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**HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Special Meeting
April 15, 2025**

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 (departed 7:16pm), Vice-Chairman/Secretary Jack VanderMeulen, Members, Leo Barajas, Doug Becker, Evan Sharp (arrived 6:20 pm), and Angela Huesman. Also present were Community Development Director Corey Broersma, and Recording Secretary Tricia Kiekintveld.

Absent: Gretchen Molotky and Assistant Planner/Zoning Administrator Kate White.

Public Comment: None.

Minutes:

** It was moved by Barajas and supported by VanderMeulen to approve the minutes of the regular meeting of March 4, 2025. A roll call vote was taken. Yes – 4, No – 0, Absent – 2, Abstain - 1. Motion carried.

2025 Housing Study Update

The Commissioners heard a presentation from Mr. Chris Khorey from McKenna and Associates regarding an update to the 2021 Housing Market Analysis. The update talked about population rates, building permits issued, growth rates for the various housing types, and potential future demand in the Township. Staff will continue to work with McKenna before a final revision of the update is presented to the Board of Trustees.

6:20 pm Commissioner Sharp arrived.

Other Business

Macatawa Legends – Amendment #18 to the Macatawa Legends Planned Unit Development Final Development Plan – South of New Holland St and east of 144th Ave – Review of Resolution and Report – Submitted by Kelly Kuiper of Eastbrook Homes on behalf of Signature Land Development Corp.

Present for this request was John Tenpas of Driesenga & Associates, 12330 James Street, Suite H80, Holland, MI 49424.

** It was moved by Becker and supported by Huesman to approve the Resolution and Report recommending approval of the Amendment to the Macatawa Legends Planned Unit Development Final Development Plan and direct Staff to distribute the document to the Board of Trustees. A roll call vote was taken. Yes – 6, No – 0, Absent – 1. Motion carried.

0 (vac) Perry Street – Final Development Plan Approval for Eagle Meadows Condominium P.U.D. – Parcel Number 70-16-24-300-038 – Submitted by Tom Witteveen on behalf of Bauvan Land Co. LLC for final development plan approval of the Eagle Meadows Planned Unit Development. The proposed project would consist of a 32-unit residential condominium development.

Present for this request was Tom Witteveen on behalf of Bauvan Land Co. LLC 2763 120th Ave, Holland, MI 49424.

Mr. Witteveen said they have received preliminary approval from the Ottawa County Road Commission and final approval from the Ottawa County Water Resources Commission.

Mr. Witteveen addressed a concern that was indicated on the Staff Report regarding meeting Fire Code requirements. He stated that they have experience with this in other townships. One option they have used is to create accessibility to other areas. They feel that units 1 & 2 have direct access via Perry so that brings their count down to 30 instead of 32. Applicant will need to provide a dimension from the property line for 17 & 18, Mr. Witteveen stated that it will be between 20' and 24'.

Mr. Witteveen next addressed the 16' foot building separation. He explained that there will not be any window wells along those sides of the buildings. Mr. Witteveen then talked about decks and sunrooms and that they would like to stipulate they be limited to a 12' x 10' and if there is a 12' x 10' sunroom the additional deck could then be 10' x 10'.

Mr. VanderMeulen asked Staff if instead of limiting the sunroom and deck sizes could they adjust the building envelope. Staff indicated that the Commissioners could do that if they choose that option. Staff also suggested asking the builder what they would prefer. Mr. Witteveen answered that they are good with the 12' x 10' size limitation along with the additional deck dimensions of 10' x 10'. He said they will indicate this on updated drawings and will hold to these maximum dimensions. Mr. VanderMeulen said the Commission should give them 12' off the back of the unit so they can go 12' x 12' if they choose too.

Mr. Witteveen then talked about landscaping and green space. He indicated that they added a green space to the area just south of unit 32; a space that is 39' wide x 200' long. Included is a bench, bike racks, and a sidewalk that leads up to the green space. Mr. Witteveen said they are planning landscaping to stay out of the easements.

Mr. VanderMeulen asked Staff if the Commission can even approve this if the Fire Chief won't approve? Mr. Witteveen suggested that the Township could withhold building permits for two of the buildings until a second access is available or the Fire Chief gives his approval. Staff said the Commissioners can approve the general layout without the Fire Chief's approval, but the Township may have to hold back building permits for units 16 and 17 until the Fire Chief approves them.

Staff noted that the CBU (Cluster Box Unit) needs to be reviewed and possibly moved to the green space area. He said that the Ottawa County Road Commission has asked the Township to have applicants get approval for CBUs so they can make sure they in a good location.

Mr. VanderMeulen asked what extensive landscaping means. Mr. Witteveen explained they will be planting 29 green giant cedars along the east property line, at an average of 9' to 10' tall. They

also will be planting some along Perry as a buffer for units 1 and 2, a nicely landscaped entrance as well as planting a small hardwood tree in each front yard.

The Commissioners then discussed what Staff needs to watch for before issuing building permits. They listed a new drawing with dimensions, relocation of the bike rack to the green space, CBU approval, and limiting the number of units to 30 (holding units 16 and 17 until Fire Chief approves).

** It was moved by Sharp and supported by Becker to approve the final development plan for the Eagle Meadows Condominium Planned Unit Development and direct Staff to prepare the Resolution and Report for review at the next regular meeting of the Planning Commission given the applicant submits an updated plan that shows the bike rack is moves, 12' x 12' sunroom and 12' x 12' deck limitation, limit of 30 units until Fire Chief's approval or upon a second access point, as well as CBU (Cluster Box Unit) approval from the Ottawa County Road Commission. A roll call vote was taken. Yes – 6, No – 0, Absent – 1. Motion carried.

Chairman Kortering left the meeting at 7:16 pm. Mr. VanderMeulen assumed the role of Chairman for the remainder of the meeting.

470, 471 & 475 Howard Ave – Amendment to a P.U.D. Final Development Plan – Parcel Numbers 70-16-30-150-035, 70-16-30-150-036 & 70-16-30-126-056 – Submitted by Mike Evenhouse of MTJ Holding, LLC for an Other Minor Amendment for changes in the residential condominium development phase.

Present for this request was Lucas Ulberg of Viking Construction Group representing Mike and Melissa Evenhouse, Eric DeWitt of Lucid Architecture, 201 W Washington, Ste. 250, Zeeland, MI 49464 and Chris Miller of Nederveld Inc., 730 Chicago Dr, Holland, MI 49423.

Mr. Ulberg said they are starting construction with Units 1 and 2. As they are beginning this process they have run into some constraints with the building envelope. Mr. Ulberg stated they are trying to achieve a higher standard of appearance in this development. He also noted that each building has a different building foot print. Mr. Ulberg stated that the proposed changes to the building footprints do not affect or hinder any easements or right-of-way's.

Staff noted that current components of the buildings are overhanging the approved building envelope on the second floor. Mr. Ulberg said that on grade they have maintained the 14' space between buildings, however, the second floor does overhang by 1' 4". He asked if they could apply Section 8.10.B of the Zoning Ordinance to their PUD which would allow cantilevered elements, eaves, window wells, and cornices to extend up to three feet into a setback area. Mr. Ulberg indicated that there is minimal glass between buildings, which makes this a good place for metering and a good area to place ground unit condensers. They would prefer to put the condensers on the ground rather than on the roof which they feel would deter the aesthetic of the buildings.

Mr. VanderMeulen asked what they are using for heating and cooling. Mr. Ulberg said they plan to use forced air, boilers for water and hydronic radiant floor heating, and they will have another furnace on the second floor. They plan to have the high efficiency air conditioners in the 14' space between the buildings.

Mr. Ulberg pointed out that on drawing AR-002 it shows how they have offset the patios and decks so that they are not obscured by the next building and so that decks and patios are not facing

each other. They are trying to create a private area with a nice view for each unit. Due to this it has created a need for a larger building envelope foot print.

Staff stated that the building envelope doesn't currently allow for an overhang, roof or jog in the building. The developer is asking for architectural details be allowed to extend beyond the current building envelope. Staff also noted that on the plans are window wells that extend into the 25' backyard setback by 3' 6".

Mr. Sharp asked if they could decrease the rear yard setback to accommodate the new plans. Mr. Ulberg stated that they didn't want to ask for that as they felt that would be a larger change to the PUD, so instead they are requesting that the language in Section 8.10.B be added to their PUD with the additional language of an exception to allow for the window wells. Mr. Ulberg noted that they are 3' 6" window wells instead of the normal 3' window wells because they are making them out of cement instead of a thinner fiberglass material. They felt this would increase the longevity and look better for their higher end product. He also stated they will be planting landscaping at the property line as well as having individual landscaping plans for each building that will wrap around to the back of the building.

Mr. Sharp is concerned about the window wells protruding into the backyard green space and that someone could fall into the wells. Mr. DeWitt said that they will be adding either metal grating or a railing to keep people from falling into the wells. Mr. VanderMeulen noted that the wells are 4" – 6" above grade. Mr. Ulberg noted that they will also be hidden by landscaping.

Mr. VanderMeulen clarified that the issue will be with Units 1, 2, 3, 4, 11, 12, 13 & 14? Mr. Ulberg confirmed that units 5 – 10 will not have an issue because they are walkouts.

Mr. VanderMeulen expressed concern with the steps in the walkway leading to Units 9 & 10. Mr. Miller said they will look into seeing if they can eliminate the steps somehow.

Mr. VanderMeulen asked what their timeline looks like. Mr. Ulberg answered they will be building Units 1 and 2 this summer and then will build as demand dictates. They are assuming the overall project will be completed in 5 years, including the clubhouse. He noted that all infrastructure is in and done.

Staff asked if any of the building components will be encroaching on the road right-of-way. Mr. Ulberg said that they will stay away from the road right-of-way.

Mr. VanderMeulen summarized what they are looking for.

1. Allow condensers and meters to be placed in the 14' space between Units 2 & 3 and 12 & 13.
2. Balcony and 1' 4" bump outs between Units 2 & 3 and 12 & 13 now make that 14' space an 11' space at the second story level.
3. Roof overhangs and basement window wells encroaching on setbacks.
4. Will have a 14' space between the buildings, but will have meters and condensers in that space, and the space between buildings will get smaller as you go up to the second story.

Mr. Sharp does not see this as a significant problem. Ms. Huesman said that space between the buildings feels like the back of the condominium based on the rendering drawings, so she doesn't have any issue. She also noted that most likely there will not be children living here so she is not worried about keeping that space between the buildings for a play area for kids. Mr. Barajas said

that because these are condos, he doesn't have a problem with a 10' or 11' separation between buildings verses the original 14' space.

The Commissioners discussed with Staff their options for making a motion.

** It was moved by Huesman and supported by Becker to authorize Staff to proceed with authorizing an "Other Minor Amendment" as presented and that any overarching portion of the building is not to exceed 3' with exception of the window wells at 3' 8" and the general character shall not deviate from what was presented. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

The next regular Planning Commission meeting is scheduled for Tuesday, May 13, 2025, at 6:00 pm.

The meeting adjourned at 8:09 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary