

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

## **HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION**

### **Regular Meeting**

**June 3, 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, Vice-Chairman/Secretary Jack VanderMeulen, Members, Leo Barajas, Doug Becker, Angela Huesman, Gretchen Molotky (arrived at 6:11 pm) and Evan Sharp. Also present were Community Development Director Corey Broersma and Assistant Planner/Zoning Administrator Kate White.

**Absent:** Recording Secretary Tricia Kiekintveld.

**Public Comment:** John Carol, representing Wood N Stone Properties, LLC of 533 Chicago Drive, asked how the zoning designation for the property changed from commercial to “park/public space” since the owners bought the property in 2024? Chair Kortering noted the Master Plan for part of the property designates it for “park/public space” and the Master Plan has been in place since 2020. Chair Kortering informed Mr. Carol that he should direct questions to Staff during office hours and they can answer any questions he may have.

### **Minutes:**

\*\* It was moved by Barajas and supported by Becker to approve the minutes of the regular meeting of May 13, 2025. 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 an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Shane Vork of Vork Brothers Properties LLC to conditionally rezone all of 188 N Jefferson Ave and part of 320 W McKinley Ave from I-2 General Industrial and R-2 Moderate Density Residential to C-2 Community Commercial. The proposed conditions of the rezoning would be to not permit gas stations, car washes or drive-thru businesses.

Present for this request was Shane Vork, applicant and owner of 188 N Jefferson Avenue.

Mr. Vork noted the property at 188 N Jefferson Ave is currently zoned I-2 General Industrial and he will be looking to complete a lot line adjustment to shift the lot line between 188 N Jefferson and 320 W McKinley Ave roughly 35 feet west and rezone the “new” property to C-2 Community Commercial.

Mr. Vork stated he also owns the property at 320 W McKinley Ave and he is planning on keeping that as residential use. There currently is some pavement on 320 McKinley Ave that is used for the parking of commercial vehicles for 188 N Jefferson Ave. With the new lot line adjustment, he

stated that pavement would be removed from 320 W McKinley Ave and returned to grass for the residence.

Mr. Vork said that C-2 Zoning District would be a less intense use than the current zoning of I-2 and would be a better fit for the neighborhood than I-2.

Mr. Vork noted that he is offering conditions for the rezoning to C-2 that he believes will make the proposed rezoning even more compatible with the neighborhood – no car washes, gas stations or drive-through businesses of any kind would be permitted.

Mr. VanderMeulen asked Mr. Vork about the history of the building and there was general discussion on how the building was used previously. Mr. VanderMeulen noted he drove by the property and sees the property being improved with Mr. Vork's business.

Director Broersma provided some context to the Commission as why this request has been presented tonight. Mr. Broersma noted that this arose out of an enforcement against the property with different trailers being stored on-site and across property lines on the residentially-zoned property at 320 McKinley Ave. He noted that this issue had been brought up before with a prior owner but was never addressed. He worked with the new owners and, while the process to bring the property up to compliance has many steps, the Township attorney has affirmed that Staff's direction to the applicant is solid and in good-standing. The applicant will need to complete the lot line adjustment, complete the rezoning process, and secure the special land use permit approval for a Contractor's Facility use.

Chairman Kortering opened up the hearing for public comment.

**Ms. Karen Kehrwecker, owner of 211 N Franklin Ave, Zeeland, MI 49464**, stated she was concerned that the plan would be to tear down the house at 320 W McKinley Ave. She said she does not want any more businesses along the street and in the neighborhood as she does not want to see any more traffic on the road or parking on the street.

**Curt Carini, owner of 313 and 351 W McKinley Ave, Zeeland, MI 49464**, stated he is supportive of the rezoning. He likes Vork Brothers Panting; they do a good job and are good neighbors.

Director Broersma noted that a letter was submitted by Kenneth and Joann Swieringa, owners of 217 N Franklin Ave, Zeeland, MI 49464, stating they were not supportive of the rezoning and their concern is that the rezoning would open up the Lindy and Franklin Ave area to annexation by the City of Zeeland. Mr. Broersma iterated that the Township is a Charter Township and has many more protections against annexation from cities than a Township; the rezoning would not open up this area in the Township to annexation.

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

Mr. Sharp noted his initial concern with the request was that the house on 320 W McKinley Ave would be eliminated with the rezoning, but he is happy to see that is not the case.

The Commissioners went through the Zoning Map Amendment Criteria

**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 in the area.**

The Commissioners feel that although the rezoning does not align with the Comprehensive Plan, the rezoning would be to less intensive Zoning District than the current I-2 zoning and would be more desirable to neighboring residences.

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

The Commissioners agree this criterion is met this since the site is already developed and the uses are not incompatible with the existing state of the property.

**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 noted that the use is there now so there would be no change in the impact on the area.

**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 noted that the use is there now with existing infrastructure in place.

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

The Commissioners had no other concerns.

\*\* It was moved by Kortering and supported by VanderMeulen to recommend approval to the Township Board of Trustees to conditionally rezone all of 188 N Jefferson Ave and part of 320 W McKinley Ave from I-2 General Industrial and R-2 Moderate Density Residential to C-2 Community Commercial with the condition that no gas stations, car washes or drive-thru businesses are permitted, provided an acceptable contract of conditions is approved by the Township and can be recorded with the Ottawa County Register of Deeds in conjunction with Board approval. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

**Chairman Kortering opened a public hearing** for consideration of a Special Land Use Permit for “Recreation facility, commercial, indoor” use. Petition is submitted by Brian Halblaub of CBH Building & Development LLC on behalf of Matt Haverdink of Yard Games LLC for land located at 454 Baypark Drive, described specifically as Parcel Number 70-16-21-330-006. The subject property is part of the Bay Lakewood Commercial Park Planned Unit Development.

Present for this request was Brian Halblaub of CBH Building & Development LLC, 3500 Patterson Ave SE, Ste. D, Grand Rapids, MI 49512, and Matt Haverdink of Yard Games LLC, 5547 Lakeshore Dr, Holland, MI 49424.

Mr. Halblaub noted that the owner is a big pickleball player and is looking to construct a private facility for himself, his family and friends. The building is currently under development and will

include three suites – one for a commercial gym, one for a physical therapist office and one for the private, indoor pickleball court.

Mr. Halblaub said the proposed use would be very limited. Mr. Haverdink has submitted an affidavit for 15 or less occupants in this proposed space. Given the proposed low usage, Mr. Halblaub stated he does not see that there will be a parking issue or traffic concern on Baypark Dr.

Mr. Halblaub noted the suite will consist of one pickleball court and one basketball court. The suite will be built to commercial standards for ADA compliance, ingress/egress requirements, etc. They are proposing an overhead door which will allow light and air into space.

Chairman Kortering asked about the dumpster enclosure comment made by Staff in their report; it looks like the enclosure won't comply with the required front building setback. Mr. Halblaub noted they are okay with relocating the dumpster to the south end of the parking lot.

Mr. VanderMeulen asked if the space will be rented out for public use? Matt Haverdink noted this suite would be for his and his family's use and there is not an intent to rent out the space. Director Broersma noted if the Commission is concerned with public rental, they could indicate in the motion that their approval is for a private pickleball facility.

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

Commissioners generally indicated they are not worried about the space being rented out nor are there traffic concerns with this proposed private use.

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 noted this use will be harmonious and appropriate given adjacent commercial uses (e.g., gym, physical therapy, restaurant, etc.).

**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 feel the use will be served adequately with existing facilities.

**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 stated they do not see any concerns with detrimental, hazardous or disturbing operations, materials or equipment.

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

The Commissioners feel 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 the site is already in a largely developed commercial area, so they do not have any concerns.

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

The Commissioners noted no concerns with traffic congestion given the proposed nature of the use.

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

The Commissioners agree that there is apparently a growing need for pickleball facilities.

\*\* It was moved by Barajas and supported by Molotky to approve the Special Land Use Permit for "Recreation facility, commercial, indoor" with the understanding that the garbage enclosure must be moved to a compliant location. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

**Chairman Kortering opened a public hearing** for consideration of a Special Land Use Permit for "Vehicle Repair, Minor" and "Warehousing" uses in Suite 20 and "Recreation facility, commercial, indoor" and "Warehousing" uses in Suite 30. Petition is submitted by Tim Schreur of Knee Deep In Ink Properties LLC for land located at 10861 Paw Paw Drive, described specifically as Parcel Number 70-16-23-300-058. The subject property is zoned C-2 Community Commercial.

Present for this request was Tim and Mary Jane Schreur, owners of 10861 Paw Paw Dr, Holland, MI 49424; Lucas Ulberg of Viking Construction, 3578 Maple Leaf Ln, Hamilton, MI 49419; and Cam Smith, 11144 Canyon Creek Dr, Zeeland, MI 49464.

Mr. Schreur noted that their business constructed an addition to their existing building last year which contains three suites. They expanded their business into the first suite (10) and are looking to expand their operations to include vehicle decaling in Suite 20. Suite 30 would be leased to Mr. Smith for his proposed golf-simulator business. Chairman Kortering asked Mr. Schreur what vehicle decaling entailed? Mr. Schreur noted this involves placing giant vinyl stickers on vehicles.

Mr. Smith came up to the podium to explain his proposed golf-simulator business. He stated there would be three simulators that people could schedule time online to use. They would get a code to enter the building when it came time for their scheduled time and the golf-simulator would turn on and off when their time was done. Mr. Smith said his business would not involve serving food or drink to customers, like X-Golf does; this use would be more for people looking to practice their golf game or potentially do a golf league.

Mr. VanderMeulen asked about the plans for the “storage” areas? Lucas Ulberg, contractor for the project, went through the floor plan and noted these are storage spaces associated with the businesses inside those suite spaces. Mr. VanderMeulen asked if they plan on parking people’s boats, personal items, hazardous materials, etc. Mr. Ulberg said no, the storage is for the business in the suite.

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.

Commissioners noted they felt comfortable stipulating that no hazardous materials be stored on the property.

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 Commission feels this use will be harmonious and appropriate with adjacent commercial uses.

**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 feel the use will be served adequately since the building exists.

**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 did not voice concerns over hazardous or detrimental impacts; they may want to consider stipulating no hazardous material storage to ensure this is not an issue.

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

The Commissioners felt the use is consistent with the Comprehensive Plan.

**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 were informed by Staff that with the building expansion in 2024, the site has the necessary landscaping installed per their site plan approval.

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

The Commissioners noted this use will not add additional traffic.

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

The Commissioners agree with the applicant that there is a need.

Director Broersma noted that if the storage/warehouse use is accessory to the principal use or the business operating within the suite space, that this use is permitted and does not require a Special Land Use permit.

\*\* It was moved by Becker and supported by Huesman to approve the Special Land Use Permit for Vehicle Repair, Minor and Warehousing uses in Suite 20 and Indoor Commercial Recreational Facility and Warehousing uses in Suite 30 with the stipulation that no hazardous materials be stored on-site. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

**Other Business**

**0 (vac) Quincy St – Final Site Condominium, Silverwater Phase 4 – Parcel Number 70-16-06-400-027** – Submitted by Westview Capital LLC for final site condominium approval of Silverwater Phase 4, consisting of 38 detached single-family dwelling units.

Present for this request was Chris Kohane, Project Manager for Westview Capital, LLC, 795 Clyde Ct, Byron Center, MI 49315.

Mr. Kohane noted he provided the formal letter of construction plan drainage approval from the Ottawa County Water Resources Commissioner to Staff yesterday.

Mr. Kohane stated that they have 70 homes in Phases 1-3 of the Silverwater which are occupied and they feel they are ready to move forward with Phase 4. He wanted to address the concerns from the Fire Chief regarding the number of units on a dead-end cul-de-sac. He is requesting that they be able to build all 38 units as International Fire Code dictates that as long as future access is provided, there does not need to be restriction on the number of homes to 30 units.

Mr. Kohane stated that future access is proposed with Phases 5 and 6, where a new connection will be made to 136<sup>th</sup> Avenue. Mr. Kohane offered that the developer would be willing to complete the connection to 136<sup>th</sup> Avenue with Phase 5. Mr. Becker asked Mr. Kohane when they plan on moving forward with Phase 5 and the connection to 136<sup>th</sup> Avenue? Mr. Kohane replied that they start work on the next phase when sales velocity dictate it's needed.

Mr. VanderMeulen stated that he does not necessarily agree with the Fire Chief's position on the limit of 30 units at a dead-end cul-de-sac and that there may be some legal review of this restriction on number of units coming soon. Mr. VanderMeulen indicated that there is intent from Michigan Home Builders Association to file suit regarding this restriction in IFC and how it influences residential construction. Mr. Becker noted that he will defer to the judgment of the Fire Chief in this case, not a future potential lawsuit.

Chairman Kortering asked Mr. Kohane if he saw the Staff comments about the garage depths and seeding violations? Mr. Kohane noted they have been complying with the required 22-foot garage depth. As for the seeding violations, Mr. Kohane stated it is the responsibility of the homeowner to put lawns in, or when the new home is being purchased, the owner has the option to opt to have the developer put the lawn in. Mr. Kohane noted that there are HOA requirements

for lawns and that to assist with any code violations, the developer, as a member of the HOA, could also pursue enforcement through the HOA to get lawns established.

Mr. VanderMeulen asked whether the developer has had any issues with flooding? He recalled when the development was going through preliminary site condominium approval, that folks from Macatawa Legends were concerned about flooding issues. Mr. Kohane noted they have not encountered any issues with flooding that he is aware of.

Mr. VanderMeulen noted that he would be okay with the developer putting in a temporary gravel road to get more units built, as what was done with Macatawa Legends and with an apartment complex on 120<sup>th</sup> Avenue. Mr. Kohane noted that they cannot put in the connection to 136<sup>th</sup> Avenue until they build Phase 5 because they have to open cut the road, put in pipe and dewater it.

The majority of Commissioners felt that they tend to err on the side of the Fire Chief's determination for number of units of a dead-end road. Director Broersma noted that he will defer to the Fire Chief in this case rather than a future potential lawsuit from an organization that has a one-sided position on this requirement. If it goes to Court and it is decided by Court that the 30-unit limit is not legal, then they would work with the attorney to understand the ruling and its impact on enforcement on this rule.

\*\* It was moved Becker and supported by Sharp to recommend approval of the final site condominium plan for Silverwater Phase 4, consisting of 38 detached single-family dwelling units, to the Township Board of Trustees. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

**0 (vac) Ottogan St – Final Plat Approval, Westwood Plat – Parcel Number 70-16-35-400-023**  
– Request for Final Plat approval of a residential subdivision consisting of 50 lots north of Ottogan Street and west of the Knollwood Planned Unit Development. The subject property is zoned R-2 Moderate Density Residential.

Present for this request was Ryan Leary, Project Manager of Green Dev. Ventures, LLC, 735 Clyde Park Ct, Byron Center, MI 49315.

Mr. Leary noted that the Westwood Plat has been a long project for them given the difficulties with the site, which has gas pipeline easements and wetlands. Mr. Leary noted that the project will contain 50 single-family home sites with lots of natural features and open space for the neighborhood, which he sees as a great benefit for future residents.

Mr. Leary noted public utilities have been installed and the roads throughout the development have base-course installed. He also noted that the Plat has been approved by the Ottawa County Road Commission and they are just waiting on some final details for the Ottawa County Water Resources Commissioner to sign the plat document.

Director Broersma noted that he has received a few complaints from residents in Knollwood neighborhood about the non-motorized pathway that has been left open for a long time and is not usable to them. Mr. Leary noted that this was due to a misunderstanding on their part with regard to utility connections between Holland BPW and Holland Township Public Works. He noted they would repave the pathway once final course pavement for the roads is ready to happen – about 1-2 months. Director Broersma also noted that Mr. Leary should direct construction traffic to use



the entrance on Ottogan Street, rather than have them drive through the Knollwood Development, as residents are worried about the traffic in their neighborhood.

\*\* It was moved by Huesman and supported by Becker to recommend approval of the Final Plat of Westwood Plat to the Township Board of Trustees and direct Staff to prepare the necessary letter of recommendation. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

## **Tabled Business**

**0 (vac) Coolidge Ave – Special Land Use Permit – Parcel Number 70-16-28-298-021 –** Request for a Special Land Use permit for Contractors Facility submitted by Lucas Ulberg of Viking Construction Group on behalf of Tyce Holst of Holst Realty LLC for property located at 0 (vac) Coolidge Ave., described more specifically as Parcel Number 70-16-28-2980-021. The subject property is zoned C-2 Community Commercial.

\*\* It was moved by Becker and supported by Barajas to remove this item from the table. Upon voice vote, motion carried unanimously.

Chairman Kortering reminded Commissioners that the public hearing was not closed when they tabled the matter in May.

Present for this request was John Tenpas of Driesenga & Associates, 12330 James St, Suite H80, Holland, MI 49424; Tyce Holst of Holst Realty LLC; and Lucas Ulberg of Viking Construction, 3578 Maple Leaf Ln, Hamilton, MI 49419.

Mr. Tenpas noted the property is located at the north end of Coolidge Avenue and is bordered by US-31 along the west. The property is zoned C-2 Community Commercial. The owner plans on building a roughly 24,000-square-foot building, consisting of 8 individual units for Contractor's Facility use. Each unit will have an overhead door, with an office and mezzanine area.

Mr. Tenpas addressed a Staff comment in their report regarding the parking calculation; he noted there was a typo in the calculation and that proposed 27 spaces provided still meets the minimum 27 required per their calculations.

Mr. Tenpas said that they will be pursuing a road abandonment for the northern portion of Coolidge Avenue and would bring the road terminus south to the proposed public road cul-de-sac. Mr. Tenpas noted that the owner for this property also owns the property on the east side of Coolidge Avenue which makes the road abandonment process and land appropriation a little easier. He noted that their team met with the Road Commission and Staff to go over this process. Mr. Tenpas said they are not expecting any major hiccups to complete the road abandonment and new road install.

Chairman Kortering asked Director Broersma for a quick reminder on what is being reviewed tonight as there are two applications on their agenda for the same property. Mr. Broersma stated that they are currently reviewing the Special Land Use permit for Contractor's Facility use; this application pertains to whether the use would be appropriate for the site and area. For this matter, the Commission may place stipulations regarding the use. The next application is for Site Plan Review and approval; this is where the Commission reviews the engineered site plans for compliance with Zoning Ordinance requirements like landscaping, parking, lighting, stormwater, driveways, etc.

Mr. Tenpas said that the owner is proposing gates to secure the west half of the property; they are not proposing any outdoor storage on the property.

Chairman Kortering asked Mr. Tenpas about their proposal for landscaping along US-31. Mr. Tenpas noted that he sees that Staff is requiring a front yard landscape be installed along US-31; however, he noted the owner would prefer not to do that. Director Broersma noted that, given a court decision on another property along US-31 regarding a front building setback, Staff is not requiring the building meet a 50-foot front yard building setback along US-31 frontage, even though the Township Attorney feels the case for a 50-foot front yard setback is strong and would win at the Court of Appeals. However, with the intent from the Master Plan to beautify US-31 corridor as a main commercial corridor for the Township, Staff is requiring a front yard landscape be installed.

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 Sharp to close the public hearing. All in favor. Motion carried by voice vote.

Mr. Becker asked Staff whether the road abandonment process should procedurally happen before the Commission reviews the Special Land Use permit given part of their concept plan shows they would be using right-of-way for a detention pond. Director Broersma noted no concern with this; the road abandonment would need to occur for them to use the space for a detention pond.

Mr. VanderMeulen noted that Coolidge Avenue is in rough shape and that this development would be an improvement to the area.

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 Commission feels this use will be harmonious, appropriate, and would improve the character of this blighted area at the end of a dead-end street.

**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 feel the use will be served adequately but they will need to work through the road abandonment and new road cul-de-sac approval process with the Road Commission.

**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 they did not feel the use would be detrimental provided they put stipulations on no overnight habitation, no hazardous material storage, and no outdoor storage.

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

The Commissioners felt the use is consistent with the Comprehensive Plan.

**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 the site is vacant and does not contain many natural features to disturb. They see no concern with this standard.

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

The Commissioners noted this use will not add heavy traffic.

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

The Commissioners noted that the applicant feels there is a need to make this project worthwhile.

\*\* It was moved by Huesman and supported by Barajas to approve the Special Land Use Permit for Contractor's Facility with the stipulation that no outdoor storage is permitted, no overnight habitation may occur, no hazardous materials be stored on-site, and that the applicant must work out the front yard landscape requirement along US-31 with Staff. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

**0 (vac) Coolidge Ave – Site Plan Review – Parcel Number 70-16-28-298-021** – Request for site plan approval associated with Special Land Use permit for Contractors Facility submitted by Lucas Ulberg of Viking Construction Group on behalf of Tyce Holst of Holst Realty LLC for property located at 0 (vac) Coolidge Ave., described more specifically as Parcel Number 70-16-28-2980-021. The subject property is zoned C-2 Community Commercial.

\*\* It was moved by Barajas and supported by Becker to remove this item from the table. Upon voice vote, motion carried unanimously.

Present for this request was John Tenpas of Driesenga & Associates, 12330 James St, Suite H80, Holland, MI 49424; Tyce Holst of Holst Realty LLC; and Lucas Ulberg of Viking Construction, 3578 Maple Leaf Ln, Hamilton, MI 49419.

Mr. Tenpas noted that the owner will be looking at cutting and shortening the existing watermain that is in the north end of Coolidge Avenue that they intend to abandon. There is an existing fire hydrant that they would need to relocate for Fire Department access. He is aware they would need the Fire Chief to approve the fire hydrant location.

Director Broersma noted that there are a lot of moving parts with this site plan, including road abandonment, new public road cul-de-sac, shared stormwater detention, watermain shortening,

etc. If the Commission feels generally comfortable with the proposed site plan, Staff would feel comfortable handling the review of outstanding items and ensuring any deficiencies are addressed. The Commission could direct Staff to work with the applicant to finalize site plan approval.

\*\* It was moved by Sharp and supported by Molotky to approve the site plan associated with the Special Land Use Permit request for Contractors Facilities pending resolution of outstanding issues to completed with Township Staff. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

## **Planning Commission Discussion**

### **5-Year Township Comprehensive Plan Review**

Chairman Kortering noted that in the last few meetings, he has not heard from Commissioners that there are any revisions that need to occur with the 2020 Comprehensive Plan, apart from their need to add the housing analysis component to the Plan. Chairman Kortering confirmed with Commissioners that this is still the case – that the Plan is still good in their eyes. Commissioners noted that they felt this was true. Some Commissioners noted that they may want to look at industrial zoned properties and encouraging job creation; however, they felt that this would be more a matter of general discussion and Zoning Ordinance review, rather than Master Plan discussion.

### **2025 McKenna Housing Analysis**

Director Broersma noted that the Commission should have received a second draft of McKenna's housing study. Given that the Commissioners indicated at the last meeting that they would like McKenna to give a second presentation after Ottawa County has released their housing study, Director Broersma offered whether it would make more sense to have McKenna come back for the August meeting rather than the July 1 meeting. This would give the Commissioners and McKenna time to review the County's housing study and make comparisons with the Township's study. The Commissioners agreed that bringing McKenna back for the August meeting would be appropriate.

The next regular Planning Commission meeting is scheduled for Tuesday, July 1, 2025, at 6:00 pm.

The meeting adjourned at 8:20 pm.

Respectfully submitted,

Kate White  
Assistant Planner/Zoning Administrator