

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 4, 2022

Vice-Chairman/Secretary Jack VanderMeulen called the meeting to order at 6:00 pm and asked for a roll call of members present.

Present: Vice-Chairman/Secretary Jack VanderMeulen, Members Leo Barajas, Doug Becker, Steve Darrow, Randy Kortering, and Evan Sharp. Also present were Community Development Director Corey Broersma, and Recording Secretary Tricia Kiekintveld.

Absent: Miska Rynsburger (Miska Rynsburger joined the meeting at 6:52 pm)

Public Comment: None.

Minutes:

** It was moved by Kortering and supported by Becker to approve the minutes of the December 7, 2021, meeting. Mr. Barajas and Mr. Sharp 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 Zoning Ordinance and Map of Holland Charter Township submitted by Jerry Baarman to change the subject land from C-2 Community Commercial to I-1 Light Industrial for the purpose of expanding the existing Holland Litho facility. Said lands are located at 0 Chicago Drive, west of Holland Litho at 10972 Chicago Drive, described more specifically as Parcel Number 70-16-23-100-074.

Present for this request was Ms. Becky Page of Holland Engineering and Mr. Rick Bareman of Holland Litho.

Ms. Page said that the owner purchased both parcels at the same time in 1994. At that time, they were unaware that the parcels were zoned differently. Holland Litho is looking to expand their business and in order to do so they need the whole parcel to have room for fire lanes, storm water retention, etc.

Ms. Page stated that they are planning the expansion in 2 phases and at this point they are not sure if the second phase will immediately follow Phase 1.

Mr. Kortering asked Staff to clarify the difference between a C-2 and an I-1 classification. Staff stated that C-2 is retail and office oriented such as the eye center, the furniture store, and the chiropractic clinic in the area. I-1 is light industrial which would be a business where they take in parts that are pre-cast and assemble them in some fashion at the location; the current Holland Litho location is zoned I-1. Staff noted there are a mix of uses in that area and that the future land map indicates a classification of C-2 for this particular location.

Mr. Kortering asked if the applicant is aware of the requirements for buffers and fire safety with the expansion. Staff indicated that there have been several meetings with the applicant and they are aware of the requirements. Fire Chief does want access to the south side of the building and in order to do that they will need permission from Consumers Power to allow an aerial access road. The Township also wants to make sure that this is a recordable easement.

Mr. VanderMeulen stated that the Commission is only looking at the property for rezoning not at what is being built on the property. He also said that he is surprised that the Fire Chief would want fire trucks so close to high tension power lines.

Mr. VanderMeulen asked if they have walk-in customers at Holland Litho? Mr. Bareman answered that they do have customers at their location but by appointment only, they are not a retail business with the general public coming in regularly.

Mr. Becker pointed out that the Township Board mentioned that they have seen several Comprehensive Plan Amendments recommendations come through lately and they pointed out that there is a Comprehensive Plan for a reason.

Mr. Bareman noted that the neighbor to the west is in support and has submitted a letter of support.

Mr. Becker asked what happened in 1994. It was noted that at the time the owners didn't realize the two parcels were zoned differently. Staff stated that it would have probably been much easier 20 years ago to get this parcel rezoned, however the owners did not attempt to rezone at that time. Mr. Bareman said that in 1994 Holland Litho only occupied a third of the building and they leased out the rest of the building. At that time, they did purchase the adjoining property for possible future expansion. Mr. Bareman also noted that most of the parcel in question will be used for a driveway as the majority of the building expansion will be on the existing lot.

Mr. Sharp asked if the current property was zoned industrial when they purchased it? Ms. Page stated they it was zoned industrial and they purchased both parcels from the same owner.

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

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

** 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 Darrow to recommend approval to the Board of Trustees for the rezoning request from a C-2 District to an I-1 District noting that the request is consistent with the criteria for rezoning. A roll call vote was taken. Yes - 6, No - 0, Absent - 1. Motion carried.

Vice-Chairman VanderMeulen opened a public hearing for consideration of a special land use request submitted by Mike Winkler of Building Safety Consultants o.b.o. Jim Edewaard of 8th Street Partners LLC for outdoor storage associated with an existing warehouse. Said lands are located 500 East 8th Street, described more specifically as 70-16-28-402-001, -003, -004, -005.

Present for this request was Mr. Mike Winkler of Building Safety Consultants.

Mr. Winkler stated that his client's intent was that once they got approval for the southern special use prior, they would move the cranes to the southern lot which would leave room for the subject trailers behind the building. That plan has not been able to be accommodated and trailers are being stored in front of the building along East 8th Street. Mr. Winkler said this property has been industrial for over 100 years and when it was sold by Hart and Cooley it was split into condos. Now one owner owns the whole building. Mr. Winkler pointed out that the building is primarily used for warehousing which requires semitrucks to move product in and out.

Mr. Winkler said that he agrees with most of Staff notes and asked if he could go through the 7 standards for rezoning. 1) He stated that this property is in an old part of town and that screening is definitely warranted along 8th Street, however, he noted that no amount of screening will hide a 12' tall trailer. 2) There are no issues with public services at this location. 3) The trailers do not involve equipment that will be detrimental to the general welfare of person or property. Emergency access around the building is a concern of Staff. Mr. Winkler said that they feel that having room all the way around the building for trucks should also leave enough space for a fire truck to get around the building as well, but they are more than willing to have the Fire Chief take a look at that. 4) His client was not aware that the current location was zoned C-2. The rezoning that happened years ago was intended to only affect the beauty school in one part of the building and not the whole front. They will provide screening consistent with the ordinance. 5) They will not be affecting the environment at all; in fact, they will be adding landscaping. 6) There are fewer trucks going in and out of the site than there has been for over 100 years. Mr. Winkler said they are not aware of any issues or complaints since the trailers have been parking there, they believe there will not be any adverse impact on roads or cause hazards. 7) In response to fulfilling a need in the Township. This is a difficult building to repurpose, it seems that warehouse space is the best use of this space. Ideally most of the trailers will be parked in the back where the crane parking will be, however, that will be a while before that gets completed.

Mr. Winkler addressed the need for a parking study. He feels there is not a need to do a parking study as nothing has changed since they did the last parking study. Mr. Winkler also said that there is not a need for even a fraction of the parking available currently. Mr. Winkler said that if a new use was to go in that building the Building Code requires a Change of Use Permit that would allow the Township to address parking at that time. Mr. Winkler stated that they are willing to talk to the Fire Chief to verify that the emergency vehicle routes are suitable for the fire trucks.

Mr. VanderMeulen asked why the delay with the parking lot in the back? Mr. Winkler stated that he is not sure, as he is not directly involved with that, he is only representing his client for this application. However, he has been told that there were many delays due to a soil erosion permit that was needed by the excavator, drainage studies have been delayed and the engineering firm they are working with is super busy.

Staff stated that the fence is done and landscaping is also done. So, things are starting to move forward.

Mr. Kortering asked why they withdrew the previous Special Land Use Permit for this area after they were given approval a couple of years ago. Mr. Winkler said that they figured once the back lot was complete, they would move the semi-trailers to the east and then they wouldn't have to deal with the 8th Street corridor and there wouldn't be a need for it. But now that there have been delays, they had to keep the trailers in the front lot and it is causing a problem. They wanted to keep those projects separate and figured they could come back later if they needed to for the front. Mr. Kortering asked why they withdrew but then proceeded to use the area in violation of Township regulations and ended up in court? Mr. Winkler stated he was not aware that they were

in court until he saw the notes from Staff. They are here today to try to resolve the trailer issue in the front of the property.

Mr. VanderMeulen asked if this plan will affect the 8th Street Corridor plans that are in the works? Staff stated that the project is scheduled to begin in 2023 with repaving of 8th Street. Currently 8th Street is a 4-lane road and they are looking to make it a 2-lane road with a turn lane in the middle and extra wide shoulders. The biggest question is how to get sidewalks along the south side of 8th Street. They are looking at options for installing decorative lighting, landscaping, etc. to beautify the area. The hope is that beginning to beautify the area will help drive others to do the same. Staff concluded by stating that the plan that is before the Commission tonight needs a few tweaks but what is proposed could be very beneficial to the corridor.

Mr. VanderMeulen asked where the funding for the sidewalks will come from for the 8th Street Corridor project. Staff stated that they are working with the County and they are hoping to be able to include sidewalks in the project, however, the Township would need to explore funding further if they cannot be included in the funding for the project.

Mr. VanderMeulen wants to make sure that what they are planning will fit in with what is being planned for the 8th Street Corridor project. Staff stated that because of the need for additional screening this will be more dense foliage, which will be different than the rest of the corridor, but it will work in the project.

Mr. Kortering asked if all the screening will be on the front or along the side? Staff stated that the majority of the screening will be along the front (8th Street) but the side needs screening as well because of the close proximity to the C-2 use along the east side of the property.

Mr. Winkler asked if there is room for a bike path or sidewalk in their plans. Staff stated that there is room for either. The landscaping will need to be on their property. Mr. Winkler just wants to be sure of these details because they do not want to have to keep redoing the plans because the engineering firm is so busy it will just cause further delays.

Mr. Darrow asked when was the parking study done. Mr. Winkler stated it was done 18 months ago. Staff stated that it is a fairly easy adjustment to be done. The Township would like to see what the conditions are at this time and how this affects the parking.

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

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

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

Mr. VanderMeulen went through the seven (7) General Standards of Approval.

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.

The Commission is happy to know that this will fit in with the future plan for the 8th Street corridor.

2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.

Public services and facilities appear to be adequate to appropriately serve the proposed use.

3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.

The activities on the subject property should not be hazardous, provided emergency access to the building is maintained.

4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.

The site is currently zoned C-2 Community Commercial and designated as Mixed Use in the Comprehensive Plan. Even though the Comprehensive Plan indicates developments within the Mixed-Use areas should always contain residential units, it is important to note that this proposal is not for a new development, rather, for an accessory use related to an existing warehouse.

5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.

There is no natural environment present in this location.

6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.

The use should not negatively impact 8th Street.

7. There is need for the proposed use within the Township.

Commission cannot verify need; that is the responsibility of the applicant based on their planned investment in this property.

Staff asked what the recommendation from the Commission is for screening along the west side of the property. It was decided that there needs to be more screening along 8th Street.

** It was moved by Kortering and supported by Becker to approve this request with the following conditions:

- (1) Outdoor storage within the subject area is limited to the parking of traditional semi-trailers and associated tractors (i.e. no materials or construction/crane equipment);

- (2) Site Plan approval is obtained by Staff indicating the items such as but not limited to:
- a. The outdoor storage parking arrangement;
 - b. Fencing and gates (if any);
 - c. Removal of pavement from the public right-of-way and front yard landscape area;
 - d. A detailed front yard landscape along 8th Street;
 - e. A detailed screening plan for the west, north, and east sides of the storage area;
 - f. All other on-site parking corresponding to a revised parking study;
 - g. Emergency circulation routes.
- (3) Landscaping plan to be approved by Staff.

A roll call vote was taken. Yes - 6, No - 0, Absent - 1. Motion carried.

Vice-Chairman VanderMeulen opened a public hearing for consideration of a special land use request submitted by David Howat of INDC LLC (Inland National Development Company, LLC) o.b.o. Bill Mast of West Shore Pine LLC for a 4-story hotel with 98 rooms. Said lands are located east of and adjacent to 3140 West Shore Drive, described more specifically as 70-16-16-100-130.

Present for this request were Mr. David Howat, Mr. Patrick Gannon and Mr. Rick Lippert of IDNC LLC. (Inland National Development Company, LLC) 2901 Butterfield Road, Oak Brook, IL 60523 and Mr. Mike Baker from Nederveld Inc.

Mr. Howat said that they have been in Holland Charter Township for over 4 years and are making a commitment to develop here. He stated that they have met with the Township Manager and Staff several times going over this project. The Home2Suites hotel was developed in 2017-2018 and because of the success of that project they are looking to move ahead with this project. Mr. Howat understands the concerns of all the new hotels coming up in Holland Charter Township. He stated their current hotel is out performing their projections and they have a market study that shows that market conditions warrant a new hotel.

Mr. Howat went on to say that they feel this development would be harmonious with the adjacent properties as 2 of them already have hotels on them. He noted that the Comprehensive Plan indicates this land as mixed use. They feel that this hotel could meet the classification of mixed use due to the fact that they will sell sundries. Mr. Howat indicated that Home2Suites is an extended stay hotel, this hotel, a TRU Hotel, would be a limited-service hotel. The owners are attracted to this area because of the development that is happening at the West Shore Mall location. Mr. Howat stated that this area is complimentary and aligns with the Comprehensive Plan designation. He said that according to a market study demand is increasing for hotels, they want to be successful, so they would not be moving forward if they didn't feel this development would be successful. Mr. Howat stated that Staff suggested using the shared drive between the cancer center and the auto parts store. They instead are asking for access to Riley Street along the east side of the auto part store.

Mr. Lippert said that they also have compared the Township hotels with the hotels in the City of Holland and found that the hotels in the city are generally older with lower rates and on average a slightly higher occupancy, whereas the hotels in the Township are generally newer with higher rates and on average a slightly lower occupancy. They also realized that they are coming through a trough due to COVID but the market is coming back and with their hotel projected to be complete in 2023 they only see the numbers continuing to come back up with families taking more road trips, rather than air travel vacations, as well as corporate travel continuing to come back.

Mr. Lippert also stated that their two hotels would be at different price points because of one being an extended stay hotel and the other being a limited stay hotel. He also pointed out that this hotel will generate a good amount of tax revenue for the Township. Mr. Lippert also noted that Pure Michigan stated that West Michigan is bouncing back quicker than the east side of the state in tourism.

Mr. Kortering asked if they own the vacant land to the south of this parcel? It was noted that Spring Hill Suites owns that property.

Mr. VanderMeulen asked if they have talked to the Ottawa County Road Commission yet about the access they have planned to the parcel? They responded that they have not yet talked to the Road Commission. Ms. Rynsburger noted that no matter what use this parcel ends up having it will be a strange access point to get to it. Mr. Kortering asked if one access point is enough for this property or will they need multiple access points? Staff noted that this property is non-conforming and a private road that is within a 66' wide easement is needed. It could be tricky applying the required Ottawa County Road Commission regulations on this project

Mr. Kortering stated that signage along Riley could be an issue as well.

Staff gave some background information on this parcel and how the owner's had created such an unusual site and noted the presence of 6 hotels within 2,000 feet of the proposed site which will diminish the Comprehensive Plan's intended character for the Mixed Use in the area. Further, Staff's presentation indicated concerns over the study's conclusion because:

1. 2 of the 3 newest hotels in the Township are seeking negative adjustments to their assessed values in the range of -40%. Given the age of these 2 hotels, it is not likely that Physical Deterioration or Functional Obsolescence would be valid claims. Therefore, the other primary factor would be an argument that Economic Obsolescence (market conditions) are the basis for the appeals; and
2. Only the rooms of the "primary competition" are considered as 100% competition while all other "secondary competition" rooms are dismissed at a rate of 75%.
3. The Staybridge Suites is not "primary competition" and the new TownePlace Suites (permits issued 2 weeks ago) was not factored in.
4. Additionally, the arguments on page 39 would seem to reflect that this hotel would "stabilize" the market once operational. Staff wonders that if the TownePlace Suites were considered, would it "stabilize" the market and that this hotel would then depress the market?

There was also discussion about the vacant land to the south and possible uses for that land.

Mr. Becker stated that he feels the Commission should take Staff recommendations on this one.

Mr. Kortering believes that this use might make the most sense for this parcel.

Mr. VanderMeulen is concerned that adding a new hotel will hurt other hotels in the area. He also pointed out that construction has begun on the 2nd hotel on James Street at the Staybridge Suites. Mr. VanderMeulen wondered if this affects this applicant? Mr. Lippert stated that one more hotel will not affect the market. Mr. Kortering is sure that this hotel will be successful because of the

study and the brand name but he is concerned that other hotels will not be successful because of its success. Mr. Lippert state that their primary competition is along US-31 in Holland Charter Township. He stated that price points run the market and that people are becoming more loyal to a brand because of points they earn at certain hotels chains. Mr. VanderMeulen said that he could understand why Home2Suites and Springhill are asking to have the assessed value of their rooms reassessed. Rooms for those two properties are assessed at \$38,000 and \$39,000 while all other rooms at area hotels are assed at under \$18,000.

Mr. Becker asked Staff to explain what a mixed use is? Staff explained that they are trying to get away from a typical 9am-5pm use in that area. They are looking for buildings that would have commercial on the main floor, such as a restaurant, bar, small grocery store, beauty salon, etc. and then 1-3 floors of dwelling units. This will allow that area to be vibrant all day long and into the evenings.

Staff stated that information from the Sheriff and Fire Chief noted the numerous calls and a few extreme examples of people turning extended stay hotels into their residence. One resident has been staying at a local hotel for 344 days, another has been at a hotel for nearly 15 months. Some of the people are getting mail at these addresses and trying to register to vote with these addresses. The Township is exploring regulations for hotels that will help to control these problems.

Staff stated that it's possible that this odd piece of land is currently marketed inconsistent for the potential uses that are in line with the Comprehensive Plan and that over time more suitable uses will become feasible. Mr. Kortering stated that they have seen several apartment options for this property over the past 4 years and nothing has worked. Staff stated that they are cautious of not jumping into a decision and rather would prefer to step back and look at the long-term goals as described by the 20-year vision of the Master Plan.

Mr. Sharp asked what do you do with a piece of property you cannot see from the road? Mr. Lippert stated that it is not a good location for retail. Staff indicated that with a mixed-use concept there would be residents there all hours of the day and would be out and about shopping, going out for dinner, etc. Mr. Lippert stated that this is what hotel customers do as well so they feel they are fulfilling this requirement. He pointed out that their PUR Hotels are geared toward millennials and business customers.

Mr. Sharp is worried about boxing in the lot to the south. Staff stated that this is quickly becoming a problem of non-connectivity. Mr. Lippert pointed out that they will have access to both Riley Street and to West Shore Drive, through the Home2Suites parking lot.

There was discussion about gaining an easement access to the drive between the auto parts store and the cancer center. It was noted that Mr. Bill Mast, the current owner of the property, attempted to gain access through that easement but was unsuccessful.

Mr. Darrow asked the applicant if they were willing to do a road study? They stated that they are willing to do that.

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

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

** It was moved by Kortering and supported by Rynsburger 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 most of the standards.

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.

The proposed use could be considered harmonious given the other 2 hotels in the area.

2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.

There is no problem servicing the area.

3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.

Because this development is a hotel this should not be an issue.

4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.

The intent of the C-2 Community Commercial zoning district "is primarily intended for a general commercial district containing uses which include the sale of commodities or performance of services for the entire community." Staff questions whether a hotel use intended to serve the transient public that lacks a restaurant or assembly space available to the community would align with this intent.

The property is designated as Mixed Use in the Comprehensive Plan. The Commission discussed other potential uses of this parcel. The general consensus amongst the Commissioners was there really is not a perfect use for this land, because of the fact that it has no road frontage, it was said a hotel may be the best option.

5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.

The site is vacant and any development will disturb the current conditions.

6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.

Any use will add to the traffic on Riley and the Road Commission will need to evaluate the private street location. A traffic study is the only way to really know the impact a new hotel would have on the roads in the area.

7. There is need for the proposed use within the Township.

The developer cited a market study that showed there is a need for a new hotel in the area.

Staff's recommendation is that the Commission move to deny the request.

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

Other Business:

O Ottogan (70-16-35-400-013) – Michael West of Westview Capital, LLC – Preliminary Plat approval for consisting of 55 lots (intended for detached single family dwellings). The property lies west of the Knollwood PUD.

Present to speak to this request was Mr. Mike West of Westview Capital LLC.

Member Darrow excused himself from the meeting.

Mr. West stated that this property has a variety of challenges including, scattered wetlands, overhead utilities, etc. They have 38+ acres and are planning 55 lots for a density of 1.7 units per acre, after taking out roads, all to be built in one phase. They are planning large open space areas, sidewalks with connection to the bike path along Ottogan and public roads, water and sewer. They will affect the wet lands very minimally but cannot avoid them completely.

Mr. West is asking for an exemption on a few lots that exceed the lot to depth ratio. These lots are 45-49 and 2 & 3. There are either easements or wetlands that run in the back of these lots and rather than have the lots end before the easement, and have it be confusing to the land owners, it makes more sense to just extend the lot to the property line and just have an easement running through the back of the lot. He also noted that even though the lots are larger the building area is smaller due to the easement.

Mr. VanderMeulen noted that they allowed an exception similar to this with the same pipeline in Mason Lakes. Staff stated it may be better to have that space be common space so that a land owner doesn't build a shed or something on the land.

Staff stated that they are not sure why the church holds the 66' wide easement unless they have plans to develop the southern portion of their lot and are looking to use that as an emergency vehicle access point.

Mr. West said that it is not uncommon for there to be an easement on a lot. They said that it may even be possible that Consumers would allow sheds to be built under the overhead utility easement, they would have to check with Consumers about that.

Mr. West also pointed out the Marathon Oil Pipe Line that runs from the NE corner straight to Ottogan by Plum Trail. He said he is aware that this will cause restrictions and requirements and they are willing to meet those. Mr. VanderMeulen said that they really need to talk to Marathon to see what their requirements and restrictions are before they go much further in planning.

Mr. West said they also still need to get Water Resources Commission approval. He noted that they only have very preliminary drawings done but they could provide those to these entities and get their opinions at this point, but he feels that these entities will want drawings that are further along in engineering and they really would like preliminary approval before moving forward with spending more money.

Mr. West stated that they are working with the church on connectivity to Plumb Trail, providing a road stub to the church property with a public road. The easement is an access easement for the church, however with all of the wetlands and utility easements there is no way the church can use that easement for access. Mr. West said that they can tweak the cul-de-sac to allow access for the church even if they have to lose lot 44.

Mr. West pointed out that they have worked to provide connectivity in 4 different locations. They are providing both street and pedestrian connectivity. They have a road connecting to Knollwood, a road stub west to the vacant parcel, a cul-de-sac to the north to the church property and a cul-de-sac to the north on the west side of the property that is zoned in the Comprehensive Plan as R-1. Mr. West also noted that the length of the cul-de-sacs is longer than the allowed 800' but that is due to trying to provide future connectivity.

Mr. West would like to meet with Staff and the Fire Marshal to go over connectivity as well as turnaround bulbs and the hammerhead style turnaround to the west.

Mr. Kortering stated that the applicant is asking for preliminary approval so he can move forward to meet with the fire chief, Ottawa County Road Commission, and all other local agencies as well as easement holders.

Staff recommended the development be completed in 2 phases and lot 14 – 25 be completed when the road can be connected in the future. Mr. West stated that they really do not want to do this in phases and would prefer to complete it all in one phase. Staff also noted that if they get approval tonight then take it to all of the entities, there could be so many changes that it will have to come back for preliminary approval again. Mr. West said they are more than willing to be tabled tonight to give them time to meet with some of the agencies and then come back in February again before the 60 days is up.

There was discussion how to handle this if it should be tabled or approved and how each would look for the applicant as well as how that would affect the 60-day time table the Preliminary Plat notice is on.

** It was moved by Becker and supported by Rynsburger to table the request. A roll call vote was taken. Yes - 6, No - 0, Abstained - 1. Motion carried.

If this request needs to go past the 60-day period which expires on February 3, 2022, Mr. West will request in writing to extend the 60-day period.

O Riley Street – David Howat of INDC LLC o.b.o. Bill Masts of West Shore Pine LLC – Site Plan Review – 4-story hotel

Present to speak to this request was Mr. Mike Baker of Nederveld.

Mr. Baker addressed the Staff comments in the Staff Report. He stated that the building heights are 50' in the site plan but they are not detailed on the elevation drawings. It was confirmed that

they are 50'. Mr. Baker said that they are figuring the front yard is to be to the north and the rear yard is to be to the south. Staff stated that due to the geometry of the cul-de-sac the front yard will be along the eastern private street easement and the rear yard will be to the west.

Mr. Baker asked if the garbage area needs to be out of the building setbacks for the taller building. Staff indicated that it needs to be outside of the traditional setbacks.

Mr. Baker noted that they are planning a private street with a curb cut along Riley Street they will get Ottawa County Road Commission approval for that. The width of the leg is 66' which is a traditional public street with right of way so that should be good. Staff noted that the road needs to be built to public road standards. Mr. Baker noted that they may need to play with the center island in the road based on Ottawa County and Township requirements.

Mr. Baker then addressed proposed parking. He noted that they accounted for one space per room but said that Staff may be looking for additional spaces for other uses. Staff noted that parking requirements will depend on employee areas, meeting rooms, etc. Concern was expressed on how parking and emergency access would impact the Home2Suite parking. Mr. Baker recognized they will need to verify parking requirements but because of the two hotels under one owner shared parking will not be an issue.

Mr. Baker said that they are planning on landscaping around the perimeter of the parking lot using water tolerant plants and will work with all requirements.

Mr. VanderMeulen asked what type of construction will this be? Mr. Baker noted that it will be wood construction.

** It was moved by Kortering and supported by Darrow to approve the Site Plan with the stipulation that Staff needs to approve the site plan and if there are any problems Staff will send it back to the Commission for approval. All in favor. Motion carried.

O James Street (70-16-16-300-011) – by Mark Tomasik of Innovative Design o/b/o KAL Properties – Future Land Use Map Amendment - to amend the land's designation from Low Density Residential to Community Commercial

Staff is requesting confirmation of the Planning Commission's recommendation to distribute the Future Land Use Map amendment considered during the December 2021 meeting.

** It was moved by Rynsburger and supported by Becker to recommend approval to the Township Board for a review and 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.

2021 Planning Commission Annual Report

The Commission had a discussion regarding forming a sub-committee to work on some ideas from the Implementation Plan on page 22 of the Annual Report.

** It was moved by Rynsburger and supported by Darrow to approve the 2021 Planning Commission Annual Report and direct Staff to distribute it to the Board of Trustees for acceptance. A roll call vote was taken. All in favor. Motion carried.

Vice-Chairman VanderMeulen recognized the passing of our Chair Mr. Marion Hoeve last month and Mr. Hoeve's years of service on the Planning Commission. Our sympathy goes out to the Hoeve family. Mr. VanderMeulen also recognized the passing of Mr. Norm Nykamp earlier this year and his years of service on the Township Board and Planning Commission. He also recognized the retirement of Mr. Dennis Gebben earlier this year and are grateful for his contributions to the Planning Commission over the years.

Election of Officers

** It was moved by Becker and supported by Rynsburger to name Mr. Randy Kortering as Chair and Mr. Jack VanderMeulen as Vice-Chair/Secretary for the Planning Commission for 2022. A roll call vote was taken. All in favor. Motion carried.

Staff Updates

Housing Market Study: The study continues and a draft will be available in January.

Vice-Chairman VanderMeulen welcomed the newest members of the Commission: Mr. Leo Barajas and Mr. Evan Sharp.

The next Planning Commission meeting is scheduled for Tuesday, February 1, 2022 at 6:00 pm.

The meeting adjourned at 9:03 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary