parents Kenneth and Jean Smith of 3717 Beeline Road spoke. Mr. Smith stated that his parent's property is an active blueberry farm and it butts right up to this property. They are concerned about potential traffic in and out of the development. He also stated his concern that there is already a pile of dirt that has gone over the property line into his parents parcel from work that has started on the parcel. He also would like some sort of a barrier between the development and his parent's blueberry farm. Staff offered that Mr. Smith should touch base with them during office hours and they would pass along contact information to the developers so he can communicate with them directly about these issues. They also suggested that he talk to the county regarding any traffic or road issues he is concerned about.

Ms. Deborah Tacoma of 0 Quincy St. spoke next. Ms. Tacoma stated that they were concerned that if this property is rezoned it would affect her zoning. Staff assured her that each parcel is zone individually and that this rezoning would have no effect on her property.

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

The Commission affirmed that this request met the criteria for rezoning.

** It was moved by Vander Meulen and supported by Kortering to approve the change from an AG District to a R-3 District under the condition that the subject property shall be split into an independent lot of record prior to the Board of Trustee's second read adopting and setting the effective date of the proposed re-zoning. A roll call vote was taken. All in favor. Motion carried

Chairman Hoeve opened a public hearing for consideration of a special use amendment request for expansion of an existing mini-warehouse/self-storage facility (Constar Storage) submitted by Henry Voetberg/Custom Concrete. Said lands are addressed as 2731 120th, described more specifically as 70-16-16-400-094. The property is zoned C-2 Community Commercial.

Present for this request was Mr. Henry Voetberg of Custom Concrete.

Mr. Voetberg stated that originally, he has asked for 338 additional units and now he is asking for 400 units. The reason he would like to increase the number of units is due to the new housing developments going up nearby which increases demand for small storage units. He would like to take some of his larger storage units and make those into small units; therefore, increasing the number of units without changing the size of the buildings. Mr. Voetberg stated that there is a high need for these storage units as other facilities are full and have begun referring customers to him. He pointed out that traffic and parking are not an issue at these properties because there is very little activity on a daily basis. Mr. Voetberg stated that the original plan was to have Phase 1 consist of 164 units and Phase 2 consist of 174 units. Mr. Voetberg addressed Staff's concern about the direction of the buildings changing from West/East to now North/South. He stated this was done to help with snowplowing, storm water runoff, fire walls and parking spaces.

Mr. Kortering asked why Staff would like the buildings to run the other direction? Staff stated that in this configuration emergency vehicles would not be able to make a left turn at the "T" intersections. Mr. Nykamp asked if the applicant would shorten the buildings enough to allow the adequate turning radius would that work for both the applicant and Staff? Staff stated that would work for them and Mr. Voetberg stated that he could make that adjustment as well.

There was no one present in the audience to speak to this request.

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

** It was moved by Vander Meulen to table this request. The motion died due to lack of support.

There was discussion regarding the parking spaces amongst Staff and the Commissioners. The Commissioners were in agreement that a ratio of 1 parking space for every 2 units seems like too much for this type of business. They suggested the applicant to work with Zoning Board of Appeals on getting a variance to allow a reduction in the ratio of parking spaces to units.

The Commission also addressed the additional number of units and concluded that they would like to set a maximum of 365 units for this project.

Commissioners also determined that the buildings can run in an East/West direction if the applicant shortens the buildings to allow for adequate turning radius for emergency vehicles.

The Commission affirmed that this request met the Standards for Special Use.

** It was moved by Nykamp and supported by Kortering to approve the request subject to the following conditions:

1. There shall be no outside storage on the subject property.
2. Prior to approval of any permits, the applicant shall obtain Staff approval for a final site plan including landscaping and lighting.
3. Prior to approval of any permits, the applicant shall obtain Fire Department approval for the proposed turning radii and driveway widths for emergency access.
4. Prior to approval of any permits, the applicant shall address required parking; if necessary, this may include a zoning variance or a deferred parking agreement.

5. The applicant is limited to a maximum of 365 units on the property.

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

Chairman Hoeve opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by William Sikkel on behalf of Select Genetics LLC to change land from AG Agricultural to R-1 Low Density Residential and R-2 Moderate Density Residential. Said lands are addressed as 300 N. Franklin, described more specifically as 70-16-13-300-029.

Present for this request were William Sikkel and Brad Vander Zwaag, on behalf of Select Genetics LLC.

Mr. Sikkel stated that they are looking to develop the land into a single-family development. The land is currently zoned AG and they are proposing to change the zoning to both R-1 and R-2 to make a smoother transition from the adjoining neighborhood. They realize from previous meetings that the Fairfield neighbors were very concerned about the higher density of this development and this change would decrease the density closer to that neighborhood and then it would transition into the R-2 zoning further away. Mr. Sikkel pointed out that the Master Plan calls for this property to be low-density residential which is either R-1 or R-2 at a density of 1 to 4 units per acre. They are proposing 43 lots on roughly 18 acres at a density of 2.39 units per acre. In the R-1 section they have reduced the density from the previous request by 5 lots and increased lot widths to 70' or greater.

Mr. Sikkel then addressed some of the concerns from the Staff report. Parcel "A" off Felch does not meet lot width to depth ratio requirements. They can easily solve that problem by making that lot end just at the start of the pond and make the pond a community area. Mr. Sikkel then addressed the issue of 70' minimum lot widths. He pointed out that the ordinance states that the front lot line does not need to be 70' wide but that the front build line needs to be 70' wide and their parcels all conform to that requirement. Mr. Sikkel apologized for the incorrect scale of the drawing submitted. He stated that he printed it on the incorrect paper size and will submit a corrected printout to Staff.

Staff asked Mr. Sikkel about the two small strips of land shown on the drawing. Mr. Sikkel stated that the narrow strip behind lots 34-42 will be deeded to the property owner to the north. The narrow strip of land coming off of lot 23 going towards Felch was then addressed. Mr. Vander Zwaag stated that there is really nothing they can do with this lot; however, they are in discussions with the neighbors to see if they are interested in buying that strip of land. Staff pointed out that if they do sell it to a neighbor it would need to be deeded and combined with another parcel, as it cannot be left as a stand-alone parcel due to its small size.

Staff also noted that they will need new legal descriptions of both the R-1 and R-2 areas before this request can move onto the Township Board for approval.

The pond was discussed next and it was asked if this would be a community pond and if so, how would residents gain access to the pond? Mr. Sikkel stated that it would likely not actually be a community pond with access to all the residents instead it would be accessible only to those parcels adjacent to the pond.

Mr. Hoeve questioned Parcel "A" and where that dividing line would be. Mr. Sikkel stated that a small portion of the pond would be on Parcel "A" and that would be a single-family lot only joining the association via the connecting pond.

Mr. Hoeve went through all of Staff's concerns and feels like they have addressed all of them.

Chairman Hoeve opened the meeting up for public comments.

Sheri LaFrance from 10154 Felch St. spoke first. Ms. LaFrance is wondering what is going to happen with the power poles and where they will be moved too. She also stated that during the survey of the property a boundary discrepancy arose. The back of her lot is off by 3'. Mr. Vander Zwaag addressed this issue and stated that the boundary gives her 3 extra feet on one side and takes 3 feet off the other side so it does even out, but because she has a fence and they have the extra small strip of land jutting out to Felch they can work with her on this.

David Center of 2648 Fairfield Dr. then spoke. Mr. Center is happy that they added a new road coming off from Strawberry Drive going to Felch. He is wondering where the stub to the south goes? He also questioned if the lot widths of lots 12-15 meet R-1 requirements. It was noted that the stub to the south is there to be able to connect to any possible future development but for now it will not be connected to anything. Staff also noted that lots 12-15 do meet R-1 requirement as the build line is 70' wide and they assured Mr. Center that they will make sure the developers meet that requirement.

Sheri Dickman of 348 North Franklin St. spoke next. She has noticed that there has been surveying going on and rumors that the road is going to be widened. Staff suggested that she contact the Ottawa County Road Commission because the Township has no jurisdiction over public roads, and Staff is unaware of any planned road improvements there.

Michael Quick of 2770 Fairfield Dr. then spoke. Mr. Quick is concerned about the density of this development right next to the Fairfield subdivision. He stated that the lots in the R-2 area are 41% smaller than the Fairfield subdivision. He would like to see uniform lot sizes and similar distances between homes with green spaces like the Fairfield subdivision has. He feels this will look disjointed and not cohesive. Mr. Hoeve pointed out that the developer is using the R-1 area to transition to the R-2 to help make it a smoother transition.

Kevin Hoeksema of 10251 Deerfield Dr. spoke next. Mr. Hoeksema asked if this is a condominium development. Mr. Sikkel stated that there can easily be confusion in terminology here. This will be a site condo development; however, these will be single family homes, and not the typical condominium that is a multi-unit structure. Mr. Hoeksema is concerned about traffic and is worried about people cutting through the subdivision at peak school times to avoid the congestion at the major intersections nearby. His concern is for the safety of the kids walking home from school with no sidewalks. He also expressed concerns about how tightly packed the development is compared to Fairfield.

Michelle Brightman 10262 Deerfield Dr. spoke last. Ms. Brightman is very concerned about traffic especially before and after school. She is concerned about the safety of the children walking through the neighborhood. She also expressed that the subdivision looks too crowded.

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

The Commission affirmed that this request met the criteria for rezoning.

** It was moved by Vander Meulen and supported by Nykamp to approve the request under the stipulation that the applicant provide new legal descriptions for both the R-1 and R-2 areas, separate the pond from Parcel "A", develop a condo association, and that the R-1 and R-2 areas are as shown on the submitted drawing and include the strip of land north of lots 34-42. A roll call vote was taken. All in favor. Motion carried.

Chairman Hoeve opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Doug Stalsonburg/Exxel Engineering on behalf of Koetje-Brower LLC to change land from AG Agricultural to R-3 High Density Residential. Said lands are addressed as 0 N. 120th, described more specifically as 70-16-09-400-037.

Present for this request was Doug Stalsonburg of Exxel Engineering on behalf of Koetje-Brower LLC.

Mr. Stalsonburg stated that the property is approximately 33 acres and is located on the corner of 120th and Greenly. He pointed out that the Comprehensive Plan for this property denotes it as high density residential and that is what he is asking for at this time.

Staff wanted to make the Commission aware that some of the surrounding property is also owned by the applicant and it is possible that incompatibilities in usage could arise. Staff is recommending the applicant consider an integration of a mix of uses for the larger area as well as connectivity, walkability, etc.

There was no one present in the audience to speak to this request.

** It was moved by Rynsburger and supported by Becker to close the hearing. A roll call vote was taken. All in favor. Motion carried.

The Commission affirmed that this request met the criteria for rezoning.

** It was moved by Becker and supported by Rynsburger to approve this request. A roll call vote was taken. All in favor. Motion carried.

Chairman Hoeve opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Jean Ramirez/Greg Erne/Westshore Mall Investors LLC to change land from C-2 Community Commercial to O-S Office and Service. Said lands are addressed as 0 Felch Street, described more specifically as 70-16-16-400-081.

Present for this request was Greg Erne of Westshore Mall Investors LLC.

Mr. Vander Meulen questioned if it is necessary to make this zoning change if the property will be part of a PUD. Staff answered that in order to accommodate the nursing facility the C-2 needs to be changed to O-S. It is also suggested that this be properly zoned so that it can be a stand-alone parcel if need be. Staff also sighted that Sec. 16.A.3. states that it is necessary that the parcel have the proper underlying zoning and associated uses within the PUD. By doing so they can choose to include the property within the PUD or proceed with a Special Use as a stand-alone parcel if need be.

Mr. Hoeve inquired why they would want to include this parcel in the PUD. Mr. Erne stated that they will share roads and infrastructure with the rest of the PUD. They are not able to accomplish some of the infrastructure as a stand-alone-site.

There was no one present in the audience to speak to this request.

** It was moved by Rynsburger and supported by Vander Meulen to close the hearing. A roll call vote was taken. All in favor. Motion carried.

The Commission affirmed that this request met the criteria for rezoning.

** It was moved by Vander Meulen and supported by Kortering to approve the rezoning request. A roll call vote was taken. All in favor. Motion carried.

Chairman Hoeve opened a public hearing for consideration of a request for Preliminary Planned Unit Development (PUD) approval for a mixed-use project containing residential, commercial, educational, institutional, and open space uses (to be called "The Commons at Westshore"), submitted by Jean Ramirez/Greg Erne/Westshore Mall Investors LLC, for the subject property between Felch and James, east of US-31 and west of 120th Ave., which in total contains approximately 66 acres. Said lands are addressed as 12331 James, 12360 Felch, and other adjacent unaddressed parcels, described more specifically as Parcel Numbers: 70-16-16-400-051, 70-16-16-400-052, 70-16-16-451-004, 70-16-16-400-048, and 70-16-16-400-081.

Present for this request was Greg Erne and Jean Ramirez of Westshore Mall Investors LLC. Also present were Har Ye Kan of HYK Consulting LLC, Nick Rolinski of Broad Street Studio Inc. and Marc Cohen of North Coast Architects.

Mr. Erne gave a brief introduction of the project. He stated that this project is located on 66 acres of land including the current West Shore Mall property. They are proposing a PUD consisting of retail, commercial, restaurants, Grand Rapids Community College Lakeshore Campus, a Skilled Nursing Facility, an Early Childhood Education Facility and residential. The land will also contain a natural park like area on the east side of the property.

Ms. Kan explained that they have reduced the number of residential units from the original plan brought before the Commission in 2020 from 341 units to 266, of those 259 will be multi-family apartments. They have also added an Early Childhood Education Facility.

Ms. Kan pointed out the 5 easements that will be going into the development on the map. She also stated they are requesting relief from the required setback for two small sections (40' and 42') totaling 82' of the 538' building length of the Skilled Nursing Facility. The requirement is a 15' setback and they are asking for a 10' setback for these two sections. Ms. Kan stated that they do not feel this is a self-inflicted condition. She cited the issues of powerlines that create a 33' easement that they are not able to build on, the fact that they have not be able to obtain an easement from Kohl's, and they are sensitive to the curb cuts along Felch especially taking into consideration the new HOM Flats that will be going up right across Felch. They feel that all of these constraints are causing these smaller setbacks in these two small sections.

Ms. Kan went on to state that they are highly supportive of architectural diversity and plan to build in phases so to add to the diversity of the buildings. They feel at this point it would be premature to provide final floor plans. She did point out that she feels there will be enough storage for each unit.

Ms. Kan then addressed parking deviations from the ordinance. She stated that currently West Shore Mall has 500 extra parking spaces and that the requirement is that parking be within 600' of an entrance. They are proposing around the Skilled Nursing Facility that adjacent parking lots would be well within the 600' feet some even falling as close as 300'. Ms. Kan also pointed out that walking from these parking lots would not be like walking through a parking lot it would be a much nicer place to walk with landscaping. They are asking for 1.0 spaces per unit instead of the required 1.5 spaces per unit due to the close proximity of other parking lots.

Ms. Kan talked about emergency vehicle access. They have been engaged with Staff and the Fire Department already about necessary accesses to the Skilled Nursing Facility. They have created 2 access points for the Fire Department. They are more than happy to continue working with the Township and the Fire Department to make sure they are providing adequate space for emergency vehicles and personnel to get to the entire building.

Union Street access was discussed next. Ms. Kan stated that they are not planning to connect to Union Street at this time because they do not own the property. She stated they are not in contact with Ottawa County or the Children's Advocacy Center at this time.

The proposed corridor through the current West Shore Mall would be a pedestrian and visual corridor but will not open up the building.

The Commissioners asked about the parking near the Skilled Nursing Center. It was asked if there are drop-off points. Ms. Kan stated that yes there are two drop off points located at the corner lobby and the back entrance. Staff also pointed out that a 600' distance to walk is like parking at the end of a large parking lot at a super store. Ms. Kan pointed out that this would be a better place to walk than a large parking lot as it will be well landscaped.

Ms. Rynsburger inquired about an outside play space for the children at the Early Childhood Center. Ms. Kan responded that there will not be a dedicated playground for the children but that the trend is going toward a more natural play area for children. And there will be an open green space area within walking distance to the building and they will utilize the Eco Park as well in their outdoor time. They are proposing a-typical-play areas.

Mr. Kortering noticed that the phase plans have changed. Mr. Erne said that they did make some changes to the phases. He pointed out that doing the West Shore Walk first was something that could be designed and planned easily therefore they moved that up to Phase 1.

Mr. Nykamp asked if the landscaping along the west side of the Skilled Nursing Facility would cause problems with the Fire Department? Mr. Cohen from North Coast Architects addressed this and said that the west end is not a driveway but it is an access point for fire fighters to access the building on foot. They will make sure to keep the landscaping clear for a walking pass through while still providing a buffer.

Mr. Vander Meulen asked if the road to the east of the nursing home goes on to the neighboring parcel. Mr. Erne answered that yes it does and they are working with the neighbors on a mutually

beneficial plan to provide even more connectivity and the neighbors are on board with the plan as it will benefit them as well.

Mr. Becker wanted the developers to know that he really likes the idea and is excited to see this in the Township and thanked Mr. Erne and his team.

Staff stated that if the Commission is comfortable proceeding, they would just like clarity from the Commission on items that they will work with the applicant on. The main item would be easements. At this point there is no public road being plan unless the Township initiates that. What about widths for the private roads? Any direction you can provide would be appreciated.

Ms. Rynsburger asked if the Commission should address the setbacks. Mr. Vander Meulen stated that we should. They are requested a deviance from the 15' setback to a 10' setback at two small sections of 42' and 40'. Mr. Cohen stated that the 10' setback areas are nursing stations not resident suites as well as storage facilities. All resident rooms are at set back at least 15'. Ms. Rynsburger and Mr. Vander Meulen both feel good about the plans and feel they took safety issue into account and thought it through well.

Staff has not seen proof of the easement coming out from the west, is there actually room for a drive to get constructed there? Also, the Fire chief will need to see a final landscape plan to be sure there is room to pull hoses.

Mr. Vander Meulen asked if they can show that this will all work at final would Staff be okay with moving forward at this time? Staff said they are ok with that. Mr. Vander Meulen stated that really the risk lies with the applicant at this point. They run the risk of the plan being rejected at final since they will not have any more feedback from the Commission until then. Mr. Nykamp stated that if we approve tonight and they bring the plans to the Fire Chief he may tell them no immediately and that would stop it right there.

There was no one in the audience to speak to this request.

Staff asked if the Commission is good with this being all one lot or should the educational facility be on its own lot and he skilled nursing facility be on its own lot. Mr. Vander Meulen said he assumed that by being all one lot it would be all managed under one owner and he is good with that.

** It was moved by Rynsburger and supported by Kortering to grant preliminary PUD approval noting the comments made by Commissioners and confirming that the request met the applicable PUD Criteria and PUD Standards of Approval. A roll call vote was taken. All in favor. Motion carried.

Other Business

12501 Greenly Street – Site Plan Review – Redwood – P. Rakoci/ Robert Carini Trust. Site Plan approval for development of an attached single-family residential project, which will consist of 129 total units on the +/- 19.5 acre site, which occupies roughly the northern half of the parcel at 12501 Greenly. The property is current zoned AG Agricultural, with a requested rezoning to R-3 High Density Residential. All of the proposed units will be rental. The internal street network, including the access road from Greenly, is proposed to be privately owned.

Present for this request were Patricia Rakoci and Emily Engelhart of Redwood Living. As well as Todd Foley from POD Design and Ian Graham from Bergmann.

Ms. Engelhart stated that they have been building Redwood neighborhoods since 2000. Those that move into the units tend to already live close by and are looking to sell their homes and move to possibly a smaller place with 2 bedrooms, 2 bathrooms and an attached garage in their same area. Most renters stay 3-5 years. We offer an onsite maintenance person that is there to help with any maintenance issue as well as helping get trash cans to and from the road if someone needs assistance with that, etc. They are providing a community experience.

Mr. Foley said that they provide different building types throughout the development so that it does not look so cookie cutter. The original plan was very grid like but the new plan offers a smoother flow through the development with curved roads and connectivity to the vacant parcel to the east. They offer a large retention pond with fountains and a gathering spot located along one side of the pond with a shelter space. An on-site leasing and maintenance office is located near the entrance to the development. Redwood owns and operates their developments so they are vested in creating a quality product. Mr. Foley pointed out that you will not see playgrounds, pools, or high activity areas in our developments because they are trying to offer a peaceful quiet neighborhood, like a condominium development that is geared toward an older population. Redwood is providing buffer yards between the buildings, heavy landscaping, patios/3-season porches/screened in porches, 7 acres of open space, 6 units per acre, connection for future expansion to the east and emergency vehicle access. The driveways offer enough space to park 2 cars on them. They are FHA and ADA accessible. Their target demographic is aging seniors and retirees. They offer a peaceful quiet neighborhood without the need to own your own property.

Mr. Graham stated that they are well below the allowed density. He also addressed setback requirements. Mr. Graham pointed out that Redwood typically does a 26' wide road with integral sidewalks. The Township has asked for a 26' wide road with a separate sidewalk so they created a tree lawn and a 4' sidewalk. He stated that there are no requirements in the ordinance for minimums of driveways. They are asking for a 22' driveway length only on the interior units, the exterior units will have much longer driveways. As for building separation their smallest separation is 25' side to side with the largest being 39'. Redwood will provide an access easement along with all interior roads and an access easement for pedestrian traffic to the property to the east via a gate with Knox Box for emergency vehicles. As for landscaping they will meet or exceed landscaping requirements. Mr. Graham stated that they can provide a photometric plan if the Township would like to see that. Mr. Foley stated that if the Commission would like to see extra lighting in the social area by the pond since there are no units near that area, they would be able to put a light pole along a sidewalk that is not near a residential building. Mr. Foley also pointed out that they irrigate the entire project from the beginning so that the landscaping is well maintained. Mr. Graham stated that they submitted site development plans and building plans today. They would really like to get started on construction this summer pending Ottawa County and EGLE approval. They would like to start when it is dry due to the high-water table.

Staff said they have 3 items that they would like to bring up to the Commission.

- 1) It has been stated that the target demographic is older adults and empty nesters. Staff visited both the Zeeland and Cascade locations. They observed young people in both developments and people with children. Staff would like to see green space for kids to play.
- 2) Staff presented pictures of the Cascade location and the landscaping there is very minimal.
- 3) Building setbacks and driveway lengths. The typical front yard building setback on

residential lots is 35 feet, however, in these types of developments without individual lots, 25 feet is the absolute minimum to the edge of the road or sidewalk. At this length larger vehicles will not overhang the sidewalks impeding pedestrian traffic.

Staff did note that it is not required to put lighting at intersections in these types of developments with private roads. Staff appreciated the intent to irrigate the lawns and landscape, however, also commented that there may be opportunities to plan for a natural area along the perimeter and corners of the property.

Mr. Foley responded to Staff's concerns and stated that the Cascade development is one of their older developments and they have made significant improvements to their developments since then. One of which is reducing the size of each building – putting fewer units in one building. He also addressed the concern of children in the developments. He stated that they do not prohibit any age group; however, the median age of their residents is 52 ½ years old. You will see some young professionals and some children. They have noticed that there are children in the development due to some grandparents having custody of their grandchildren, some divorcees renting these units because of a court order to stay in a certain area/school district. On average we have 7.5 kids per 100 units.

Mr. Kortering asked if there was a restriction on how many people could be in each unit. They answered that there are not restrictions on that, however, they average 1.2 residents per unit.

Mr. Vander Meulen likes the open space across from the pond. He would like to see that remain open so that if someone wants to go there to throw a ball or frisbee or something there is space to do that. He stated that he also likes the sidewalks in the development and asked if they could run them all the way to Greenly. Ms. Rakoci said she thinks they could do that. Mr. Vander Meulen also asked if the units provide enough storage space. Staff responded that at this time that information has not been provided. Mr. Kortering said it looks like there is a lot of storage space by what is shown in the drawings.

The Commissioners discussed the setbacks and decided they should not stray from the 25' minimum setback. Mr. Foley then asked if they could flip the tree lawn and the sidewalk? Mr. Vander Meulen said that in the winter that would be a problem to keep it clear, if it is 5' from the road it would be much easier to keep clear. Staff stated that they are not comfortable making these types of decisions on the fly.

** It was moved by Nykamp and supported by Vander Meulen to table the Site Plan to give the applicant more time to work with Staff on the issues discussed. A roll call vote was taken. All in favor. Motion carried.

Ms. Rynsburger encouraged them to take a look at a way to give kids a place to play.

12191 – 12199 Felch Street – HOM Flats Planned Unit Development (PUD) Amendment (#1) – Building Footprints and Smaller Unit Storage Sizes – V. Arora/Magnus Capital Partners.

The applicant, Vishal Arora/Magnus Capital Partners, requests an amendment to a final PUD for:

- (a) Building 2 shifted to the south approximately 7 feet;
- (b) Increases of 37 SF (0.33%) to the footprint areas of Buildings 1 and 3;
- (c) An increase of 735 SF (5.28%) to the footprint area of Building 2; and
- (d) Changes to dwelling units, in both overall area and storage area, as follows:

One-bedroom units – previously approved: 640 SF total floor area with 46 SF storage area

- 19 units with 684 SF floor area (+ 44 SF) with 29 SF storage (-17 SF)
- 1 unit with 684 SF floor area (+ 44 SF) with 27 SF storage (-19 SF)

Two-bedroom units – previously approved: 790 SF total floor area with 120 SF storage area

- 47 units with 854 SF floor area (+ 64 SF) with 70 SF storage (-50 SF)
- 3 units with 854 SF floor area (+ 44 SF) with 43 SF storage (-77 SF)

Three-bedroom units – previously approved: 940 SF total floor area with 129 SF storage area

- 42 units with 1,097 SF floor area (+ 157 SF) with 94 SF storage (-35 SF)
- 2 units with 1,097 SF floor area (+157 SF) with 102 SF storage (-27 SF)

Present for this request was Vishal Arora from Magnus Capital Partners.

Mr. Arora stated that they are asking for the 4 changes listed above from the approved PUD.

The Commissioners discussed the storage areas changes in depth. The Commissioners feel that while increasing the size of the unit overall is a positive change decreasing the amount of storage is a negative change. They determined this would be a major change to the PUD and the applicant would need to file a major change amendment if they choose to go this route; otherwise, they would need to abide by the storage requirements as laid out in the original PUD.

Items (a), (b) and (c) were also discussed and determined that those are minor changes and a consensus was taken that all members agree to approve these minor changes can be made.

11363 E. Lakewood – Holland Small Engine Repair – Special Land Use – Outdoor Storage (related to a principal use) (Originally tabled November 10, 2020; most recently tabled January 5, 2021) Curt Scholten/Holland Small Engine Repair LLC on behalf of Joel G. Bouwens/Start Space, LL Cair LLC seeking approval for outdoor storage related to a principal use. The property is zoned I-2 General Industrial.

Present for this request was Curt Scholten and Joel Bouwens of Holland Small Engine Repair.

The applicant has submitted applications and materials for Zoning Board of Appeals approval for the placement of the storage area, including variances for the storage area setback, and for the driveway/easement intersection visibility. The applicant has indicated that they will work with Staff to identify a solid fence material that meets the applicable Zoning Ordinance requirement.

Mr. Vander Meulen asked if the Commission can put a time frame on how soon the applicant has to do something so that things can get cleaned up at the property quickly. Staff stated that they are waiting for the decision of the Commission tonight to be able to move forward in issuing citations for the non-conformity.

** It was moved by Rynsburger and supported by Kortering to approve this request, with the acknowledgement that it meets the Special Use Standards, and subject to the following conditions:

1. The applicant shall be required to place the outdoor storage area and fencing in a location that complies with the Zoning Ordinance with the required setback from the edge of the access easement, and shall not be located within the access easement, and shall not be located within the intersection visibility triangle, or shall obtain approval of zoning variances for these from the Zoning Board of Appeals.

2. The applicant shall obtain Staff approval for a fence material to comply with applicable requirements.
3. Materials/equipment must remain within the storage area and shall not exceed the height of the fence.

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

470 & 471 Howard – Public Hearing – PUD Amendment (Amendment No. 2). Mike Evenhouse/ME Yacht Restoration seeking approval of amendments to a final PUD to allow: boat ramp, marina, new residential two-family dwellings, new clubhouse/event space, single-family home site, expanded warehouse/service building, and storage building. (Originally tabled December 1, 2020, most recently tabled January 5, 2021.)

Present for this request was Mike Evenhouse of ME Yacht Restoration and Brandon Simon of Nederveld.

The applicant stated that they will make the cul-de-sac-bulb 96'. They also agreed to revise the uses and remove the restaurant and banquet hall. As for who can use the boat launch, they would like it to read that employees and residents can use the boat launch not just employees, as that would cause them to have to hire more employees.

Staff commented that the PUD amendment establishing the boat launch intended the launch to be for commercial purposes, primarily to pull boats out of the winter storage facility and put them in the water and then proceed with the retrieval of boats in the Fall. Since then, it has been observed that many people use that boat launch and many boat trailers and vehicles are parked around the property. Staff also stated that the documents they received are not construction level documents which are needed for final approval of a PUD.

Mr. Vander Meulen stated that neighbors have commented that things have gotten much better around there the past year or two, that less people are using the ramp and those using the ramp know what they are doing.

Mr. Vander Meulen also asked if they need to address the garage doors that are facing Douglas Ave. and the garbage dumpster. Mr. Evenhouse stated that the garbage dumpster is behind a stone wall and asked if it still needed to be in an enclosure? Staff stated that they just need to see the wall on the drawing, as the current drawing does not show the wall. The Commission agreed that they can have garage doors on Douglas Ave. as long as they make them look good.

Mr. Evenhouse asked Staff if they can continue the buffer material that is already along Douglas on the neighboring property onto his property. Staff liked the continuity of that idea.

Mr. Evenhouse stated that there are only 15 people that can use the ramp, these customers pay \$9 a sq. ft. for winter storage and a \$1,500 fee to use the ramp. Of those 15 people there are 3 of them that use ME Yacht Restoration's services to have their boat put in the water and back out again. No one else is allowed to use the ramp. Mr. Evenhouse also pointed out that they have installed security cameras to control who uses the ramp.

It was decided to leave the item tabled until final drawings can be submitted with the changes addressed in tonight's meeting.

2763 120th – Brad Vander Zwaag/G2G LLC – Special Land Use – Contractor's Facility

This item remains tabled.

Quincy Street, between 120th and US-31 – Authentix – Robert McCaigue/Continental 512 Fund LLC – Planned Unit Development (PUD) – Amendment (#1) – New garage structures

This item remains tabled.

0 Black River Ct. – Kevin Miller/Mission Design – Zoning Map Amendment (Rezoning) – C-3 Highway Commercial to I-1 Light Industrial -

This item remains tabled.

0 Quincy Street (vacant) – Troy Bertsch/Leo Brown Group – Special Land Use – Senior Housing Facility. Consideration of a special land use request for a senior housing facility including independent, assisted, convalescent, and nursing facilities submitted by Troy Bertsch/Leo Brown Group. Said lands are addressed as 0 (vacant) Quincy Street, described more specifically as 70-16-09-200-044. The property is zoned R-2A Medium Density Residential. (Originally tabled January 5, 2021.)

Present for this request was Troy Bertsch of Leo Brown Group along with Mike Wagner, Bill Morgan and Justin Longstreth.

Mr. Bertsch stated they have worked on modifying the site plan to address all of the concerns brought up from the last Planning Commission Meeting. They have addressed all but one of the concerns. He stated that they are willing to comply with the 120 sq. ft. minimum storage requirements. Hopeful this can be a condition of approval or can be resolved during the building permit application process. Staff stated that does not have to be a condition of approval because it is already in the Zoning Ordinance.

Staff addressed that emergency access requirements can be handled by possibly modifying the island at the entrance and that can be shown at the time of site plan and building permit reviews.

Mr. Vander Meulen asked how big the garage doors are 8' or 9'. The applicant answered that they will be 9' garage doors.

Mr. Bertsch also stated they will not have any nursing components in Phase 1.

The Commission affirmed that this request met the Special Use standards.

** It was moved by Vander Meulen and supported by Rynsburger to approve this request under the stipulation that approval is for Phase 1 only. A roll call vote was taken. All in favor. Motion carried.

Farm Stands – Zoning Ordinance Text Amendment – Proposed amendments to the text of the Holland Charter Township Code of Ordinances, Appendix A – Zoning. The proposed text is generally described as amendments to allow farm stands as Special Uses in the C-2 Community Commercial District. (Originally tabled August 11, 2020.)

Present for this request was William Sikkel.

After some discussion regarding the first subcommittee meeting on this issue and research being done on other farm stands in the area it was decided to have the subcommittee meeting again in the next few months.

Mr. Sikkel agreed to find out about the farm stand that was operational in Park Township and get back to them on that.

This item shall remain tabled.

There was discussion regarding the extended length of the last two meetings (well over 3 hours for both meetings) and the potential for another lengthy meeting again in March. It was the consensus of the Commission and Staff that there possibly be two meetings, under the discretion of the Chairman, Vice-Chairman and Staff, when the list of agenda items gets too long. Staff will talk with the attorney about the legality of having additional meetings when needed and will get back to Commissioners on possibly scheduling a second meeting for March and available dates.

The meeting adjourned at 11:23 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary