

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
April 12, 2022

Chairman Randy Kortering called the meeting to order at 6:00 pm and asked for a roll call of members present.

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

Absent: Steve Darrow.

Public Comment: None.

Minutes:

** It was moved by VanderMeulen and supported by Rynsburger to approve the minutes of the March 1, 2022 meeting. All in favor. Motion carried.

Public Hearings:

Chairman Kortering opened a public hearing for consideration of a special land use permit submitted by Jason Lundberg on behalf of Kid's Food Basket. Said lands are located at 340 104th Avenue, described more specifically as Parcel Number 70-16-36-300-013. Petitioner is seeking to establish a Banquet Barn in addition to the existing Place of Worship, Pre-school and associated outdoor amenities. Property is zoned AG Agriculture.

Present for this request was Mr. Jason Lundberg, 873 11 Mile Road, Comstock Park, on behalf of Kid's Food Basket and Mr. Jeff VanLaar with Exxel Engineering.

Mr. Lundberg said that they are looking to open a location at Ridge Point Church, they have approval from the church. He said that they provide sack suppers to at-risk children in the community. This year is their 20th anniversary. 6 years ago, they started their first farm to be able to put freshly grown produce into the sack suppers. They are proposing a 10-acre area at Ridge Point with 3 structures that will directly support the farming.

Mr. Lundberg said that they typically have 30-40 volunteers doing farming and food distribution. Any extra food they have they donate to other local non-profits in the area like Community Action House.

Ms. Rynsburger asked if there will be water and electric in the greenhouse? Mr. Lundberg said that there will be.

Mr. Kortering asked how the food is distributed? Mr. Lundberg said that the sacks are given to the kids at school before they get on the bus to head home. Mr. Kortering then asked where they are assembled? Mr. Lundberg said that they are assembled at a location on Hastings Avenue in

the City of Holland. Mr. Lundberg said they will have a walk-in cooler on-site at the Ridge Point location.

Ms. Rynsburger asked if they are coordinating a volunteer base with the Ridge Point church? Mr. Lundberg said not necessarily, they will have some volunteers from the church congregation but they are always looking for community volunteers. They use VolunteerHub to organize their volunteers. Volunteers set up an account on the website and then it shows them shifts that are available and they can sign up right on the website. They need around 30-40 volunteers daily to keep things running smoothly.

Mr. Barajas asked if they are organic farmers and if they use chemicals? Mr. Lundberg said there are some chemicals used but they are MAEAP certified. Mr. Barajas then asked if there are locations allocated for storage of the chemicals that are used? Mr. Lundberg said that yes, they will have specific locations for storage of any chemicals they use.

Mr. Kortering asked if they have other locations? Mr. Lundberg said that they do have other locations in Kent County. Ms. Rynsburger asked if this farm will look like the Kent County farm. Mr. Lundberg said yes it will follow the same model with some improvements.

Mr. Lundberg said that from Mid-March through April they need about 4-5 volunteers each day to work in the greenhouse but then after that point they need 30-40 volunteers each day to work in the field and with packing. He said that the building will be used for washing and packing. The building will have FRP food grade walls, counter, etc.

Mr. Lundberg explained that they have two teams at Kid's Food Basket. One is the "Grow Team," which is the team he is on, and the other is the "Learn Team" that teaches kids where the food comes from and the process it takes to grow the food.

Mr. VanderMeulen asked who will actually own the building? Mr. Lundberg said that Kid's Food Basket will own the building and maintain a long-term land lease. That way if the church ever moves from the property or changes their mind about working in conjunction with them, they still own the building so they can keep working at the location.

Ms. Rynsburger wanted to commend Mr. Lundberg, and Kid's Food Basket, for the work they are doing. The health impact they are having is far reaching. She also stated that she is a principal at a local school and she is looking forward to having her students go to the farm to both volunteer and learn about the process.

Chairman Kortering opened the meeting up for public comments.

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

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

The Commission reviewed the Special Land Use Standards of Approval

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

Yes.

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.

Not anticipated to be an issue. The engineer is working with Public Works for water and sewer connections.

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 use will fit in well between the church and with the existing southern agricultural fields.

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

Yes, it will be.

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.

Zoned AG so it is OK.

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

Don't see an issue.

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

Yes.

Mr. Kortering stated that the Site Plan review will be administered by Staff to review how the walk-in cooler, loading area(s), garbage container(s), lighting, and landscaping are provided.

Mr. VanderMeulen asked about combining the three (3) parcels into one (1) parcel? Mr. VanLaar said that the church is hesitant to combine the parcels but they are willing to continue to have conversations about this. He stated that the sewer lateral will have an easement and they will work with Aaron Nyboer, Director of Public Works on this.

Staff stated that the western lot is a non-conforming lot and not conducive for future building, therefore, he is encouraging them to combine it with the Place of Worship and this new use. He stated that combining the lots could be mandated in the motion.

** It was moved by Becker and supported by Sharp to approve the request for a Special Land Use Permit consisting of the Place of Worship, Pre-school, and associated outdoor amenities, including the southerly farm's banquet barn as described with the following conditions:

1. Site Plan review be administered by Staff to review how the walk-in cooler, loading area(s), garbage container(s), lighting, and landscaping are provided;
2. Strongly encourage the combination of three (3) lots to one (1);

based upon the Planning Commission's findings as reflected in the minutes for the reasons set forth in the minutes. A roll call vote was taken. Yes - 7, No – 0, Absent - 1. Motion carried.

Other Business:

12169 Felch Street (70-16-16-200-063) – Vishal Arora of Magnus Capital – Amendment to a PUD Final Development Plan Review of the Resolution and Report for HOM Flats at Felch Street.

Present to speak to this request was Mr. Eric Maring of Hooker DeJong, 316 Morris Ave, Suite 110, Muskegon.

Mr. Maring stated that he is here tonight for an approval recommendation of the PUD Amendment.

** It was moved by Rynsburger and supported by Barajas to approve the Resolution and Report recommending approval of the Amendment to the HOM Flats at Felch Street Planned Unit Development Final Development Plan and direct Staff to distribute the document to the Board of Trustees. A roll call vote was taken. Yes - 6, No – 0, Absent -1. Motion carried.

238 North 120th Ave (70-16-21-400-010) – Jason Fuller of Double A Enterprises LLC – For site plan approval associated with a previously granted Special Land Use Permit for Vehicle Sales and Repair.

Present to speak to this request was Mr. Jason Fuller of Double A Enterprises LLC, 1098 O'Malley Drive, Coopersville.

Mr. Fuller stated that he is here tonight seeking final site plan approval for a Special Land Use Permit for the display of vehicles for sale and to do vehicle repair on site. They understand that they are allowed to have up to 25 vehicles on the site and any additional parking would be for employees or customers. Mr. Fuller stated that landscaping will be done as soon as it is practical to contract with the landscapers, possibly June.

Mr. VanderMeulen asked if there is still a tank under the ground? Mr. Fuller said that the tank has been removed. Mr. VanderMeulen asked if this diagram is a bit different from the initial proposal? He asked if they weren't going to close the driveway on 120th? Staff stated that the drawing's proposed access is the same, as they are still proposing to close the driveway closest to the corner on Lakewood Blvd., not the one on 120th. Mr. Fuller said that they want to close the driveway on Lakewood Blvd. to deter drivers from cutting the corner to avoid the light.

Mr. VanderMeulen asked if they are going to be set up to handle electric vehicles as they are becoming more popular? How will that affect your lots? Mr. Fuller answered that he feels we are around 20 years out before everyone will have electric cars so gas vehicles will be around for a long time yet and that is their focus. They know that as times change, they will need to adapt and they are willing to do that when the time comes.

Mr. Becker stated that he applauds the work the applicant did with Staff to get the details worked out.

Staff stated that the drawing seems to show 29 parking spaces rather than the 25 agreed upon. Staff also said that in the photometric plan they will need to make a change to comply with Article 12.

Staff indicated that the submitted narrative indicates the property will be “operational immediately.” Staff believes improvements are needed prior to opening or that a set compliance date for improvements be made.

Staff noted that the lot containing the brown building to the west is also part of their lease, however, the request that the southern portion of it be allowed to be used for display vehicles is not a matter that may be addressed further or granted at this time given a Special Land Use Permit Application for that property has not been submitted or properly advertised.

Mr. Fuller said that their intention is to have the landscaping done by June 30. Staff stated that the landscape plan is appreciated. Staff did note that the shrubs shown are too small and the plan needs some more detail. Mr. Fuller said that they will work with Staff to be in compliance.

** It was moved by Rynsburger and supported by Becker to approve the request for Site Plan Approval consisting of a Vehicle Sales and Repair facility as shown with the following conditions:

1. Reflect the limit of 25 display vehicles rather than the 29 shown and identified within the Parking Information on Sheet C2;
2. Correct the photometric plan to have a color temperature limit of 3,000 Kelvins on Sheet ES101; and
3. Indicate all removals and improvements, including landscaping, to be complete by June 30, 2022 given a schedule for the phasing was not provided;

based upon the Planning Commission’s findings as reflected in the minutes for the reasons set forth in the minutes. A roll call vote was taken. Yes - 7, No – 0, Absent - 1. Motion carried.

0 James Street (70-16-16-300-011) – Mark Tomasik of Innovative Design – To amend the future land use designation of the subject land from Low Density Residential to Community Commercial.

Present to speak to this request was Mr. Mark Tomasik of Innovative Design.

Mr. Tomasik stated that KAL Properties bought the two (2) sites and made them one (1) site and then also bought the site next door. Mr. Tomasik stated that they feel that the creek makes a good natural division between the commercial properties and the residential. He stated that after they obtain approval they will need to come back before the Commission for Site Plan approval with construction plans.

Mr. VanderMeulen said that he is concerned about how they are going to fit multiple buildings and a cul-de-sac on the property given the necessary road rights-of-way and setbacks. He said that he is uncomfortable approving without knowing how it would all look.

Mr. Tomasik stated that they do have preliminary site plans, however, he did not bring them tonight because they were not asking for site plan approval. He said that the proposed road would

go approximately where the two properties meet. They will be working with EGLE on the two flood plain areas.

Mr. Kortering stated that the property they already own and occupy is zoned Commercial.

Mr. Tomasik said they are guaranteeing a 50' buffer zone on the west and the north where the property meets residential developments. They will be enhancing the landscaping in those areas as well. Mr. Tomasik indicated that they did a project similar to this where the parcel met up with a residential parcel in another city and in that instance, they situated the buildings so that the backs of the buildings were facing the residential parcel so that no activity would be happening on that side of the building creating a natural buffer zone. He said that truck docks, parking and entrances would all happen on the inside of the site keeping noise away from the residential parcel(s). Mr. Tomasik said that they also had wetland and flood plains involved in that project so they are familiar with those issues.

Mr. Kortering asked if you were to rezone this parcel how would that work with the adjacent parcel? Mr. Tomasik answered that they would take down the current Woodland Tire building and build a new building for that business, they would also have two (2) more retail buildings facing the road and then have buildings in the back that do not require road frontage.

Mr. Kortering asked how this land could be used in a residential zone? Mr. Tomasik said that it does not lend itself to single family homes but rather multi-family structures but still feels it will not work very well for that either. He said that so far no one has shown any interest in developing the land for residential so he feels this option of combining it with their commercial property next door would work well for this land. Mr. Kortering feels that the land is conducive for a multi-family development.

Ms. Rynsburger said that she is not sure how they will utilize the very odd shape with the necessary setbacks and she isn't sure she likes the idea of a commercial property jutting into the residential areas both at the northern end of the property and the southern end where the property comes to a point.

Mr. Becker stated that the goal with the Future Land Use Map is to have this property and the one adjacent to it be low density residential. He said he is not comfortable veering away from the Future Land Use Map.

Staff said that the Future Land Use Map shows low density residential and if someone was to build a multi-family structure on this property it would still need a Future Land Use Map amendment like the applicant is looking to obtain tonight.

Mr. VanderMeulen said that he is not opposed to this land being used for commercial purposes he is just concerned with the road right-of-way and setbacks with commercial buildings. He said without knowing how it is going to be divided up and how lots are going to look he is not sure he's comfortable approving the change tonight.

Mr. Tomasik said that maybe he made a mistake not taking the plan along tonight. He then asked if it was possible to table the request tonight and come back with site plans at a later date?

Mr. Sharp said he is concerned about breaking the Future Land Use Map and also with putting commercial so close to the houses. He too would like to see the plans before approving.

Mr. Barajas said that he would also be more comfortable approving after seeing the plans.

Mr. Becker said he is good with seeing the plans but it is going to be hard to change his mind as he does not want to go against the Future Land Use Map.

Ms. Rynsburger said that she would like to see plans for the next 250 years. She said she is concerned about what could happen to the land in the future more than what is planned to happen to it right now if this is rezoned commercial.

Mr. Kortering said that he is leaning toward leaving it residential.

Mr. Tomasik said that he feels like the creek and the woods just feels like a good natural division along with a 50' buffer. He also noted that the triangle pieces in the front and in the back would be very hard to develop into residential.

Staff said that the current site did get approved for a Future Land Use Map amendment 2 years ago to be changed to Commercial. Staff also said that as of this morning it still doesn't look like the two lots, where the current building is located, have been combined. Mr. Tomasik said that he brought the paperwork to the county quite a while ago so it should be combined soon.

Staff clarified that the applicant is looking to combine all of the lots into one (1). Given the concern about the nature of the future development, he said that sometimes applicants will come to the Commission with a conditional rezoning request at the same time as a Future Land Use Map Amendment. This can provide more information on the development's intent. Staff would advise against basing a vote on a site plan that has not been officially filed.

Mr. Kortering said that it looks like this would not be approved tonight.

Mr. Tomasik said that they really want this to be approved and are surprised that it is looking like it may not be approved since it made it this far in the process. Mr. VanderMeulen noted that there are three (3) new people on the Commission from when it was originally voted on to go to the Board to start the process to make the amendment and that since that time the Township had a Housing Study done and this is influencing the Commissioners decisions tonight.

Staff reiterated one option would be to table the request and see if the applicant chooses to file a conditional re-zoning with a site plan. The site plan could also explore the drain corridor and whether it could be a non-motorized extension of the Greenway.

Mr. Tomasik said that he sees no problem in incorporating a possible greenway and then donating part of the north section for a park area.

Mr. Kortering said that he feels like extending the greenway is a great idea with multifamily housing in the back. Mr. Kortering feels that they should table tonight to be able to see what the applicant is planning for this site.

Chairman Kortering opened the meeting up for public comments.

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

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

** It was moved by VanderMeulen and supported by Sharp to table the future land use request until the applicant is ready to come back with a site plan. A roll call vote was taken. Yes - 6, No – 0, Absent - 1. Motion carried.

2155 112th Avenue (70-16-22-200-037) – Timothy Krueger of Evoqua Water Technologies – Applicant is seeking a special land use permit for outdoor storage associated with an existing manufacturing facility. Subject area is zoned I-2 General Industrial.

Present to speak to this request was Mr. Mike Cass of Evoqua Water Technologies.

Mr. Cass explained that they currently have a lot of outdoor storage and they are looking to add 25,000 sq ft of indoor storage through an addition to the building and another 10,000 sq ft of outdoor covered storage. He stated that they plan to be finished in a year and a half to two years. They are here tonight to ask how they need to go about permitting the outdoor storage in the meantime as they construct more permanent storage.

Mr. Cass addressed the fire safety concerns that the Fire Chief has with the property. He said that they would tie out the fire hydrants to the main in the road and maintain a fully accessible fire lane loop around the building. Mr. Cass stated that he believes the Fire Chief will agree with this since it is per code.

Staff stated that the Fire Chief has not approved this fire lane and that sometimes, even though it meets code, it doesn't work in a real-life scenario and the Fire Chief will need to make that determination in person. Staff would like to see a stipulation in the motion that the Fire Chief will need to approve the plans.

Mr. Cass said that they plan to plant trees and shrubs along the railroad track on the southern border and also along the west side of the additional truck parking area to meet the 6' high dense screen requirement. They also will plant vegetation to create screening on the west and south sides of the material laydown outdoor storage area in the southwest corner of the property. Mr. Cass noted that they plan to maintain existing vegetation as much as possible. The plan is to try to block the view of the items stored outdoors from the public.

Mr. VanderMeulen asked if they are asking for temporary storage to be allow just until the project is completed then the laydown outdoor storage of these items would go away? Mr. Cass answered that the hope is that the laydown outdoor storage will be in an outdoor storage building. The majority of the product is material that, by its nature, needs to be stored outdoors. He stated that it will be blocked from public view but will be open to the sides that face the building.

Mr. Becker asked if this was approved tonight and the project was not complete in a year would they need to come back again to request an extension? Staff answered that as long as the project is underway within the year Staff can extend the permit. Staff would just need to see that progress is being made in construction.

Staff also noted that they have had conversations with the applicant and that the bids for the project came back extremely high due to the very high cost of steel at this time. Therefore, the applicant is looking to hold off on the inside storage addition to the existing building and only focus on the outdoor laydown storage area for now. Staff stated that the Commission could approve the request with the addition being for future instead of immediate. Therefore, what the Commission may be looking at is a lesser request.

Mr. Sharp asked if this permit is based on the construction of the outdoor storage area how do we handle that in a motion? Staff stated that due to the open enforcement, there should be a timeline given, possibly 90 days, that the landscaping needs to be completed in order to keep this project moving forward.

Mr. Cass stated that all of the products that are stored outside are also to be used outside so nothing being stored outside is hazardous to the environment.

Mr. Cass asked if the main concern is the visibility of the products? Staff stated that in addition to the visibility issue, there are concerns of site circulation, fire routes, and management of such areas to avoid non-approved expansion or storage structures.

Mr. Cass asked if they mark with yellow lines where the outdoor storage areas are to be would that create enough of a boundary? Staff said that it could take away some of the ambiguity for their employees putting those items in storage. Staff also said that the semi-trailer parking area is to be used for trucks that are coming and going and possibly there for just a short time, it is not to be used for long term storage.

Mr. Sharp asked how comfortable the Fire Chief will be with the ambiguity of the laydown area. Staff stated that they feel the Fire Chief will be comfortable if the applicant maintains that paved outdoor laydown area away from the building and that the fire lane around the building is maintained at all times.

The Commission reviewed the Special Land Use 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 proposed use could be considered harmonious given the adjacent industrially zoned lands, however, the three (3) lots must be combined to ensure proper setbacks can be achieved and accessory outdoor storage is truly on the same site as the principal use. Full height metal siding is recommended on the south and east sides of the proposed canopy building. Detailed locations and any proposed screening of trash and recycling dumpsters at the southwest corner of the facility are needed.

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.

Should be adequate for the outdoor storage.

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.

Should not be a problem for the outdoor storage area.

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

Should be consistent as long as they stay within their approved zone and maintain screening.

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.

More discussion is needed in regards to the screening of the laydown area. Staff can coordinate this.

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

This will not be an issue.

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

There appears to be a need based on the application for outdoor storage.

It was asked if the watermain looping would happen if the indoor storage addition doesn't happen? Mr. Cass stated that would not happen until the addition was constructed.

Staff addressed two fire issues. Staff said that they would need to know what type of locking mechanism would be on the slide gate to ensure the Fire Chief could get onto the property in the event of an emergency. And they would need to verify that the fire loop would stay clear at all times.

Staff also stated that an 8' tall fence would be allowed in this area and would suggest this as the additional height would help with screening.

Staff questioned the outdoor storage building and why there is a 4' gap from the ground to the start of the siding on the sides. Staff would like to see solid sides without a gap. Mr. VanderMeulen stated that having solid sides could be an issue with the winds. He did say that a 4' gap does seem like a big gap and wondered if they could make it smaller but that would need to be decided by engineers to know what is necessary. Mr. VanderMeulen pointed out that there are other outdoor storage areas like at DeLeeuw lumber that also have gaps in their outdoor storage areas for wind to pass through. Mr. Cass stated that this is the case and the products being stored in that area also require air flow.

Staff noted, the use of semi-trailers or other containers for storage is prohibited.

Staff said that detailed locations and any proposed screening of trash and recycling dumpsters at the southwest corner of the facility are not needed, as is also the case with parking calculations, if they are not moving forward with the addition.

Staff is satisfied with the front yard landscape and parking lot screening; however, he still believes a Type C Buffer installed from 112th Avenue to the west 170 feet is appropriate and more discussion is needed in regards to the screening of the laydown area. Staff likes to take these opportunities to bring existing properties closer to current compliance standards.

Mr. VanderMeulen asked what a Type C Buffer is? Staff answered that it consists of one (1) tree and seven (7) shrubs every 40'.

** It was moved by VanderMeulen and supported by Becker to approve the special land use permit for a paved laydown area, open air outdoor storage building, and additional semi-truck parking only, with the understanding there would be no addition to the existing building. Subject to the following conditions:

1. The applicant will keep the existing fire lane clear at all times.
2. Fire Chief's approval of the slide gate lock.
3. Three (3) lots need to be combined into one (1) lot.
4. Work with Staff on screening heights.
5. Work with Staff on the siding for the open-air building, providing as much siding as is feasible for wind conditions, trying to get it closer to the ground than the 4' that is proposed.
6. The semi-truck area is not to be used for storage.
7. A Type C Buffer from 112th to the west 170 feet past the semi-truck parking area.

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

Planning Commission Discussion – Master Plan Sub-Area Overlay Zoning District(s)

At the March 1, 2022 Planning Commission meeting, it was determined that further discussion and consideration of a Sub-area Overlay Zoning District should be considered for the three sub-areas within Holland Charter Township:

- The Federal District;
- The US 31 Corridor; and
- The North River/Beechwood District.

It was recommended that the Commission members reference the Master Plan and take a drive through the areas and give some thought to what they want the character of the area(s) to be starting with the Federal District and the 8th Street corridor given the planned 2023 street improvements.

Mr. Kortering asked the Commissioners to each give their feedback and any ideas they have after driving through the 8th Street corridor.

Mr. Sharp said that he is concerned that the area is hard to navigate. He feels it is not a safe walkable area especially for families. He would like to see sidewalks that are further away from the traffic flow so that families with kids feel safe walking there.

Mr. Barajas said that he feels like this area needs walkability and connectivity to downtown. He would like it to feel like a continuation of downtown without being downtown.

Mr. VanderMeulen asked where the money will come from to make all of these plans happen? He feels that is the biggest challenge. He would like to see this area as a place to walk or ride a bike from Holland Heights. Mr. VanderMeulen would like to see reduced front setbacks with parking behind the buildings, similar to downtown.

Ms. Rynsburger said that she noticed that pedestrian traffic really starts downtown then slows considerably at the Post Office then pretty much stops all together at Field's Fabrics. She said that in Zeeland they added a park to draw people to an area and she feels that a park or water feature would draw people to this area.

Mr. Becker said that he noticed there are a variety of businesses located in the area but that it is not a good area for walking. He too would like to try to bridge the gap between the downtown area and this 8th Street corridor area. Mr. Becker said that he feels this area is really a drive through spot not a destination and he would like to see it become a destination possibly by adding some mixed use.

Mr. Kortering said that if we want to draw people here, we need to make it something unique that people want come to. He likes the idea of mixed use with residential on 2nd and 3rd floors of buildings.

There was further discussion about possible changes to traffic flow where 8th Street and Chicago Drive intersect by Russ' Restaurant.

The Commissioners also discussed the possibility of an overlay area and they all were in favor of this possibility but more discussion needs to happen to know where the boundaries of the overlay area would be.

Commissioners reviewed the presentation slide comparing 2021 aerial imagery to the conceptual 8th street corridor graphics from the master plan. It was the consensus that they all felt adding green space was very important along with improved walkability in the area.

Mr. Kortering asked the Commissioners to review the Comprehensive Plan and how it will affect this area.

PUD Amendment to Bridgewater and Summer Gove PUD's – Minor or Major Change

The Commissioners also discussed with Staff a possible minor or major change to the PUDs of both Bridgewater and Summer Grove and it was decided that any boundary adjustment should be a major change so that the public has a chance to voice their opinions.

The next Planning Commission meeting is scheduled for Tuesday, May 10, 2022 at 6:00 pm.

The meeting adjourned at 8:14 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary