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**HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
March 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, Evan Sharp, and Jack VanderMeulen. Also present were Community Development Director Corey Broersma, and Recording Secretary Sheila Webb

Absent: Angela Huesman and Gretchen Molotky

Public Comment: None.

Minutes:

** It was moved by Becker and supported by Barajas to approve the minutes of the regular meeting of February 3, 2026. A roll call vote was taken. Yes - 4, No - 0, Abstain - 1, Absent - 2. Motion carried.

Public Hearings

Chairman Kortering opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Aaron Besmer of Allen Edwin on behalf of Andrew & Deborah Tacoma Trust & Wesley and Necia Glass Trust to rezone the property located at 0 (vac) Quincy Street, described more specifically as Parcel Number 70-16-09-100-012, from AG Agriculture to R-2A Medium Density Residential.

Present for this request was Dan Larabel of Allen Edwin Homes, 795 Clyde Court SW, Byron Center, MI 49315.

Mr. Larabel stated that they are requesting a rezone of the subject property on Quincy Street, which is approximately 9 acres. Mr. Larabel noted that they have the property under purchase agreement; they don't currently own it and are looking for compliance with the Township's rezoning ordinance. Mr. Larabel noted that the master plan designates this area for high density which would be 10-15 units per acre and that they are requesting a R-2A medium density which would be 5-10 units per acre. Mr. Larabel stated that they intend a PUD for this location which would include approximately 6½ units per acre, and they plan to develop something different than the traditional multi-family platform. Mr. Larabel stated that they are proposing a pond along Quincy Street and full façades right behind the pond facing Quincy Street, no garages would be seen. Mr. Larabel stated that the housing units would be 1600 square feet, two-story and there would be approximately 60 units.

Chairman Kortering asked why they would be requesting a PUD. Mr. Larabel stated because it would be for rental density configuration. Chairman Kortering asked if they would all be rentals. Mr. Larabel confirmed that they would all be for rent. Mr. Larabel noted that for some people renting is a more attainable form of housing. Mr. Larabel stated that they would not be low income

but would be competitive to a mortgage and usually less expensive than a mortgage. Chairman Kortering asked if they see a market for rentals. Mr. Larabel stated that there is a bigger demand for rentals. Mr. Larabel noted that their rentals are not multifamily, that they are single family rentals. Mr. Larabel said that they would have some attached and some detached rentals.

Mr. VanderMeulen asked if they would be able to save any of the trees. Mr. Larabel stated that they would do their best to keep the trees on the perimeter; they prefer minimizing tree clearing, trees add value and keeping trees saves costs. Mr. Barajas asked if there would be attached garages. Mr. Larabel stated that every unit will have an attached garage including single and two-stall garages. Mr. Larabel noted that there will be rear and front-loading garages so it's not a garage front and will look more attractive. Mr. VanderMeulen asked if there would be sidewalks. Mr. Larabel stated that they want to be pedestrian oriented. He said that they will have a sidewalk north and south along the whole primary street but not for every unit.

Chairman Kortering opened up the hearing for public comment.

Loretto Smallenburg Everingham, 12450 Quincy Street, Holland, MI 49424 stated that she lives just to the east of the proposed development and shares the property with her sister who lives just to the south. Ms. Everingham stated that her property has been in their family for 100 years. Ms. Everingham said she is very concerned because since Authentix apartments and the Quincy Senior Living Center has been there, they have been robbed, tagged, trash all over the place, mailbox has been torn down, and deer hit by vehicles on Quincy Street have been dumped along her property line. Ms. Everingham noted that when the streetlight went in at Quincy and 120th, there is more speeding and safety is an issue on the bike path. Ms. Everingham noted concern with all the extra traffic in the area, the trees, the wildlife, noise pollution, light pollution and all the trash in the drain ditch. Chairman Kortering advised Ms. Everingham to call the Township regarding the trash in the ditch.

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

Mr. Becker noted that this is part of the master plan, moving from agricultural to high density. The Commissioners agreed that they like the proposed concept of 1600 square foot units with garages instead of stacked apartments and that it will have a more residential atmosphere. The Commissioners stated that the R-2A medium density instead of an R3 high density could mean higher quality rentals and possibly less traffic. Chairman Kortering suggested they might want to refer this to traffic management for a traffic study of the area.

The Commission went through the Criteria for Map Amendments

- 1. Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development trends in the area.**

The Commissioners agreed that the rezoning is compatible with the Comprehensive Plan.

- 2. Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.**

The applicant is constructing a development that aligns with the surrounding area.

- 3. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.**

The Commissioners agreed that the proposed zoning district is compatible with the surrounding area and appreciate the proposed concept.

- 4. Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.**

The Commissioners stated that the property has access to a non-motorized pathway along Quincy Street and that a 40-foot-wide public utility stub is planned to stub into the southwest corner by the Redwood Phase 2 Developers.

- 5. Other factors deemed appropriate by the Planning Commission or Township Board.**

The Commissioners stated there were no other factors.

** It was moved by Becker and supported by Barajas to recommend approval to the Township Board of Trustees to change Parcel 70-16-09-100-012 from AG Agriculture to R-2A Medium Density Residential. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit approval for “Housing, independent and assisted living” for the addition of 34 independent living units and 9 memory care units for Phase 3 of Quincy Place Senior Living. The petition is submitted by Troy Bertsch of Leo Brown Group, LLC for property located at 12300 Quincy Street described specifically as Parcel Number 70-16-09-200-044. The property is zoned R-2A Medium Density Residential.

Present for this request were Justin Longstreth of Moore and Bruggink, Inc., 2020 Monroe Avenue NW, Grand Rapids, MI 49505 and Troy Bertsch of Leo Brown Group, 12411 N Pennsylvania Street, Carmel, IN 46032.

Mr. Longstreth stated that they are here for Phase 3 and he expects it to be the final phase of the development. Mr. Longstreth noted that Phase 3 contains 34 additional independent living units and 9 memory care units and would be in the green space that’s south of the existing facility. Mr. Longstreth stated that the expansion was planned as part of the initial site development in 2020 and the time is right to move forward. Mr. Longstreth stated that they have had conversations with the Ottawa County Drain Commissioner regarding storm water and received verbal approval from them regarding their strategy.

Mr. Longstreth noted that on their site plan they have 34-35 parking spaces shown to be installed at time of development, which is one space per independent living unit. Mr. Longstreth stated that they have 1.5 parking spaces for the first phase of the development and are proposing 1 parking space with this part of the development with the balance that the 1.5 being deferred. Mr. Longstreth noted that except for a few holidays, there is ample parking on site all the time and that on-site staff were comfortable with deferring the remaining 19 parking spaces. Chairman

Kortering asked if the parking spaces are in front of the units or is it general parking. Mr. Longstreth stated that for the most part it is a general parking condition, parking would be along the southern drive aisle similar to the existing parking spaces which are across the front of the building. Mr. Longstreth noted that there are also garages on this site. Chairman Kortering asked where they would put the parking spaces if it is not deferred. Mr. Longstreth stated that the parking spaces would go on the south side of the drive, between the driveway and the existing storm water basin.

Chairman Kortering asked if they currently have a dog park. Mr. Longstreth stated that there currently is a dog park located where the new memory care unit will be built, and the plan is to eliminate the dog park. Mr. Bertsch stated that the dog park is rarely used by residents. Mr. Bertsch noted that instead the residents use the two completely enclosed courtyards that are more centrally located in the building and this serves the same purpose as a dog park. Mr. Bertsch stated that eliminating the dog park would not be detrimental to any of the residents.

Chairman Kortering asked about the size of the units. Mr. Bertsch noted that the proposed units are identical in size to the existing units. Mr. Bertsch said that the memory care units are all studios and the independent living units consist of one bedroom, one bedroom plus den, and two bedroom units. Chairman Kortering asked if there was a cafeteria. Mr. Bertsch noted that the memory care unit has a separate secured dining facility, and there's a dining room in the main building that is available to all the assisted living residents. Mr. Bertsch stated that not all meals are provided with the independent living unit's package, and they usually get one meal a day in the main dining room. Mr. Bertsch said that they are not adding a cafeteria but may consider an expansion to the existing dining room. Mr. Bertsch stated that all the independent living units have full kitchens.

Mr. VanderMeulen asked if the garages are for additional rent and how full they are. Mr. Bertsch stated that there are approximately 30 garage stalls, not every independent living unit has a garage and that the vast majority of them are currently being used. Mr. VanderMeulen asked about their occupancy expectations. Mr. Bertsch noted that it takes 18-24 months to reach full occupancy; they opened in 2023 and the occupancy numbers have maintained high hence the reason for beginning the expansion. Mr. Bertsch stated that they often get requests for certain unit types and that the memory care unit is very popular.

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 were not comfortable with the deferred parking spaces especially since the garages were already full. Mr. VanderMeulen noted that parking should be available for those busy times and realize they aren't used all the time but should be there when needed. Mr. Bertsch stated that only about 50% of the independent living unit residents own a car and noticed ample parking available during a recent well-attended concert. The Commissioners discussed concern with the deferred parking more from a consistency standpoint. Staff noted that the number of parking spaces needed were used for the original approval and that a deferred parking agreement is an option for anyone who is developing. Staff stated that if the Commissioners are comfortable with the agreement, then staff would prepare that agreement with the attorney. Staff stated that there would be a requirement stating if there are any violations

they would be required to put in deferred parking within six months. Staff noted that it gets recorded at the Ottawa County Register of Deeds and gets applied. Staff stated they would be comfortable coordinating a recordable deferred parking agreement. The Commissioners agreed that their concerns were addressed. The Commissioners discussed they were fine with eliminating the dog park since the enclosed courtyard areas were available to the residents.

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 they do not see any conflict as they are simply expanding.

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 stated that they will need to get drain approval.

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 since they are already operating.

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 it's an expansion not a change.

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 applicant had planned ahead for this.

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

The Commissioners stated that the additional 34 units would not significantly increase the number of cars and 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 in the community.

** It was moved by Sharp and supported by Barajas to approve the Special Land Use Permit for "Housing, independent and assisted living" for the addition of 34 independent living units and 9 memory care units for Phase 3 of Quincy Place Senior Living at 12300 Quincy Street pending approval from the Ottawa County Drain Commission and working with Staff on logging the

deferred parking agreement to their satisfaction. A roll call vote was taken. Yes – 5, No – 0, Absent - 2. Motion carried.

Other Business

3735 Westwood Place – Parcel Number 70-16-07-200-068 - Site Plan Review

Submitted by Tom Witteveen of Baumann Building for site plan approval of an amendment to a previously approved site plan for a multi-family development consisting of a 120-unit multi-family apartment complex and one 9-unit townhome building. The amendment consists of adding a unit to the townhome building for a total of 10 units, instead of the previously approved 9 units. The subject property is zoned R-3 High Density Residential.

Present for this request was Tom Witteveen of Baumann Building, 2763 120th Avenue, Holland, MI 49424.

Mr. Witteveen stated that previously a 9-unit townhome building was approved, and they are currently requesting 10 units. Mr. Witteveen noted that when it was originally designed there were two separate parcels and since then both parcels have been combined into one. Mr. Witteveen stated by having only one parcel it alleviated the side yard setback requirement. Chairman Kortering asked what they were going to do about the driveway expansion which shows no divisions. Mr. Witteveen stated that they have no problem doing something similar to what is shown in the staff report which includes removing smaller sections of concrete. Mr. Witteveen stated that they do see the need to differentiate the sidewalk from the parking spaces. Mr. Witteveen confirmed that the units are for rent.

The Commissioners discussed having trees between the driveways. Staff stated that the minimum width of the green spaces should be 6 feet so that would allow for the 3-foot standard of a tree from pavement on either side. The Commissioners agreed that they would be comfortable with 6-foot green spaces and one tree per bay. Mr. VanderMeulen asked if they were meeting their rental expectations and if there's still an interest in renting apartments. Mr. Witteveen noted that they have just started marketing them and that there still is a lot of demand for apartments. Staff noted that the motion should include 6-foot green spaces as shown on the sketch and 1 tree in each green space for a total of 5 trees. Chairman Kortering noted that if the applicant decides it is safer to have a 5½-foot green space instead of a 6-foot green space, they would not be required to return to the Planning Commission.

** It was moved by VanderMeulen and supported by Becker to approve the site plan amendment to add one unit to the townhome building for a total of 10 units, instead of the previously approved 9 units for the proposed multi-family development on parcel 70-16-07-200-022 and that there be a 6-foot green space with 1 tree in front of each double door entry so a total of five green spaces. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

Tabled Business

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. Their petition request at the Zoning Board of Appeals was tabled at the February 24 meeting.

Planning Commission Discussion

During the meeting Chairman Kortering asked the representatives from Allen Edwin Homes and Baumann Building what would promote more R1 single family housing. Mr. Larabel noted that sewer and water are critical and that property is not for sale. Mr. Witteveen stated there's a need for reasonable costing property, and they would benefit from a faster approval process. The Commissioners discussed the small home development planned in Holland City on 8th Street and Waverly Road. Chairman Kortering stated that the Ottawa County Housing Commission conducted a survey, and the main issue was starter homes in the County. Chairman Kortering noted that according to the Township's housing study, Holland Charter Township's biggest gap is larger homes. The Commissioners discussed the issues with manufactured homes and small footprint homes. Mr. Barajas noted that most of the time starter homes are undesirable homes. The Commissioners discussed the importance of having a mixture of housing types in a community. The Commissioners discussed some of the state proposals including allowing manufactured homes on residential lots by right, maximum lot size that can be required is 15,000 square feet, duplexes being allowed in certain locations by right, and the number of parking spaces allowed for a dwelling unit. The Commissioners discussed waiting until they get direction from the Township before sending a letter to the legislators.

Preliminary Ordinance Discussion on Battery Energy Storage Systems

Staff referred the Commissioners to the staff report which includes general questions asked about battery energy storage systems which is referred to as BESS and also includes pictures of different types of battery energy storage systems. Staff noted that there are 3 different categories including residential, small-scale types generally 50 megawatts or smaller, and utility scale which are 50 megawatts and larger. Staff discussed that the state has some pre-emptions on BESS projects with a nameplate capacity of 50 megawatts and larger and the possible advantages of a developer going through the local process instead. Staff stated that as a general guide a 50-megawatt battery storage facility could be placed on 5 acres so it's a very compact type of energy solution. Mr. Sharp stated that other items to consider are placement of the power poles in the community, thermal runaway, setbacks, spacing and utility hookups. The Commissioners discussed solar panels and that their excess energy is stored in battery storage systems. The Commissioners discussed how they cannot control how fast technology changes so to use broad language and control aesthetic requirements and count on the experts to control the safety aspects.

Staff pointed out Public Act 233 which is the framework of CREO (Compatible Renewable Energy Ordinance) which is the state guideline for the 50-megawatt and larger battery storage systems. Staff said that they can accept the state's guidelines, or they can add regulations to the Township ordinance. Staff shared a slide showing Michigan transmission lines and substations and discussed some potential sites for solar and battery energy storage systems. Staff discussed reasons for regulating all battery energy storage systems, not just the 50-megawatt and larger ones. Staff talked about following the general parameters for solar energy collectors breaking it down into 2 categories – on-site serving just that property and off-site serving on a commercial scale. The Commissioners discussed differentiating between on-site and off-site. Mr. Sharp noted having additional electrical and chemical concerns. Staff referred the Commissioners to the handout for more information regarding where special land uses are needed and where it's permitted by right. Staff noted that the handout has highlighted areas to let them know what they are doing related to certain topics and that they will be talking to the building official, fire chief and

Ottawa County Water Resource Commission. The Commissioners discussed the possible benefits of an overlay district.

A Planning Commission Special Meeting is scheduled for Wednesday, March 18, 2026, at 5:30 pm. The next regular Planning Commission meeting is scheduled for Tuesday, April 14, 2026, at 6:00 pm.

The meeting adjourned at 7:37 pm.

Respectfully submitted,

Sheila Webb
Recording Secretary