

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
December 7, 2021

Vice-Chairman/Secretary Jack VanderMeulen called the meeting to order at 7:00 pm and asked for a roll call of members present.

Present: Vice-Chairman/Secretary Jack VanderMeulen, Members Doug Becker, Ken Bosma, Steve Darrow, Randy Kortering and Miska Rynsburger. Also present were Community Development Director Corey Broersma, and Recording Secretary Tricia Kiekintveld.

Absent: Chairman Marion Hoeve

Public Comment:

Daniel DeFranco of 6122 Old Allegan Road, Saugatuck. Mr. DeFranco is applying for the open Assistant Planner/Zoning Administrator position and wanted to introduce himself to the Commission. He talked about the commissions and boards that he is or has served on. He expressed how he is impressed with the Townships new Master Plan and appreciated the Commissions time.

Minutes:

** It was moved by Kortering and supported by Darrow to approve the minutes of the November 2, 2021, meeting. Mr. VanderMeulen and Ms. Rynsburger abstained from the vote due to being absent at the last meeting. All in favor. Motion carried.

Public Hearings:

Vice-Chairman VanderMeulen opened a public hearing for consideration of an amendment to the Future Land Use Plan Map of the Holland Charter Township Comprehensive Master Plan submitted by Mark Tomasik of Innovative Design o/b/o KAL Properties to amend the land's designation from Low Density Residential to Community Commercial. Said lands are located at 0 James Street (vacant), described more specifically as Parcel Number 70-16-16-300-011. The property is currently zoned R-2 Moderate Density Residential.

Present for this request was Mr. Mark Tomasik of Innovative Design o/b/o KAL Properties.

Mr. Tomasik stated that they are looking to develop the said property in conjunction with the property to the east that is zoned C-2 Community Commercial. They are asking that the two parcels be zoned the same so they can develop the property as a whole. Mr. Tomasik pointed out the abnormal shape of the subject property and said that combining it with the property to the east makes the most sense. They plan to keep a 50' wide buffer that runs along the length of the creek.

Mr. Kortering asked what they plan to do with the land. Mr. Tomasik said that at this point they are planning to take down the current building on the original parcel and then build several new buildings on both parcels with an access road.

Mr. Kortering asked if they will be planting new trees for the buffer? Mr. Tomasik said they are not planting anything new as their plan is to leave the trees and brush that are currently there to provide a thicker buffer. He also said that they will plant additional landscaping on the property as the buildings go up.

Mr. Becker pointed out that all that is on the table for tonight is to change the Future Land Use Plan Map not to approve the buildings or landscaping.

Mr. VanderMeulen said that this is the same process that the Commission went through with the property to the east a few years ago. He also stated that he is sure that the neighbors in the residential area bordering this parcel are concerned about this land being zoned Commercial. Mr. VanderMeulen said that by leaving such a thick and wide buffer, along with the creek, there should not be any issues.

Mr. Kortering inquired if Mr. Tomasik owns the property. Mr. Tomasik stated that his client KAL Properties is the owner.

Vice-Chairman VanderMeulen opened the meeting up for public comments.

Mr. Melvin Schaub from 12745 James St. is concerned about the creek levels during heavy rain. He stated that recently the creek rose 10'. Mr. Schaub is very concerned that if the land is developed that the creek will flood even quicker and that the water will come into the bordering homes. Mr. Schaub would like the Ottawa County Drain Commissioner to be involved when this land is developed to make sure that there is enough capacity in the creek for water run-off during rain storms. Mr. Schaub also said that he doesn't like how land in the Township is purchased, cleared and then nothing is built for a significant amount of time. He feels it doesn't look good for the Township.

Mr. Curt Carini owner of 2613 Kragspough Ct. stated that he is very happy to hear that they plan on leaving a 50' wide buffer along the creek and would like to see a buffer along the north property line as well.

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

Staff said that 12671 James St., Wonderland Tire (KAL Properties), came before the Commission and was granted a similar Comprehensive Plan Amendment in 2018. At that time, it was talked about how the existing facility on that property would be enlarged in the future. Staff stated that it is interesting to hear that they are now considering taking the facility down and redeveloping both parcels. That opportunity for compliance should be considered.

** It was moved by Kortering and supported by Bosma to recommend Staff prepare an initiation summary of approval to the Board of Trustees for review and for a determination that the proposed FLU Map amendment is acceptable for distribution to the surrounding municipalities and designated agencies under the Michigan Planning Enabling Act, who will in turn have a 42-day comment period. A roll call vote was taken. All in favor. Motion carried.

Vice-Chairman VanderMeulen opened a public hearing for consideration of a special land use request submitted by Greg Erne of Westshore Mall Investors LLC for housing consisting of convalescent and/or nursing care. Said lands are located east of 12288 Felch Street, described more specifically as 70-16-16-400-081.

Present for this request was Mr. Craig Gengler from Driesenga and Associates.

Mr. Gengler said that this parcel is better known as the empty parcel next to Kohl's. This parcel was part of The Commons at Westshore PUD but now they are coming before the Commission as a standalone site for convalescent and nursing use. Mr. Gengler said they have been working with Staff and other agencies for a few months on this project and have all the approvals they need, approval from the Commission is the last step. They are hoping to start construction in the spring.

Mr. Gengler stated that this would be a 100 resident single room facility. They feel this would be a good transition between the neighboring commercial properties and the residential homes and apartments on James.

Mr. Gengler also pointed out that they would be extending the water main through to Union Street which is a good improvement of flow through the Township.

Mr. Kortering asked if they own the land to the east? Mr. Gengler said that they do not own that land but Mr. Erne is in talks with that owner to purchase an 82' long strip. This strip is needed in order to put in a driveway and the building without being under power line easements.

Staff said that this land was initially part of The Commons at Westshore PUD but due to the lengthy time frame for the rest of the PUD with utilities, roads, etc. Staff has advised the applicant to rezone this parcel as a separate entity so they can move forward with the development of this facility. Staff still would like to see pedestrian and vehicle connectivity to the future PUD. For now, Staff is asking for an easement and access road for emergency vehicles but it could possibly be more of a formal connection point in the future as the PUD is developed.

Mr. Kortering expressed his concern with the 82' strip that the applicant doesn't actually own yet and asked for Staff's opinion on how to handle this. Staff answered that the purchase of this strip can be a condition of approval. Staff also noted that this drive is intended to also serve the property to the east.

It was noted that the intended use of this parcel is for a convalescent and nursing care facility not for independent living. Mr. VanderMeulen liked that because it will limit extra vehicles and traffic verses an independent or assisted living facility.

Mr. Becker pointed out that this is just for a special use. Staff agreed that if approved tonight Staff will handle the site plan specifics. Staff also noted that they have had many meetings with the applicant and a lot of work has already been done on this project including approval from the state for a convalescent and nursing care facility, along with approval from the fire chief and other agencies.

Mr. Kortering is still very concerned about the 82' feet strip. Staff stated that the Commission can make it a condition of approval.

Mr. Bosma asked where run-off would be going. Mr. Gengler stated that it would run-off to the regional detention basin to the south of the property. This is owned by Ottawa County currently and they are working with them to possibly expand that detention basin and turn it into more of a park like setting as part of the future PUD.

Vice-Chairman VanderMeulen opened the meeting up for public comments.

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

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

Mr. VanderMeulen went through the seven (7) General Standards of Approval, sighting that this project meets the standards.

** It was moved by Bosma and supported by Rynsburger to approve this request with the condition that the applicant obtain ownership of the 82' strip along the east side of the parcel and that Staff will complete a site plan review. A roll call vote was taken. All in favor. Motion carried.

Other Business:

13928 Westwood Lane (70-16-07-231-007) – Josh Molnar of Nederveld o/b/o Neal Kelly of NFK Properties LLC – Site Plan approval for housing consisting of 6 residential buildings consisting of 2 units each. The property is zoned R-3 High Density Residential.

Present to speak to this request was Mr. Josh Molnar of Nederveld.

Mr. Molnar indicated that they are proposing 6 buildings consisting of 12 units total which is a reduction in the number of units compared to what was approved for the previous owner earlier this year. Mr. Molnar stated that the previous owner decided not to move forward and sold the property.

Mr. Molnar said these are daylight units with accesses off to the sides from the lower level. They are proposing shared driveways to limit the amount of pavement and increase the amount of green space.

Ms. Rynsburger asked about the possibility of connectivity to the parcel to the south. Mr. Molnar said that they do not have connectivity as part of their plan. Mr. Becker pointed out that the Township is always looking for ways to add connectivity to a new development. Mr. Molnar indicated that this was not a part of the condition of approval for the previous owner and so they were not even considering that.

Staff indicated that they had originally wanted vehicular connectivity as well, however, they have pulled back on that due to the uncertainty of how the parcel to the south will eventually be developed. Staff would like to see an emergency access, as well as possibly a pedestrian access/easement to allow kids to cross through to the schools to the south. Mr. Kortering asked where Staff is proposing this easement be located on the property? Staff indicated between units 6 & 7 and then down the 10-acre property, however, they are aware that this could create a burden to the property owner. Mr. Kortering said that he would not want to be the ones in those buildings with a walkway going right past his unit. Mr. Bosma asked if the school owns that property. It was answered they do not. Mr. Kortering stated that he struggles with the idea of encumbering the development with providing an easement for something we don't know how it could work. Mr. VanderMeulen stated that it was good for the Commission to consider this option but it doesn't look like that will work in this situation.

Mr. Becker stated that the overall design looks very nice.

** It was moved by Kortering and supported by Bosma to approve the site plan. 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)

Present to speak to this request was Mr. Jack Barr of Nederveld and Mr. Brad VanderZwaag of Baumann Builders.

Mr. Barr indicated that they are planning a 5,000 sq. ft. addition to the current building on the property. He explained that they are currently using off-site storage and would like to be able to store everything on-site.

Mr. Barr clarified that they will not have any outdoor storage of building supplies. They will be parking 4 service vehicles outside overnight and on weekends.

Staff stated that the Township considers vehicles that are parked outside overnight to be outdoor storage which is not allowed. Mr. Molnar asked how the line is drawn between vehicles that are considered outdoor storage and not. Staff stated that vehicles that are stored outside of work hours is considered outdoor storage.

Mr. Molnar asked about the southern 10’ buffer and if there was some question about it. Staff indicated that the 10’ buffer is good provided outdoor storage is not present.

Mr. VanderZwaag clarified that their Staff uses the vehicles during the day, there are no trailers, and then they are left on-site overnight. He stated that they really do not have room in the proposed building to store the vehicles inside as the space will be used for storage of supplies and a wash bay for washing their vehicles. Mr. VanderZwaag stated that they need to be able to store the vehicles outside.

Staff said that as per other decisions the Township has not allowed outdoor storage. Mr. VanderZwaag asked if there was anyway around this; possibly putting up fencing, or a hedge row, etc.?

Staff stated that this project has been tabled for almost a year. If outdoor storage is needed it can be done later as an amendment. Staff would like to see this project come to a vote tonight. Staff said they could see a future outdoor storage submittal installing screened walls or a tall hedge on the west and south and maybe something on either side of the drive to keep people from seeing into the property for safety.

Mr. VanderZwaag then asked if they were to go that route would that just be to allow the vehicles to be stored outside or could they then store other items outside as well? Staff said that a submittal could include other items and Staff could discuss this more with the applicant later.

Mr. Kortering asked the applicant if the Commission approves the request with the condition of no outdoor storage do you want to move forward, or is this not something you would want to continue to pursue? Mr. VanderZwaag appreciated the question because it is a big deal for them

to have the ability to park the vehicles outside. But it looks like they could work with Staff to figure something out so then yes, they would like to move forward.

No one from the public was present to make comments.

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

Mr. VanderMeulen stated that the seven (7) General Standards of Approval have been read through at a previous meeting.

** It was moved by Becker and supported by Kortering to approve the request for a Special Land Use Permit for a contractor's facility consisting of office and warehouse with no outdoor storage and site plan approval be obtained from Staff to ensure:

- a) Internal access be provided to the satisfaction of Staff and Fire Chief.
- b) Landscape buffers be installed as required along the south, west, and north property lines.
- c) Lighting details are provided.
- d) The garbage collection method is understood.

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

156 E Lakewood Blvd, Suite 10 and 20 (70-16-20-275-021) – Aaron Schreur of Extreme Auto Repair – Special Land Use – Vehicle Repair, excluding collision service and painting. (Originally tabled November 2, 2021)

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

Mr. Schreur explained that he modified the parking so that it would not be infringing on the easement along the east side of the building and to allow the tenant next door enough parking for his square footage as well.

Staff stated that the parking on the east side of the building previously at a 90° angle may have been impinging on the easement, now the applicant is showing parking at a 25° angle which keeps the parking out of the easement and is not considered parallel parking.

Mr. Kortering asked if the parking issues that the neighboring business, Joe2Go LLC, brought up at the last meeting have been addressed? Mr. William Homik and Ms. Lisa Homik from Joe2Go LLC at 166 E Lakewood Blvd, Holland, 49424 were in the audience and the Commission allowed them to speak. Mr. Homik stated that he is concerned about the newly proposed parking and that it looks to him like parallel parking. He stated that if they are parallel parking the spaces need to be 10' x 20' spaces and these are not that large. He also said that he still doesn't think these spaces are going to work to keep the vehicles out of the easement.

Staff stated that they have determined that this business requires 15 spaces due to the reduction of one service bay and that the applicant is providing 20 spaces. That means that the 5 spaces along the east side of the building are extra and may not even be used depending on how they run the business. Staff stated that these spaces follow Township guidelines of 9' x 18'. Ms. Rynsburger pointed out that we can only follow the standards and cannot speculate on how long certain types of vehicles may be, we have to go by what we are given as requirements and these spaces meet the requirements.

Mr. Bosma went through the seven (7) General Standards of Approval for a Special Land Use.

** It was moved by Bosma and supported by Rynsburger to approve the special use the following conditions:

- (1) No outdoor storage of parts, equipment, or materials is permitted;
- (2) Dumpster enclosure is added;
- (3) Landscaping is added per Planning Commission direction.

Staff asked if the Commission could give them some guidelines for landscaping since this is not a new build. Staff said that typical landscaping is 1 tree and 7 shrubs per 40'. Mr. VanderMeulen feels that adding trees to the grass that is already there would be enough. There was discussion regarding how many trees to require and it was determined to require 4 trees and no shrubs. Mr. Becker thanked Mr. Schreur for working with the Commission to get this all figured out.

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

Staff Updates:

1. The only item still tabled is The Commons at Westshore PUD.
2. Housing Market Study
 - a. The study continues and a draft will be available in January. For reference a few of the discussion points being reviewed are:
 - i. The Township has a higher proportion of rental units than the Trade Area. Preliminary information indicates that renter occupied dwellings in the Township are approximately 32.6% compared to the Trade Area at 25.5% according to the US Census.
 - ii. Total Rental Dwellings – 3,957 units (as of November 30)
(Single Family – 332, Pre-Manufactured – 11, Duplex – 520 (units), Multi-Family – 3,094 (units))
 - iii. Added Dwellings in 2021 (as of November 30)
(Single Family – 97, Pre-Manufactured – 6, Duplex – 10 (individual units), Multi-Family – 168 (individual units))
 - iv. Added Dwellings in 2020
(Single Family – 89, Pre-Manufactured – 1, Duplex – 21 (individual units), Multi-Family – 108 (individual units))
3. Hotel Market Study
 - a. The study is expected to be complete and turned in with an application for a new hotel near West Shore Drive and Riley Street.

Again, our thanks is extended to **Chairman Hoeve & Commissioner Bosma** for the hours and knowledge they have provided over the many years of their service.

The next Planning Commission meeting is scheduled for Tuesday, January 4, 2021 at 6:00 pm. (Note the new meeting time.)

The meeting adjourned at 8:30 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary