

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Special Meeting
March 18, 2026

Chairman Randy Kortering called the meeting to order at 5:30 pm and asked for a roll call of members present.

Present: Chairman Randy Kortering, Members, Leo Barajas, 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: Doug Becker and Jack VanderMeulen

Public Comment: None.

Public Hearings

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit approval for the addition of new attractions for an Outdoor Commercial Recreation Facility ("Dutch Village"). The petition is submitted by Mike Bocks on behalf of HS&J Land Company LLC for property located at 12350 James Street, described specifically as Parcel Number 70-16-21-200-083. The property is zoned C-2 Community Commercial.

Present for this request were Mike Bocks on behalf of HS&J Land Company LLC, 12350 James Street, Holland, MI 49424 and Joe Nelis of Dutch Village, 12350 James Street, Holland, MI 49424.

Mr. Bocks stated that they didn't know the new ordinance included them with outdoor recreation and that a special use permit was required for switching out amusement rides. Mr. Nelis described the new ride, Tulip Tower, as being 30 feet tall and has 4 chairs that hold 2 people each. Mr. Nelis stated that the ride is about 1½ minutes long. Mr. Nelis stated that it was manufactured in Germany and that the additional 22 decorative tulips were made in the Philippines. Mr. Nelis noted that they are replacing a ride that is no longer supported by the manufacturer and parts are no longer available.

Chairman Kortering asked where the gate and queue line would be located. Mr. Nelis stated that the walkway to the right will be the entrance to the ride. Mr. Nelis noted that there will be fencing around the ride, forming a 20-foot diameter which will also include the 5'x5' control booth. Chairman Kortering asked if this type of ride exists anywhere else. Mr. Nelis stated that other installations of this type of ride are at Dollywood, Lego Land, Sesame Street to name a few so it is not brand new. Chairman Kortering inquired how the ride operates. Mr. Nelis explained that it feels like you're pulling yourself up with the rope, but you're actually pulling down and engaging an electric motor. Mr. Nelis noted that the ride also turns 360 degrees.

Chairman Kortering asked about the safety protocol and the inspections. Staff stated that the Township inspects the electrical work to the panel in the control shed and the foundation work, but the state inspects the installation and the operation of the ride. Mr. Nelis stated that inspections are completed by the Department of Amusement Safety and that they have to adhere to ASM requirements. Mr. Nelis noted that this will be the first ride of its kind in Michigan. Mr. Nelis stated that they have less than a month before opening day which is why they called for an emergency meeting.

Chairman Kortering asked if they were seeking approval for the proposed Kiddie Coaster also. Mr. Bocks stated that they are and explained that it would be located north of the Tulip Tower. Mr. Nelis described the theme of the Kiddie Coaster ride. Mr. Nelis stated that the installation was purchased from Minneapolis and that they hope to start restoring it this summer.

Chairman Kortering asked about a proposed attraction east of the tractor barn and rides. Mr. Bocks stated that attraction is a couple of years away. Mr. Bocks noted that they started working with Outdoor Discovery Center on this educational and play attraction concept. Chairman Kortering clarified that they are asking for approval for this concept. Staff stated that they aren't comfortable with much more than the Tulip Tower tonight and that more details are needed for the other installations.

Ms. Molotky asked if they had anything from the Outdoor Discovery Center to show that they are working with them. Mr. Bocks stated that they did not; they had just met with their landscape architect.

Chairman Kortering noted concern with the lack of details. Mr. Bocks stated that he thought this was already approved in 2022. Mr. Bocks noted that he looked back at the minutes and said that they still have to submit a plan to staff or the planning commission for approval. Chairman Kortering stated that at times final approval is asked of Staff when the plan includes general dimensions or landscaping isn't complete. Chairman Kortering noted that he likes that they are working with Outdoor Discovery Center but there are not a lot of details. Mr. Bocks noted that none of the attractions can be seen from the public right of way.

Chairman Kortering asked about the proposed Demonstration Hall which received a non-use variance in November 2019. Staff explained that the Demonstration Hall was on the 2022 plans and went to the ZBA to get a variance due to drain work when they widened the highway. Staff noted that what was requested in 2022 did not include the Tulip Tower, revisions to the Kiddie Coaster, gazebo, boathouse or the proposed attraction shown east of the tractor barn and rides. Chairman Kortering confirmed that the Tulip Tower, the Kiddie Coaster, and the area being developed with the Outdoor Discovery Center are all new items. Chairman Kortering noted that the Demonstration Hall was proposed in 2019 and asked about the proposed Gazebo which appears to violate building setbacks. Staff stated that they have been working with the owner and applicant regarding sketches of the proposed Gazebo which have not been approved yet. Chairman Kortering asked about the proposed Boathouse. Staff stated the Boathouse was not included in the 2022 application.

Chairman Kortering asked if a site plan was submitted for the Outdoor Discovery Center area and the Gazebo. Mr. Bocks noted that a site plan was not submitted for the Outdoor Discovery Center area. Mr. Bocks said that the minutes from the May 10, 2022, meeting stated that a site plan based on a professional survey needs to be submitted for approval by Staff or the PC, attractions are moved as required to comply with setbacks or seek necessary variances, and restrooms are reconstructed as required, immediately.

Chairman Kortering asked the Commissioners if they were comfortable with the Kiddie Coaster. Ms. Molotky asked when it was going to be done. Mr. Bocks said they want to have it ready for 2027. Ms. Molotky asked if they approve the Kiddie Coaster tonight would it have to be approved by Staff after it's completed. Staff noted that the plans show that it extends into a storm water detention pond, shows no construction details, and questioned whether it should be approved tonight. Staff stated that it would be beneficial if the concept plan included labels and dimensions.

Mr. Bocks stated that he wants to amend the application to include only the Tulip Tower. Chairman Kortering confirmed that the applicant is only asking for approval of the proposed Tulip Tower.

Mr. Bocks talked about the parking lot, the orphan drain and that the water maintenance agreement has not been signed yet. Mr. Bocks noted that they had a meeting with the Ottawa County Water Resource Commissioner on August 13 and took care of the orphan drain but there were incorrect items in the maintenance agreement so it was not signed. Chairman Kortering confirmed that they did not have approval yet from the Ottawa County Water Resource Commissioner.

Mr. Bocks talked about refurbishing the Pirate Ships installation and that the application needs some cleaning up and that they would be going to the ZBA for a variance. Staff confirmed that the Commissioners can stipulate that the application for the Pirate Ships go to the ZBA for approval.

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 Barajas and supported by Huesman to close the public hearing. All in favor. Motion carried by voice vote.

Chairman Kortering noted that the scope was just the Tulip Tower along with a requirement that the Pirate Ships installation go to the ZBA, and pending approval of the maintenance agreement with the Ottawa County Water Resources Commission. Chairman Kortering read the notes from the Fire Chief which included access concerns, evaluating ways to improve emergency ingress egress to existing and new attractions, develop emergency response and evacuation plans, and ensure there is adequate water supply. The Commissioners agreed that the Fire Chief's points are valid but since a ride was just replacing another ride, they were comfortable going forward. The Commissioners agreed that the Fire Chief's points should be addressed when there is expansion and that the applicant should talk to the Fire Chief before submitting the next application.

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 a conflict as they are replacing an existing amusement park ride.

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 this standard is met since it is a one-to-one swap.

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 replacing one ride for another and that it will be inspected by the state.

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 business is already established.

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 need to get approval from the Ottawa County Water Resource Commission.

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

The Commissioners stated that they see no change in traffic conditions.

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 a new attraction is beneficial.

** It was moved by Sharp and supported by Molotky to approve the Special Land Use Permit for the addition of a new attraction, the Tulip Tower, for an Outdoor Commercial Recreation Facility at Dutch Village at 12350 James Street with the following stipulations:

1. The approval is limited to just the Tulip Tower attraction;
2. The owner shall complete the maintenance agreement with the Ottawa County Water Resource Commissioner's office for their drainage system within 30 days;
3. The owner shall secure a nonuse variance from the Zoning Board of Appeals for the Pirate Ship attraction.

A roll call vote was taken. Yes – 5, No – 0, Absent - 2. Motion carried.

The next regular Planning Commission meeting is scheduled for Tuesday, April 14, 2026, at 6:00 pm.

The meeting adjourned at 6:15 pm.

Respectfully submitted,

Sheila Webb
Recording Secretary