

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 6, 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, Steve Darrow, Miska Rynsburger and Evan Sharp. Also present were Community Development Director Corey Broersma, Assistant Planner/Zoning Administrator Kate White and Recording Secretary Tricia Kiekintveld.

Absent: None.

Public Comment: None.

Minutes:

** It was moved by VanderMeulen and supported by Rynsburger to approve the minutes of the August 9, 2022 meeting. A roll call vote was taken. Yes – 6, No – 0, Abstained - 1. Motion carried.

Public Hearings:

Chairman Kortering opened a public hearing for consideration of a special land use permit submitted by Kerry Bouwkamp of JR Bouwkamp & Associates, Inc. on behalf of Jerry Nienhuis. Said lands are located at 2505 Van Ommen Drive, described more specifically as Parcel Number 70-16-16-376-003. Petitioner is seeking a permit for a contractor's facility with outdoor storage. The subject property is zoned C-2 Community Commercial.

Present for this request was Mr. Kerry Bouwkamp of JR Bouwkamp & Associates, Inc. and Mr. Jerry Nienhuis of 6677 Sunset Concourse St., Holland.

Mr. Bouwkamp stated that JR Bouwkamp moved into this building in 1985/1986 and has been there ever since; currently employing 70 people. Mr. Bouwkamp said that due to supply chain issues brought about due to COVID-19 they now need to order supplies, such as metal studs and wood products, in bulk ahead of time and are using their property to store these materials. He noted that these materials rotate in and out the yard.

Mr. Bouwkamp said that they struggled through COVID and are proud to say that they pulled through. He noted that recently Mr. Nienhuis purchased the building and JR Bouwkamp now leases from Mr. Nienhuis. Mr. Bouwkamp said that the semitruck trailers have been there for many years and he uses them as storage for the materials he is storing for future jobs. Mr. Bouwkamp is asking the Commission to approve what he has been doing on this property for the past 38 years. He said that he has moved some things around on the property to help conceal the outdoor storage from public view.

Mr. Bouwkamp said that he is willing to add some buffers between his items and the public view if necessary. He said that the south border of the property is very close to the 2 neighboring

businesses and that he and the neighbors use that space for a turning area for trucks, therefore, he would not want to add any buffers to that side of the property and the neighbors would not want that either.

Mr. Bouwkamp said that he hired a company to draw up a site plan for him but he is not happy with what they came up with but didn't have anything else to submit for the meeting tonight. He asked if he could show the Commissioners what he would like to do instead of what the submitted site plan shows. The Commissioners agreed.

Mr. Bouwkamp asked why they would need to add trees and bushes along the east side of the parcel and the front of the building. He said that he is only asking for permission to have outdoor storage and doesn't understand why that would include the need to add trees and bushes along the front of the building. Mr. Bouwkamp said that this would also take away some of their parking area and that doesn't make sense to him. Mr. Bouwkamp noted that he would add a fence and gate going north from the building to the northern property line to section off the outdoor storage area in the back of the property. He said that he doesn't want a fence along the back of the property as there is a lot of wildlife behind them and he is worried that deer will get trapped inside the fenced-in area.

Mr. Kortering stated that he is struggling with the fact that the drawing submitted isn't what Mr. Bouwkamp really wanted and would really like Mr. Bouwkamp to find someone that he feels he can work with better to come up with a good site plan to bring before the Commission.

Mr. Bouwkamp asked why getting a permit for outdoor storage requires landscaping and parking changes? Mr. Kortering answered that when a new application for a permit comes before the Commission, they use that opportunity to try to bring the property up to current standards as much as is feasibly possible.

Mr. Bouwkamp asked if items could be grandfathered in?

Mr. Kortering suggested that the Commission table this item to allow the applicant time to come up with a new plan to submit.

Mr. VanderMeulen said that he understands what he wants to do and is sympathetic to the long lead times and buying in bulk right now. He wanted to clarify for Mr. Bouwkamp that the Township does not allow semitruck trailers to be used as storage and that the use of those on the property would need to end even if outdoor storage was granted.

Staff clarified that if the building had a semi loading dock and there were trailers that rotated in and out as materials came in and out, that is allowed. However, it is not allowed to have semi-truck trailers sitting on the lot that never move or leave the site. Staff also clarified that only the Zoning Board of Appeals could authorize exemptions to the 6' tall screening and the screening would be required along the west, north and east sides of the property.

Staff said that the cross-access easement on the south side of the property is why no fencing can be installed between the existing buildings. He also stated that requiring landscaping along the frontage is a step toward conformity.

Mr. Bouwkamp asked what would happen if he pulled his request and took all of his storage out of the area? He said that he can not afford a \$25,000 bill for landscaping right now. Mr. Bouwkamp said that they are unclear what the Township would like them to do regarding the

neighbor's asphalt that extends onto their property. Staff said that they could cut out the asphalt or provide proof of an existing easement to the neighbors.

Mr. Nienhuis said that they have spent quite a bit of money improving the outside of the building to make it look nicer. He said that he has had a conversation with the neighbor telling them that they are over the property line and telling them they do not want to grant them an easement. Mr. Nienhuis said that he is willing to put a fence up along the back of the property but leaving a section open so that wildlife can not get stuck in the area. He said that it is hard for them to understand why they must spend all this money on landscaping when other businesses around them do not have to do the same thing. Mr. Nienhuis then asked the Commissioners if they could give them a list of things they need to do at this point?

Mr. Bouwkamp said that they are willing to get rid of the semi-trailers and put up some fencing.

Staff noted that this all started with a code enforcement issue.

Mr. Bouwkamp said that they would like to table and have time to come back with a new plan for the Commissioners to see.

Chairman Kortering opened the meeting up for public comments.

There was no one from the public to comment on this item.

** It was moved by Becker and supported by Sharp to close the public hearing. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

*** It was moved by Becker and supported by Sharp to table the request for a special land use permit for a contractor's facility with outdoor storage. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

Other Business:

0 (Vacant) Greenly Street (70-16-10-100-048) – Hickorywoods Farm No. 6 – Preliminary Plat Request for Preliminary Plat approval submitted by DeYoung Developments, LLC for a residential subdivision consisting of lots 220-254 located along an extension of Elderberry Drive, south of Quincy and extending south to Greenly Street.

Applicant requested a postponement until the October 4, 2022 meeting. The Commission accepted the written request for an additional extension to the 60-day review and recommendation period.

Tabled Items

0 (Vacant) Campus Avenue (70-16-07-200-044) – 136th Avenue Apartments – Site Plan Review Request for Site Plan Approval for a 48-unit multi-family apartment complex submitted by Kyle Friar of KMF Construction consisting of 2 buildings (3-stories in height) for the dwellings and 2 buildings (1-story in height) for the garages. The subject property is zoned R-3 High Density Residential. (Tabled July 12, 2022)

Present to speak to this request was Mr. Adam Feenstra of Feenstra and Associates and John Geenan of 6002 22nd Ave, Hudsonville.

Mr. Feenstra addressed the items that the Commission asked for them to provide at the July 12, 2022 meeting.

1. A Landscaping Plan showing use of green space
 - a. Mr. Feenstra said that they are planning to keep the existing trees along the north property line and not add any shrubs in that area because they feel that the tree line fulfills the tree requirement.
 - b. Mr. Feenstra indicated that they believe they have met the Type C buffer requirements along the eastern property line. He said that they are proposing staggered evergreens along the southern property line to provide a more solid looking screening so that the single-family homes cannot ~~even~~ see the multi-family housing.
 - c. Mr. Feenstra said that the picnic area has been moved to the west, between the buildings, and a gazebo was added in the former picnic area.
2. Fire access and turning radius questions.
 - a. Mr. Feenstra said they have attempted to talk to the Fire Chief; however, they have not received a response from him yet.
3. Mr. Feenstra said that the location of the garbage container is acceptable so they will leave it where it is.
4. Mr. Feenstra indicated that they will widen the north drive isle by 2' to maintain the 26' wide requirement. He said that they will submit a new plan to indicate this change.
5. Mr. Feenstra said that they are obtaining approval from the United States Post Office on the location of the mail station, but do not have any concerns about obtaining that approval.
6. Lighting/Photometric Plan
 - a. Mr. Feenstra said that the contractor can easily adjust the fixtures to meet the 3,000K threshold.
 - b. Mr. Feenstra said that they will resubmit a new lighting/photometric plan to include lighting in the bike rack area.
7. Ottawa County Road Commission approval
 - a. Mr. Feenstra stated that they have submitted the plan and the OCRC would like to see a permanent cul-de-sac here.
8. Ottawa County Water Resources Commission approval
 - a. Mr. Feenstra said that the OCWRC is asking for a few more details before granting final approval.

Mr. Feenstra said that they are looking for a conditional approval tonight.

Mr. Kortering asked Staff if the Commission can grant relief of the landscaping requirement of shrubs? Staff answered that the Commission cannot grant relief for landscaping, the applicant would have to go to the Zoning Board of Appeals for that. Mr. Kortering asked the applicant to resubmit their landscaping plans including the required shrubs, then if they would like to appeal to the Zoning Board of Appeals, they could do that. Mr. Feenstra asked if they should table at this point while they go before the Zoning Board of Appeals? Mr. VanderMeulen, who is also on the Zoning Board of Appeals, stated that the Zoning Board of Appeals recently rejected someone that wanted to do the exact same thing with the evergreens. Mr. Feenstra stated that they felt that the evergreens would provide more screening than the deciduous trees but if they need to do deciduous trees, they can do that. Staff clarified that the deciduous trees are for buffers and the evergreens are for screening and this area is required to have buffers. Mr. Feenstra indicated

that they will get those switched out. Mr. VanderMeulen said that he would still like to see some evergreens mixed in with the deciduous trees for added screening.

Mr. Kortering asked about the proposed path and if the path would be centered between the gravel for the fire access lane or if the applicant will adjust the easement. Mr. Feenstra said that they are good with whatever the Commission would like to see. Mr. VanderMeulen said that the path should be in the center of the easement. Mr. Feenstra indicated that they have a 30' wide easement and would put the path in the center of the easement with gravel on either side for fire access.

Mr. Darrow asked if we could give them a conditional approval and have them work with Staff on the remaining items? Staff noted that the applicant has not submitted floor plans yet to see if they meet size and storage requirements.

Mr. Geenan said that they went with covered garages so that they would not have an issue with storage requirements. Staff read the Zoning Ordinance's storage area requirements and garages meet that requirement.

Mr. VanderMeulen stated that it is a standard part of the application process for the Commission to see the number of units in each bedroom category (1, 2 or 3-Bedroom(s)). Mr. Feenstra said that this is the second time they are before the Planning Commission. He said they have been working with Staff for months on this, and they are still waiting for a response from the Fire Chief. Mr. Feenstra said they really do not want to be tabled again due to items out of their control. Mr. VanderMeulen asked Staff if the application states that they are required to submit floor plans? Staff said that it does not specifically state that on the application. Mr. Becker said that he feels if this is not a requirement that the Commission should approve the request with conditions.

*** It was moved by Sharp and supported by Rynsburger to approve the request for a site plan review with the conditions that the applicant provide Staff with room sizes (floor plans), Fire Chief approval, and landscaping plans that match the standards (or obtain Zoning Board of Appeals approval). A roll call vote was taken. Yes – 7, No – 0. Motion carried.

390 Douglas Avenue (70-16-30-201-006) – Special Land Use Permit submitted by Mike Winkler of Building Safety Consultants LLC on behalf of Russ Shilander of Lightkeeper LLC. Said lands are located at 390 Douglas Ave., described more specifically as Parcel Number 70-16-30-201-006. Petitioner is seeking a permit for a Hotel/Motel. The subject property is zoned C-2 Community Commercial. (Tabled August 9, 2022)

This item remained tabled due to a lack of new information.

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

The Commissioners discussed the uneven road right-of-way along this section of 8th Street. Staff indicated that they have contacted Ottawa County Road Commission to see if they can change the right-of-way to make it consistent. If that is not possible then the Commission may need to change the wording of setbacks to indicate from “center of road.”

Staff informed the Commission that there are 2 lots along East 8th and Center St. that are proposed to be combined and become a mixed-use facility. Staff is working with the applicant and their designer at this point.

Mr. Becker reported from the Township Board regarding a one-room hotel. He noted that the Board would not be interested in something of that nature in the Township as they would be concerned with setting a precedent. Staff did indicate to the Commission that it is good to get the Board's opinion on things like this but to be aware that a Commission decision regarding a Special Land Use Permit would not go before the Board for approval.

Mr. Becker noted that Mr. Church wanted the Commission to be careful not to approve permits knowing that the applicant will need to go before the Zoning Board of Appeals for changes right away. The items approved should follow the ordinance.

The next Planning Commission meeting is scheduled for Tuesday, October 4, 2022, at 6:00 pm.

The meeting adjourned at 7:28 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary