

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
November 2, 2021

Chairman Hoeve called the meeting to order at 7:00 pm and asked for a roll call of members present.

Present: Chairman Marion Hoeve, Members Doug Becker, Ken Bosma, Steve Darrow, and Randy Kortering. Also present were Community Development Director Corey Broersma, and Recording Secretary Tricia Kiekintveld.

Absent: Vice-Chairman/Secretary Jack VanderMeulen and Member Miska Rynsburger

Public Comment: None.

Minutes:

** It was moved by Kortering and supported by Bosma to approve the minutes of the October 5, 2021, meeting. 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 Michael West of Westview Capital, LLC. to change land from AG Agricultural to R-2 Moderate Density Residential. Said lands are located at 0 Ottogan Street, described more specifically as 70-16-35-400-013.

Present for this request was Mr. Michael West of Westview Capital, LLC.

Mr. Darrow excused himself from the meeting for this request.

Mr. West explained that they are requesting the 40-acre piece of land located on Ottogan be rezoned from AG Agricultural to R-2 Moderate Density Residential. They are proposing a single family detached subdivision.

Mr. West went through the 5 criteria for rezoning:

- 1) The Future Land Use map shows this area as low density residential which is either R-1 or R-2. Mr. West said that their plan is consistent with the surrounding land uses of condominiums, 2 low density residential developments, vacant land and a church.
- 2) There are some features of the land that will create some unique situations. The land includes a section of wetlands, as well as drainage and utility easements that they will have to work around. Mr. West stated that due to these situations' density will be low at 5 units per acre.
- 3) The proposed plan is consistent with surrounding land uses. Mr. West said they plan to have street connectivity with surrounding neighborhoods as well as sidewalks within the development.
- 4) The utilities are either currently present or are able to accommodate the development.
- 5) This item is up to the Commission.

Mr. Hoeve asked what the easements are on the property. Staff answered that this is a very unique situation. There are 2 underground gas lines, as well as several drainage and utility easements.

Mr. Kortering asked what the difference in zoning R-1 versus R-2 would be on this piece of land given the unique situations. Staff stated that the land is currently zoned AG Agricultural and the Future Land Use map designates this parcel as R-1 Low Density Residential. The Comprehensive Plan gives some flexibility, stating a minimum R-1 width of 70' at 10,500 sq. ft. and the minimum R-2 width of 64' at just under 9,000 sq. ft with a maximum of 5 units per acre could be considered. The hope in this flexibility is that the developer would leave more green space preserved on the property.

Staff clarified that if approved for R-2 the development density may not exceed 5 units per acre which is calculated after the public road right-of-ways have been deducted from the total area.

Mr. Kortering asked the applicant if they have plans to leave green space in addition to the wetlands? Mr. West stated that they will avoid the wetlands. As far as planned green space they are not that far into the design process to say what types of green spaces they will have. He pointed out that with the challenges of this land due to the easements and the wetlands they are very limited in what they can do with the land. He did say that they may have space to design in walking trails.

Mr. Kortering did state that the request is just for rezoning not for approval of the development.

Mr. Becker asked if their long-term goal is for individual sales or a PUD? Mr. West answered that they are planning site condos with connection to Knollwood and possibly to Summerlin. However, at this point they would not have direct access to Summerlin because there is a narrow strip of land with a different owner, who at this time, is not interested in selling.

Mr. Kortering asked if they are planning to develop in phases or all at one time. Mr. West stated he is guessing it would be 2 phases due to the potential size of the development.

Chairman Hoeve opened the meeting up for public comments.

Mr. Roger Littlepage from 49 Brynwood Ave., Holland, 49423 stated that he is concerned that this land is not being considered for R-1 rezoning, as rezoning to R-2 is changing the Comprehensive Plan. Mr. Littlepage also pointed out that Knollwood and Summerlin are already expanding and he is concerned about how this much development will affect their property values. He feels people like living there because of the open spaces. Mr. Littlepage is asking the Commission to not approve rezoning to R-2 but rather rezone to R-1 to maintain higher property values.

Mr. Robert Boersen at 61 Brynwood, Holland, 49423 is concerned about the impact a new development will have on the traffic in the area. He stated that there are already vehicles that are cutting the corner by driving through Knollwood. Mr. Boersen stated that traffic has become very busy at Ottogan and 104th Ave. the past 5 years. He stated that the first 10 years he lived there the traffic was not a problem but over the past 5 years it has increased considerably.

Ms. Bridget Bravata from 10553 Knollgate Dr., Holland, 49424 stated that everything Mr. Littlepage and Mr. Boersen said is true. She also stated that traffic is incredible and makes it very hard to get out onto either Ottogan or 104th.

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

Mr. Kortering asked if Knollwood is zoned R-2. Staff answered that it is a PUD and some of the outlying lots meet R-1 specifications and the rest of the development is denser than what is being proposed by Mr. West.

Mr. Kortering asked if traffic is really the Commission's problem and how traffic should affect our decision? Staff stated the Ottawa County Road Commission controls the roads and therefore the roads are out of our hands. They also are aware that there have been some very serious accidents in that area. Staff stated that a traffic study has not been done for this possible development. Mr. Kortering stated that the Road Commission will also determine where any interior roads will go as well.

Mr. Bosma stated that he struggles with the "not in my back yard attitude." He stated that they aren't worried about the additional homes that are being built in their own subdivision but they are concerned about homes being built outside of their development.

** It was moved by Bosma and supported by Kortering a recommendation of approval to the Board of Trustees for the rezoning request from an AG District to an R-2 District noting that the request is consistent with the criteria for rezoning. A roll call vote was taken. All in favor. Motion carried.

Mr. Darrow rejoined the meeting.

Chairman Hoeve opened a public hearing for consideration of a special land use request submitted by Aaron Schreur of Extreme Auto Repair for vehicle repair. Said lands are located at 156 E Lakewood Blvd., Suites 10 and 20, described more specifically as 70-16-20-275-021.

Present for this request was Mr. Aaron Schreur of Extreme Auto Repair.

Mr. Schreur said that he is looking to move his business into the Township, he is currently in Olive Township. He said their current building doesn't have the room they need for parking.

Staff stated that they are looking to move into two suites, Suites 10 and 20. Suite 10 already has a special use but by combining the suites into one, the use will change from the 2016 use to this new use of vehicle repair for both suites. Staff pointed out that the current zoning for this land, and the surrounding land, is C-2 Community Commercial and the Future Land Use maps shows the area as Mixed Use. This business meets the definitions of a special land use to be considered in the current C-2 zoning district. They are proposing employee parking as well as parking for cars that are either waiting to be serviced or are waiting to be picked up after being serviced.

Mr. Hoeve asked why the parking is so scattered. Mr. Schreur stated that the neighboring gym would like the parking that is closest to their business and Mr. Schreur stated that works fine for them as their service workers can park the cars that have been serviced further out with no problem.

Mr. Kortering asked if they agree to not have any painting. Mr. Schreur said that they will comply with that stipulation.

Mr. Bosma asked how they will handle any future parking issues if nothing is in writing? Staff stated that Mr. Schreur is leasing the building and the owner of the building has signed the application and therefore is aware of the parking proposed so this shouldn't be an issue. Mr. Schreur stated that they do not like to have cars sitting on the lot very long they like to keep them moving as it best for their business to keep them flowing through.

Mr. Kortering asked if they are leasing the building. Mr. Schreur stated they are leasing.

Chairman Hoeve opened the meeting up for public comments.

Mr. William Homik from Joe2Go LLC at 166 E Lakewood Blvd, Holland, 49424 stated that they object to the parking but not to the business. He stated that there is a very narrow easement that runs from Lakewood Blvd. and snakes through to the back of the property line. The parking being proposed infringes on this easement along the east side of the building and also infringes on the easement on the north east corner of the building. Mr. Homik said this has been an issue for years. He would like to see an agreement made with all 3 property owners that would change the easements to benefit all parties.

Mr. Bosma said that he sees an ingress and egress easement on the map but without the legal wording of the easement he cannot tell who has rights to the easement. Mr. Bosma stated that it is possible that both parties have the same rights.

Staff clarified that the parking spaces do in fact extend over the easement and they would need to see the wording of the easement to know if this is legal or not.

Mr. Bosma pointed out that even with the parking shown here there is still enough room for access to the back of the property by at least 20' or more. Mr. Homik stated that it looks like the proposed parking interferes with the easement by 2'-3'. Mr. Bosma said that they really need to see the easement paperwork.

Mr. Hoeve stated that it sounds like this easement issue needs to get resolved. Mr. Kortering suggested we could either table the request or approve the request pending a parking layout agreement. Mr. Hoeve asked if it is appropriate to table a request pending communication between owners when the applicant is not the owner? Mr. Becker asked if they can approve the request pending a parking agreement so that the applicant can begin moving into the building? Staff answered that the Commission could go either way.

Mr. Kortering asked how long could it take to really solve the easement problems? Staff stated that their concern is that there is enough legal parking provided for this use. Staff did agree that the parking spaces along the east side of the building are encroaching by about 2'-3' with a standard 18' parking space. Mr. Kortering stated that they potentially would not be able to have any parking along the east side of the building or possibly only parallel parking.

Staff asked if Mr. Homik has approached the owner in the past. Mr. Homik said that they have approached him but they were rejected. Staff asked if they have filed a legal lawsuit regarding their easement rights? Mr. Homik stated that they have not filed a legal lawsuit.

Ms. Lisa Homik from Joe2Go LLC at 166 E Lakewood Blvd, Holland, 49424 submitted a letter to the Commission. She gave the Commission some history of the property and the parking issues that have been going on for years because of this easement. She stated that they used to have parking just off Lakewood Blvd. but the current owner made them take away their parking

because it infringed on the easement. Ms. Homik pointed out that their parking only went over the easement by a very small amount. She stated that this new owner is not willing to work with them but now will allow his own lessee to violate the easement. Ms. Homik said that she feels if it is ok for them to violate the easement then she should be able to get her parking spaces back too. She stated they just don't want to see other people violating easements. Ms. Homik said she feels that her neighbor is not respecting the rights of her property. She pointed out that for the first 10 years they were there everything was fine but the current owner has made it difficult for them.

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

** It was moved by Kortering and supported by Bosma to table this request until a legal resolution of the easement can be worked out. A roll call vote was taken. All in favor. Motion carried.

Staff informed the applicant that they would need to submit new paperwork in just a couple of weeks to be on the agenda for the next meeting. He also said that they may need to work with the owner of the property to negotiate easement rights with the neighbors or remove the parking from the plans so that the parking doesn't go over the easements and confirm the new parking layout will accommodate all users.

Other Business

2352 N. Park Dr. – QCW Enterprises LLC – traffic study recommendations and Site Plan revisions related to new vehicle wash facility.

Present to speak to this request was Ms. Mandi Brower of QCW Enterprises LLC.

Ms. Brower said that they have heard back from Tolson and that Tolson agreed 3 of the traffic study recommendations consisting of:

- Restripe North Park Drive to extend northbound left-turn storage length and provide a southbound left-turn lane for Burger King.
- Add signage on the north- and southbound approaches to identify lane usage.
- Provide turning movement tracks on James Street to guide northbound right-turn vehicles.

Tolson, however, was not open to closing the driveway to the parking lot opposite the Burger King driveway to reduce conflict points.

Staff pointed out that the updated site plan shows the QCW dumpster closer to US-31, a one-way entrance, a one-way exit, the addition of a 3rd pay lane and a reduction in the number of vacuum spaces.

** It was moved by Bosma and supported by Becker to approve the site plan with the following conditions being met by June 15, 2022.

- Restripe North Park Drive to extend northbound left-turn storage length and provide a southbound left-turn lane for Burger King.
- Add signage on the north- and southbound approaches to identify lane usage.
- Provide turning movement tracks on James Street to guide northbound right-turn vehicles.

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

2763 120th – Brad VanderZwaag of G2G LLC – Special Land Use – Contractor’s Facility.
(Originally tabled January 5, 2021)

This item should remain tabled at this time.

2022 Planning Commission submittal deadlines, meeting dates and meeting times.

The Commissioners discussed the possibility of changing the meetings in 2022 to an earlier time. Staff noted the Zoning Board of Appeals meets at 5:30 pm and since both boards work with many of the same companies this would be nice to be consistent in meeting times. Concern for the public to be able to attend a meeting so close to the end of the work day was also voiced.

** It was moved by Kortering and supported by Becker to recommend to the Township Board changing the meeting time from 7:00 pm to 6:00 pm and approving the meeting date schedule with a change of the July meeting date from July 5 to July 12, 2022. All in favor. Motion carried.

Staff updated the Commission on the Housing Market Study stating they had a kick-off meeting yesterday with McKenna. Discussions revolved around the background data being used, an estimate of the workforce, and daily numbers of commuters. Next meeting is November 17 to discuss the current housing supply verses need numbers. Mr. Kortering noted that the United Way recently released their studies as well and it may be beneficial for McKenna to have that information as well. Staff will notify McKenna about the availability of that information.

Staff also updated the Commission on the Hotel Market Study noting that they had a progress meeting earlier today with Inland National Development Company. Discussions involved understanding the numbers relative to area, hotels cited (or not cited), and ensuring consistency between the tables and charts.

The next Planning Commission meeting is scheduled for Tuesday, December 7, 2021.

The meeting adjourned at 8:15 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary