

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 11, 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 (Holland Charter Township, Ottawa County, MI), Vice-Chairman/Secretary Jack Vander Meulen (Holland Charter Township, Ottawa County, MI), Members Doug Becker (Holland Charter Township, Ottawa County, MI), Ken Bosma (Park Township, Ottawa County, MI), Randy Korterling (Holland Charter Township, Ottawa County, MI), and Miska Rynsburger (Park Township, Ottawa County, MI). Also present were Community Development Director John Said, Assistant Community Development Director Corey Broersma, and Recording Secretary Tricia Kiekintveld.

Public Comment:

Mr. Bill Sikkel asked for clarification on where the Commission stands on the Farm Stand issue? Staff responded that they will address scheduling another special meeting to continue talking about the issue at the end of this meeting.

The Ottawa County Farm Bureau submitted a letter that Staff summarized for the record. The Bureau stated that they are the largest agricultural organization in Ottawa County with 1,500 members and that they are in support of Visser Farms running a farm stand at the Chicago Dr. location. The Bureau understands that the Township is looking for methods for how this kind of use can be allowed and they encourage the Township to make a decision quickly.

Minutes:

** It was moved by VanderMeulen and supported by Rynsburger to approve the minutes of the April 13, 2021, meeting and the April 20, 2021, special meeting. A roll call vote was taken. All in favor. Motion carried, 5 - 0. Mr. Bosma abstained from the vote due to not being present at either of the meetings.

Public Hearings:

Chairman Hoeve opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Westview Capital LLC on behalf of Paul and Violet Riemersma Trust to change the land at 0 Perry Street, described more specifically as 70-16-24-300-038, from AG Agricultural to R-2 Moderate Density Residential. Present for this request was Mr. Mike West of Westview Capital LLC, located at 795 Clyde Ct. SW, Byron Center.

Mr. West stated that they are looking to develop a single family detached subdivision consisting of 21-22 lots along a private cul-de-sac street, similar to Blue Jay Crossings in the Township. Mr. West also stated that they feel this is consistent with the Township's rezoning standards, the new Township Master Plan as well as consistent with the surrounding land uses.

Mr. VanderMeulen stated that he has no problem with the request, but did ask if it would make sense to include the land located in the south east corner that seems to be cut out of the parcel in question. Staff indicated that additional land cannot be added to the request at this point, due to legal notice requirements. Mr. West indicated that the purchase agreement is only for the 8-acre parcel indicated.

Chairman Hoeve opened the meeting up for public comments.

Vernon and Eunice Jurgens of 1620 High Pointe Dr, Zeeland, sent an email that Staff then read into the record. They stated that they are concerned about this change and how it will affect Windemere. The email stated that the small lots and two-story homes in an R-2 district will change the complexion of the neighborhood and that is concerning to them. Mr. & Mrs. Jurgens are also concerned about the increase in traffic along Perry St. with a new development.

Mr. Jack Huston of 1622 High Pointe Dr, Zeeland, asked what the plans were for a privacy buffer between Windemere and the proposed development? Mr. West answered that there is a line of trees already on the Windemere development and doesn't feel like they would need to add more. Mr. Huston said that some of their trees are needing to be replaced and is wondering how tall the possible 2-story homes will be so they know what type of trees to put in there. Staff indicated that at this point they are only looking at the rezoning so they do not have plans that have been submitted yet. Mr. West said they would be more than happy to communicate with the condominium association regarding adding trees possibly even before construction begins.

Mr. Kortering asked what the land to the south is zoned? Staff indicated that the lands to the south are zoned R-1 and the other two pieces of land are PUDs which are built to R-2 and R-1 specifications. Mr. West indicated that they plan on building 21-22 units with a density of 2.7 units/acre. He stated that this is a lesser density than the land to the west and the southwest and is more consistent with R-1. Mr. Hoeve pointed out that at that density that is at the low end of R-1.

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

Staff noted for the record that the Master Plan limits a rezoning in this area to 5 units/acre, a net density. This would be calculated after deducting public right-of-way and access easements.

** It was moved by Bosma and supported by Kortering to recommend approval of the rezoning request to the Board of Trustees, noting the request is consistent with the rezoning criteria. A roll call vote was taken. All in favor. Motion carried 6 - 0.

Chairman Hoeve opened a public hearing for consideration for a special land use request by Robert Arnoldink on behalf of Jonathan Israels for land addressed as 196 N. 120th, described more specifically as Parcel Number 70-16-21-436-002. Petitioner is seeking permission for vehicle repair. The property is zoned C-2 Community Commercial.

Present to speak to this request was Mr. Robert Arnoldink of Auto Body Xperts, 1678 W. Clearwater, Zeeland.

Mr. Arnoldink said that they plan to rent half of the building for automobile collision repair. They will mainly be doing sheet metal repair and replacement as well as some light mechanical repair as needed.

Staff asked the applicant to identify which portion of the building they plan to use for the auto body repair. Mr. Arnoldink stated they would be using just the north half of the main building.

Mr. Bosma asked about parking and storage areas. Mr. Arnoldink stated that they have very little need for any parking other than an employee or two. For storage Mr. Arnoldink stated that they plan to use the property on the north side of the building in the fenced in storage area. He stated that they also plan on putting in a gate to take the vehicles around back through the gate and into the building for repairs. Staff noted that outdoor storage is no longer allowed in the township. Staff noted that the storage on the north part of the property may have been grandfathered in, however, they will not be able to add additional outdoor storage on the subject property.

Mr. Hoeve inquired if it would make more sense to just allow the special use for the whole building instead of just half of it. He wondered if that would make things easier for Staff in the long run. Staff stated that only approving the special use in half of the building is fine with them. It was noted by Staff that the way the application is written it would be possible at this point to change the request to the whole building since the application does not specify the area proposed for the special use. Mr. Arnoldink stated that they will stay in just the north half of the building unless their business grows then they could come back and ask to expand to the other side of the building.

Mr. VanderMeulen asked if they would need an oil separator chamber. Mr. Arnoldink stated that they really won't have a need for that, however, Mr. Arnoldink and Mr. Israels indicated there is one on site if they need it.

Chairman Hoeve opened the meeting up for public comments.

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

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

** It was moved by VanderMeulen and supported by Bosma to approve the request noting that the request meets the special land use standards and with the stipulations that there be no outdoor storage of vehicles, parts or any other materials on the site and the applicant obtain approval of the Fire Chief for emergency access and gate designs, and to specify that the special use approval is for the entire building. A roll call vote was taken. All in favor. Motion carried 6 - 0.

Chairman Hoeve opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Lucas Hanneken and Bria Wagner to change the land at 2950 100th Ave., described more specifically as 70-16-13-200-030, from AG Agricultural to R-2 Moderate Density Residential.

Present for this request was Ms. Bria Wagner of 2950 100th Ave., Zeeland.

Ms. Wagner stated that they are seeking rezoning because of setback issues.

Ms. Rynsburger stated that she feels this request adheres nicely to the standards.

Staff noted that the applicant has been very agreeable and has paid good attention to the details. They also noted that they rarely see rezoning requests like this from individuals and they are happy to see this coming from the property owner in a location where it just makes sense with the surrounding parcels.

Chairman Hoeve opened the meeting up for public comments.

There was no one present to comment on 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.

** It was moved by Bosma and supported by Kortering to recommend approval of rezoning request to the Board of Trustees, with acknowledgement that the request meets the applicable rezoning criteria. A roll call vote was taken. All in favor. Motion carried 6 - 0.

Chairman Hoeve opened a public hearing for consideration of a special land use request submitted by Josh Nelson for land located at 0 W. Lakewood Blvd. (vacant), described more specifically as Parcel Number 70-16-19-400-002. The applicant is seeking permission for a contractor facility with outdoor storage. The property is zoned C-2, Community Commercial.

Present for this request was Mr. Rob Lamer of Exxel Engineering representing Nelson Builders.

Mr. Lamer stated that this land is zoned C-2 and the surrounding parcels are zoned either C-2 or I-2. He noted that there had been a prior approval for a contractors' facility in this location, however, nothing had been done at the time and that approval has since expired. Mr. Lamer pointed out the plan is to have the storage areas behind the building. He then stated that after a conversation with Staff it was noted that they are not allowed to have storage closer than 25 feet to the rear lot line, due to a 25' setback for storage in the Zoning Ordinance. Staff also suggested that if they need more storage, they could either seek a zoning variance with the Zoning Board of Appeals, they could expand the storage area to the west, or they can reduce the area if they don't really need it. Mr. Lamer stated that the applicant doesn't want to go in front of the Zoning Board of Appeals and instead would like to expand to the west. Can this be expanded for the entire parcel so they wouldn't have to come back if they chose to expand? Staff stated that yes, they could, it would be subject to the site plan and subject to the conditions that were presented at the time of the hearing and shown on the submitted plan. If the Commission would like to stipulate changes, then as long as there is descriptive language that is a possibility.

Mr. Hoeve asked Staff if they can allow the expansion of storage? Staff answered that they can do that as long as it is detailed in the motion. Mr. Bosma then asked what kind of screening would then need to be there along Lakewood Blvd.? Staff answered that they will take care of that during site plan review based on Section 9.22.

Mr. Becker asked how long special use approvals last? Staff answered that they expire after 1 year, if there's no work has begun.

Chairman Hoeve opened the meeting up for public comments.

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

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

** It was moved by Bosma and supported by Kortering to approve this special use request acknowledging that they've met the special use standards and with the stipulation that outside storage can extend to the western edge of the proposed future building addition, as long as applicable setbacks are met, noting that screening will be addressed at site plan review. A roll call vote was taken. All in favor. Motion carried 6 - 0.

Other Business

470 & 471 Howard – Planned Unit Development (PUD) Amendment – Resolution and Report – described more specifically as parcel numbers 70-16-30-150-035, 70-16-30-150-036, 70-16-30-126-056). Mike Evenhouse/ME Yacht Restoration seeking approval of amendments to a final PUD. (Originally Tabled December 1, 2020)

Present to speak to this request was the applicant's attorney Mr. Bill Sikkel.

Mr. Bosma asked if the resolution and report needs to have language about approval from the Ottawa County Water Resource Commission prior to approving the PUD amendment. Staff noted that the approval language is in the original PUD and therefore does not need to be in the amendment because the new resolution and report state that all previous conditions are still in place.

Mr. Sikkel asked about the ramp usage conditions and want to verify that the 20 customers that rent yearlong storage are able to use the ramp. He also wanted to address the sidewalk connection to the bike path. There is already a connection in place from the parking lot to the road, they are wondering if that is enough of a connection. The owners want to discourage the public from using the connection onto the property and getting to the ramp, in fact the owners have even talked about adding a gate at the current connection to keep the public from entering the property. Mr. Sikkel also asked about the limits on short term rentals and would like to verify that they are not any more limited on short term rentals than anyone else in the township would be.

Staff answered Mr. Sikkel's questions. They stated that the language of the resolution and report does allow for the tenants of ME Yacht Restoration to use the ramp. Staff stated that the connecting sidewalks shown on the plan are adequate. They also noted that short term rentals are not allowed anywhere in the Township so that is not any different for the applicant.

Mr. Sikkel then asked if this is approved tonight what is the timing moving forward. Staff answered that the next step would be to have a public meeting at the Township Board level and they would get it scheduled and will let Mr. Sikkel know when it will be.

** It was moved by Becker and supported by Kortering to approve Staff providing the Board of Trustees with the favorable Resolution and Report and recommends its approval. A roll call vote was taken. All in favor. Motion carried 6 – 0.

0 Quincy Street (vacant parcel) – Planned Unit Development (PUD Amendment – Robert McCaigue/Continental 512 Fund LLC – described more specifically as parcel number 70-16-09-200-043; amendment to a final PUD to install garage structures. (Originally tabled Jan. 5, 2021)

Present to speak to this request was Caitlin LaJoie of Continental 512 Fund LLC.

Ms. LaJoie stated that they are asking for approval of 6 detached garages to be built cohesively with construction of the development and 6 detached garages in the future if needed.

Mr. VanderMeulen asked the applicant if they would be willing to provide an additional emergency exit through to the new Redwood Development that has been approved as well as a sidewalk. Staff stated that Mr. McCaigue committed to an access to the west. Ms. LaJoie stated that she can confirm that they will install an emergency access easement and sidewalk.

Mr. Kortering asked if the width area behind the garages has been addressed for allowing ample space for backing out. Staff stated that the problems have been addressed and Staff is good with the new layout of the parking garages.

Staff noted that if the Commission recommends approval, then they will come back for the resolution and report at the June meeting.

** It was moved by VanderMeulen and supported by Kortering to request Staff draft a resolution and report for this PUD Amendment with the condition of requiring installation of a paved emergency access and pedestrian access to the west to connect to the Redwood site prior to the completion of the project. A roll call vote was taken. All in favor. Motion carried 6 – 0.

Knollwood PUD – Ottogan Street west of 104th – Final Planned Unit Development (PUD) – Resolution and Report – PUD Amendment (Amend. #3) (front-loaded garages for Lots 83-94 and removal of pedestrian access for Lots 65-66).

Staff noted that no action is required at this time because site details are still being finalized.

0 Black River Ct (vacant parcel) – Zoning Map Amendment (Rezoning) – Kevin Miller/Mission Design – described more specifically as parcel number 70-16-36-200-028; request to rezone the property from C-3 Highway Commercial to I-1 Light Industrial. (Originally tabled Jan. 5, 2021)

There was no one present to speak to this request. Item to remain tabled.

300 N. Franklin – Patriot Meadows Preliminary Site Condominium – Brad VanderZwaag of Baumann Builders – request for preliminary site condominium for 42 detached single-family condominium units (Originally tabled April 13, 2021)

The applicant is working to prepare revisions; this item to remain tabled.

2763 120th – Brad Vander Zwaag of G2G LLC – Special Land Use for a Contractor’s Facility (Originally tabled January 5, 2021)

The applicant is working to prepare revisions; this item to remain tabled.

0 Black River Ct. – Kevin Miller/Mission Design – Zoning Map Amendment (Rezoning) – C-3 Highway Commercial to I-1 Light Industrial (Originally tabled January 5, 2021)

This item should remain tabled at this time, pending the outcome of the Comprehensive Plan review of this site.

Staff stated that the next meeting on June 1, 2021, will be held in person at the Township Hall. If any of the Commission members meet one of the following criteria they can remote in via phone:
1) Medical Condition 2) Military Service 3) Declaration of state or local state of emergency.

Staff asked if the Commissioners are available for a special meeting regarding farm stands next week Tuesday, May 18 at 6:00 pm? The Commissioners agreed to that date and time.

The meeting adjourned at 8:06 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary