

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting to be held at
Holland Charter Township Fire Station No. 1 located at 131 Riley Street

April 14, 2026
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of March 3, 2026 and special meeting of March 18, 2026
4. Public Hearings
 - a. 352 Beeline Rd (70-16-20-200-016) – Zoning Ordinance Map Amendment
Request by My House Ministry to rezone the subject property from R-2 Moderate Density Residential to R-2A Medium Density Residential.
 - b. Zoning Ordinance Text Amendment
Consideration of an amendment to change Section 9.20 – Outdoor Display, Sales, Temporary of the Zoning Ordinance of Holland Charter Township. The proposed amendment would add “Seasonal Outdoor Display and Sales” (occurring between April 1 and October 31) as a use requiring Special Land Use permit approval from the Township Planning Commission.
 - c. 3717 Beeline Rd (70-16-09-200-037) – Planned Unit Development, Preliminary Development Plan
Request by Patrick Vawter of Capstone Communities on behalf of K & J Legacy LLC to approve a proposed preliminary development plan for “The Cottages at Holland”. The proposed development would consist of 265 dwelling units within a mix of different style buildings. The subject property is zoned R-3 High Density Residential.
 - d. 0 (vac) Crossings Ct (70-16-22-271-011) – Amendment to the Crossings Court Planned Unit Development Final Development Plan
Request by William Sikkel of Sikkel & Krommendyk, PLC on behalf of Tom Vroon of T2 Properties LLC for a Major Amendment to the Crossings Court PUD for changes consisting of permitting a contractor facility, warehousing to be used for storage of personal and recreational property, and outdoor storage on Lot 4; modifying the current PUD building setbacks for Lot 4 to comply with the C-2 Community Commercial setback requirements; and modifying the parking calculations to be 1 space per 145 square feet for Lots 2 & 3 and 1 space per 720 square feet on Lot 4.
 - e. 3320-3228 West Shore Dr (70-16-09-300-086) – Special Land Use Permit
Request by Craig Wheeler of Meijer, Inc. for approval of outdoor sales and display of firewood, bagged products, propane, bottled water and windshield washing fluid for the gas station. The subject property is zoned C-2 Community Commercial and FP Floodplain.
5. Other Business

6. Tabled Business

- a. 2332 & 2352 North Park Dr (70-16-21-100-046 & -045) – Planned Unit Development, Preliminary Development Plan (*Tabled January 6, 2026*)
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.

7. Planning Commission Discussion

- a. Preliminary Ordinance Discussion on Battery Energy Storage Systems
- b. Communication from Zoning Board of Appeals

8. Adjournment