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HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

February 3, 2026

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, Members, Leo Barajas, Doug Becker, Angela Huesman, Gretchen Molotky, and Evan Sharp. Also present were Community Development Director Corey Broersma, Assistant Planner/Zoning Administrator Kate White, and Recording Secretary Sheila Webb

Absent: Jack VanderMeulen

Public Comment: None.

Minutes:

** It was moved by Barajas and supported by Becker to approve the minutes of the regular meeting of January 6, 2026. A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

Public Hearings

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit approval for “Vehicle, recreational equipment, manufactured homes, heavy equipment sales and rental”, specifically involving the rental and display of campers on-site. The petition is submitted by Kyle Applegate of Uncle Jib’s on behalf of Nick Nykerk of HBPC-OB, LLC, for property located at 12330 James Street, Suite H50, described specifically as Parcel Number 70-16-21-238-003. The property is zoned C-2 Community Commercial.

Present for this request was Kyle Applegate of Uncle Jib’s, 12330 James Street, Suite H50, Holland, MI 49424.

Mr. Applegate stated they are a retail sports store for primarily skis and snowboards, and in the summertime, they sell kayaks and other water sport items. Mr. Applegate stated that he started renting out campers in the summer months; he currently has 8 campers and is hoping to increase that number. Mr. Applegate stated that he was not aware that a special permit was needed when he started renting the campers out. Mr. Applegate stated that they use an app called Outdoorsy for renting out the campers and that they are present when customers pick up the campers so they can be sure the campers are properly connected, verify brake lights work, and answer any questions. Chairman Kortering asked if there were any size limitations. Mr. Applegate responded that the campers are between 10’ to 30’, and they do not rent fifth wheels, only towing campers.

Mr. Applegate explained that the campers are parked in a dead area of the parking lot and that this is the only area that there is unimproved pavement. Chairman Kortering asked if they would continue to park the campers in the same location. Mr. Applegate confirmed that they would use

the same location to park the campers. Mr. Applegate stated that he has been cleaning up the area by pulling weeds. Mr. Applegate said that he would like to keep the campers parked there during the winter also to cut down on expenses. Mr. Applegate noted that just to the south is a large empty parking lot he could use if that would help. Chairman Kortering asked about the security of keeping them in the parking lot during the winter. Mr. Applegate said that he keeps Air Tags in them and has no concerns of theft. Mr. Applegate stated that he would love to keep the campers on premises to create extra revenue, which will help him keep additional summer staff.

Mr. Applegate stated that there is plenty of space to hook the campers up and drive off. Mr. Applegate noted that most campers are returned on Sunday night, and the parking lot is usually empty. Mr. Barajas asked about growth. Mr. Applegate stated that his lease says he can have 8 campers, but he would like the ability to have 12. Chairman Kortering questioned if the applicant requested to have 8 or 12 campers. Mr. Applegate said he did not specify in the application how many he'd like to have. Mr. Sharp asked if they were present when the campers were dropped off. Mr. Applegate explained that they were not present for drop-off; there is a drop-box for the keys, and they use an app to communicate with them.

Staff noted that it would be acceptable to consider 8-9 campers as described in the submittal, however, 12 campers were not indicated and not available for public scrutiny. Chairman Kortering explained that this is a public hearing and the information submitted for public comment cannot be changed to 12.

Staff asked for clarity regarding the location of the outdoor display area. Mr. Applegate stated that the entire area is wide open, but he does not need the entire area. Mr. Applegate noted that he uses the space highlighted in orange on the map and does park them a bit further south in the parking area in the winter for snow removal.

Chairman Kortering asked for clarification of whether there are concerns about outdoor storage. Staff explained that they would be comfortable keeping the campers on site during the winter in the marked area provided the intent is to give customers an opportunity to view the campers and reserve them. Chairman Kortering asked if this could be considered displayed items instead of outdoor storage. Staff agreed that as long as the applicant could show that there is truly an opportunity for rental and early viewing for reservations. Mr. Applegate confirmed that they do get customers touring the campers during the winter months prior to making their state park reservations.

Chairman Kortering opened up the hearing for public comment. There was no one from the public present to speak to this request.

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

The Commissioners discussed that they view this as a display rather than storage. The Commissioners stated that they don't want it to look rundown by keeping it to a limit of 9 campers. The Commissioners agreed that this is a good service for the community.

The Commission then 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 Commissioners agreed that this standard is met.

- 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.**

The Commissioners agreed that there are plenty of roadways.

- 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 Commissioners have no concerns with this standard.

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

The Commissioners stated that the purpose is to rent a product and it needs to be displayed.

- 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 Commissioners noted that the area is already paved - it is just old.

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

The Commissioners stated this will not negatively impact traffic.

- 7. There is need for the proposed use within the township, and the use will not be detrimental to the community.**

The Commissioners agreed that there is a need for this business.

Chairman Kortering noted that the number of rental campers will be limited to 9. Chairman Kortering stated that the campers did not have to be moved off-site during the winter. Staff asked for clarification of which area was to be used for the display. The Commissioners agreed that the 84' x 36' area would have plenty of room for the 9 campers.

** It was moved by Becker and supported by Barajas to approve the Special Land Use Permit for "Vehicle, recreational equipment, manufactured homes, heavy equipment sales and rental" for Suite H50 at 12330 James Street with the following conditions:

- 1) The display area is limited to one bay of parking as shown in the applicant's site concept at a maximum display area of 84 feet wide by 36 feet deep. This is appropriate to ensure the display area does not consume more parking lot space reserved for customer/employee/client parking, and the use maintains compatibility with neighboring businesses/uses.

- 2) The total number of rental campers is limited to 9 based on the applicant's narrative to ensure rental camper display does not encumber beyond the proposed display area. This is also consistent with the lease agreement provided in the applicant's submittal packet.

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

Tabled Business

11483 Lakewood Blvd – Special Land Use Permit – 70-16-22-271-005 - Consideration of a Special Land Use Permit approval for “Vehicles, Recreational equipment, manufactured homes, heavy equipment sales and rental” and “Vehicle Repair, including outdoor storage of vehicles awaiting repair”. Petition is submitted by Dave Timmerman of Union Land LLC. The subject property is zoned C-2 Community Commercial. (Tabled August 12, 2025)

** It was moved by Barajas and supported by Becker to untable the request. All in favor. Motion carried by voice vote.

Present for this request was Eric DeYoung from Nederveld and Associates, 217 Grandville Avenue, Suite 302, Grand Rapids, MI 49503 on behalf of Dave Timmerman of GreenMark Equipment.

Mr. DeYoung noted that they were at the August 12 Planning Commission meeting regarding the displayed turf equipment and outdoor storage. Mr. DeYoung stated that their revised plan includes changes to the walkway, changes to the fencing configuration, and removal of some outdoor display. Mr. DeYoung said that two items still remain which include outdoor display/storage in the secondary front yard and not paving that area. Mr. DeYoung noted that the business next door will also have outdoor storage in the front yard so they should complement each other. Mr. DeYoung stated that only the smaller items, typically not over 7 feet, will be displayed in the front yard along Lakewood Boulevard so that there are no line-of-sight issues. Mr. DeYoung noted that the medium-sized items, 7-10 feet high, will be displayed in the secondary front yard. Chairman Kortering asked for clarification regarding the 7-foot and 10-foot height limits. Staff noted that the 7-foot height limit was for the front yard on Lakewood Boulevard. Mr. DeYoung stated that the taller items would have some screening behind the building and no line-of-sight issues.

Chairman Kortering questioned the number of items displayed on Lakewood Boulevard. Mr. DeYoung stated that they would have to reduce the number of items displayed according to the square footage identified on the plans and that there will have to be a net reduction in displayed items.

Chairman Kortering asked if they had outdoor storage. Mr. DeYoung confirmed that there was outdoor storage that had an 8' opaque fence and no visible outdoor display will be fenced per the ordinance. Chairman Kortering asked if their outdoor storage would be no higher than 8 feet. Mr. DeYoung stated that it was not addressed in the application. Chairman Kortering noted that the guideline is that stacked storage is limited to the height of the fence.

The Commissioners agreed that since ZBA already weighed in on the outdoor storage location that there aren't any major concerns. Staff agreed that stacked storage should not exceed the height of the 8-foot fence, but what about a tall tractor that is waiting for service that exceeds the

8-foot fence. The Commissioners discussed that a height restriction was not necessary for equipment waiting for service.

Chairman Kortering asked about the loading area. Staff stated that there should be clarification regarding the makeshift loading dock in the Crossings Court front yard. Mr. DeYoung said that there was no plan to change the loading area but that there is an updated landscaping plan for that area. Mr. DeYoung confirmed that the loading area is outside of the screened-in area. Mr. Sharp stated that he was comfortable with the loading area since it was screened by landscaping. Staff noted concern with the loading dock's location and visibility within a front yard setback. Chairman Kortering noted that it is part of their business to load vehicles onto trailers, and it would be impractical to put the loading area inside outdoor storage.

The Commission then 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 Commissioners agreed that this standard was met since they are already operating the business.

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.

The Commissioners agreed that they responded to the safety and visibility issues.

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 Commissioners noted that they are already following these rules since they are an existing business.

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

The Commissioners agreed the use is consistent.

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 Commissioners noted that they are adding landscaping to enhance the environment.

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

The Commissioners stated that they have responded to the traffic concerns.

7. There is need for the proposed use within the township, and the use will not be detrimental to the community.

The Commissioners stated that this is an existing business.

Staff noted that the loading dock should be addressed whether it's unpaved, loading in a front yard, and within a front setback. Chairman Kortering stated that the Commissioners were comfortable with the loading dock area.

** It was moved by Sharp and supported by Molotky to approve the Special Land Use Permit for sales and display, vehicle repair of recreational/outdoor turf equipment, including outdoor storage of equipment awaiting repair for 11483 Lakewood Blvd with the following conditions:

- 1) The display area "A" as labelled on the applicant's plan is restricted to feature outdoor equipment not to exceed 7 feet in height, as offered by the applicant in writing, in order to limit concerns for blocking clear vision at the Lakewood Blvd driveway, and
- 2) Stacked storage inside the outdoor storage area should not exceed 8 feet.

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

2332 & 2352 North Park Dr - Planned Unit Development, Preliminary Development Plan - 70-16-21-100-046 & -045 - Request by Michael Lewis of Chick-Fil-A Inc for a dual-use development containing the existing Chick-Fil-A and existing Quality Car Wash. The proposed Planned Unit Development would allow Chick-Fil-A to expand their outdoor meal delivery operation by creating a second drive-thru lane. The subject property is zoned C-2 Community Commercial. (Tabled January 6, 2026)

The item is to remain tabled. Staff noted that the applicant will be going to the next ZBA meeting.

Planning Commission Discussion

Mr. Paul Sachs, Director of the Department of Strategic Impact for Ottawa County, delivered a presentation on the Small-Footprint Home Development Project spearheaded by the County. Mr. Sachs discussed the need for more affordable, for-sale housing and the balance of agricultural land versus housing. He talked about balancing the characteristics of for-sale housing and the water needs of the county. Mr. Sachs described the different variations of and characteristics of small foot-print homes. He also talked about current small-footprint neighborhoods.

Chairman Kortering reported that at the next Township Board meeting, the Board will be requested to approve a new Brownfield Development Authority. This will be a formal authority to make decisions. Chairman Kortering explained that the definition of a Brownfield Development has changed and now includes housing developments.

Staff discussed battery energy storage and the need to define in it the Zoning Ordinance to regulate potential future battery energy storage facilities. Currently, the Township's Zoning Ordinance includes regulations for solar and wind energy but not battery energy storage. Staff stated that the Commissioners will want to be proactive and get in front of battery energy storage. Staff will continue to research battery energy storage for an upcoming preliminary ordinance discussion.

Staff shared upcoming training opportunities with the Commissioners.

The next regular Planning Commission meeting is scheduled for Tuesday, March 3, 2026, at 6:00 pm.

The meeting adjourned at 7:43 pm.

Respectfully submitted,

Sheila Webb
Recording Secretary