

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
October 7, 2025
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of September 9, 2025
4. Public Hearings
 - a. Macatawa Legends, south of New Holland St and east of 144th Ave – Amendment to the Macatawa Legends Planned Unit Development Final Development Plan
Request by Kelly Kuiper of Paramount Development Corp. on behalf of REIP Land Investments LLC for a Major Amendment to the Macatawa Legends PUD for changes in Phase 2 of the Fairway View Development phase. Changes consist of : (1) increasing the overall unit count for the Macatawa Legends PUD by 1 unit, from 605 to 606 total dwelling units, by increasing the total unit count within Fairway View by 1 unit from 108 to 109 total dwelling units; (2) reducing the site condominium width of several units on the south side of proposed road in Phase 2 of Fairway View; and (3) that private streets within Phase 2 of Fairway View will be constructed in compliance with Zoning Ordinance requirements but that surface course pavement shall be installed within 2 years of the date the development phase has been issued its first building permit.
 - b. 104 Clover Ave (70-16-28-252-063) – Special Land Use Permit
Request by Matthew Winters on behalf of the Salvation Army for Special Use Approval of a Place of Worship that includes “Pathway of Hope” family support program, food pantry, Thursday Family Meals & Activities, women’s fellowship group, book club, Christian day camp, Christmas distribution, utilities/rent/food assistance, pickleball groups, warming and cooling center as needed, Meals by Community Action House’s Community Kitchen, on-site referrals and supportive services by other nonprofit agencies, and shower services for guest/staff and existing missional outreach/hygiene support. The subject property is zoned R-2 Moderate Density Residential.
 - c. 483 Douglas Ave (70-16-19-300-098) – Special Land Use Permit
Request by Dave Lamer of Advantage Marine for Special Use Approval of boat repair, sales and display, and continued outdoor storage. The subject property is zoned C-2 Community Commercial.
 - d. 12830 Quincy St (70-16-08-200-036) – Special Land Use Permit
Request by Jeff Schierbeek of JDS LLC for Special Use Approval of Contractor’s Facility. The subject property is zoned I-2 General Industrial.
5. Other Business
 - a. 12830 Quincy St (70-16-08-200-036) – Site Plan Review
Request by Jeff Schierbeek of JDS LLC for site plan approval to construct two 23,360 square-foot buildings that will be divided into units and leased out to contractor/small industrial-type users. The subject property is zoned I-2 General Industrial.

6. Tabled Business

- a. 12635 Felch St, Suite 10 (70-16-16-100-074) – Special Land Use Permit (*Tabled September 9, 2025*)
Request by Lowe’s Home Centers LLC on behalf of Geenen DeKock Properties LLC for Outdoor Display and Sales use approval. The subject property is C-2 Community Commercial.
- b. Zoning Ordinance Text Amendment (*Tabled July 1, 2025*)
Consideration of amendments to the Zoning Ordinance of Holland Charter Township as submitted by Marissa Latchaw and Nicholas Omron to amend Section 9.14 – Keeping of Farm Animals, Chickens, and Bees to permit chickens on non-farm properties in the AG Agricultural, R-1 Low Density Residential, and R-2 Moderate Density Residential Zoning Districts under certain conditions.
- a. 11483 Lakewood Blvd (70-16-22-271-005) – Special Land Use Permit (*Tabled August 12, 2025*)
Request by Dave Timmerman of Union Land LLC for use approval of “Vehicles, Recreational equipment, manufactured homes, heavy equipment sales and rental” and “Vehicle Repair, including outdoor storage of vehicles awaiting repair.” The subject property is zoned C-2 Community Commercial

7. Planning Commission Discussion

- a. Wetland Mitigation Bank Ordinance
- b. Alley, Street (Private and Public), Front Yard definitions

8. Adjournment