

EXCERPTS OF MINUTES

At a regular meeting of the Planning Commission of the Charter Township of Holland, Ottawa County, Michigan, held at the Township Hall at 353 North 120th Avenue, Holland Charter Township, Ottawa County, Michigan, on the 1st day of July, 2025, at 6:00 p.m., local time.

PRESENT: _____

ABSENT: _____

After certain other matters of business were concluded, the Chairman stated the next order of business was the consideration of a proposed resolution and appended report recommending to the Township Board that the proposed Eagle Meadows Condominium planned unit development project be approved. A draft of this Resolution and Report was then reviewed by members of the Planning Commission. After discussion, the following resolution was offered by _____ and supported by _____.

RESOLUTION

WHEREAS, Tom Witteveen, on behalf of Baumann Building, Inc. whose address is 2763 120th Avenue, Holland, Michigan 49424 (the "Developer"), has applied to the Township for approval of an on 8.10 acre residential planned unit development project known as Eagle Meadows Condominium consisting generally of 2 detached single-family units, 30 attached single-family units within 15 buildings, a public road, and other related site improvements (the "Project") to be located on property in the Township, described specifically on Exhibit A; and

WHEREAS, the Developer has submitted to this Planning Commission a preliminary development plan for the Project as required by Sections 16.4 and 16.5 of the Holland Charter Township Zoning Ordinance (the "Zoning Ordinance"), which is actually Appendix A of the Holland Charter Township Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing where it reviewed the preliminary development plan for the Project, and made recommendations to the Developer as provided in Section 16.5 of the Zoning Ordinance; and

WHEREAS, the Developer has submitted a Final Development Plan for the Project as provided in Section 16.6 of the Zoning Ordinance; and

WHEREAS, the Planning Commission has reviewed the Final Development Plan for the Project and has determined to recommend to the Township Board that it approve the Project;

WHEREAS, the Planning Commission now desires to take action concerning the request for planned unit development approval for the Project.

THE HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION NOW
RESOLVES AS FOLLOWS:

1. The Planning Commission adopts the Report attached as Exhibit B and recommends to the Township Board that the Project be approved as a planned unit development, subject to the conditions contained in the Report.

2. All resolutions in conflict in whole or in part are revoked to the extent of such conflict.

YES: _____

NO: _____

RESOLUTION DECLARED ADOPTED.

Dated: July 1, 2025

Jack Vander Meulen, Vice-Chairman / Secretary
Holland Charter Township Planning Commission

CERTIFICATE

I, the undersigned, the Secretary of the Planning Commission of the Charter Township of Holland, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission at a meeting held on the 1st day of July, 2025. I further certify that public notice of the meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of the meeting were kept and will be or have been made available as required by the Act.

Jack Vander Meulen, Vice-Chairman / Secretary
Holland Charter Township Planning Commission

EXHIBIT A

Lands located in the State of Michigan, County of Ottawa and Charter Township of Holland specifically described as follows:

S 10.75 A OF W 26.25 A OF E 33 A OF W 1/2 OF SW 1/4 EXC COM 1006.6 FT E OF
SW SEC COR, TH N 160.4 FT, E 200 FT, S 160.4 FT, TH W 200 FT TO BEG. SEC 24
T5N R15W

Said lands are generally described being located at 0 (vacant) Perry Street, east of 104th Avenue, northwest of 10245 Perry Street, and described more specifically as Parcel Number 70-16-24-300-038.

EXHIBIT B

REPORT

Pursuant to the provisions of the Holland Charter Township Zoning Ordinance (the "Zoning Ordinance"), which is actually Appendix A of the Holland Charter Township Code of Ordinances, the following is a report of the Holland Charter Township Planning Commission (the "Planning Commission") concerning an application by Tom Witteveen, on behalf of Baumann Building, Inc. whose address is 2763 120th Avenue, Holland, Michigan 49424 (the "Developer"), for approval of a planned unit development for a residential project known as Eagle Meadows Condominium (the "Project") to be located on 8.10 acres of land in Holland Charter Township, Ottawa County, Michigan (the "Township"), described on attached Exhibit 1 (the "Premises"). The Project will consist generally of 2 detached single-family units, 30 two-family units within 15 buildings, a public road, and other related site improvements as described more specifically in the final development plan (the "Final Development Plan"), which is presently on file with the Township. The Final Development Plan shall consist of all of the following:

- (a) Application for Planned Unit Development and Final Development Plan Approval, dated 3/4/25 and signed by Brad VanderZwaag (one page); and
- (b) Narrative Statement for Eagle Meadows, dated March 4, 2025, (one page); and
- (c) Final P.U.D. Plan (sheet 1 of 2) and R-2A Two-family Parallel Plan (sheet 2 of 2), all with a revision date of 05/08/25; and
- (d) Eagle Meadows Condominium plans prepared by Exxel Engineering Inc., consisting of: Cover Sheet (sheet 1 of 8 with a revision date of 05/08/25), Eagle View Trail/Eagle Run Lane – Sanitary/Watermain (sheet 2 of 8 with a revision date of 05/08/25), Eagle View Trail/Eagle Run Lane – Improvements (sheet 3 of 8 with a revision date of 05/08/25), Eagle View Trail/Eagle Run Lane – Improvements (sheet 4 of 8 with a revision date of 05/08/25), Grading and Soil Erosion Control Plan (sheet 5 of 8 with a revision date of 05/08/25), Intersection Detail #1 (sheet 6 of 8 with a revision date of 05/08/25), Elbow Detail #2 (sheet 7 of 8 with a revision date of 05/08/25), and Turnaround Detail #3 (sheet 8 of 8 with a revision date of 05/08/25); and
- (e) Landscape Plan for East Property Line, dated March 4, 2025 (one page); and
- (f) Landscape Plan for Perry Street entrance prepared by Bosch's Landscape and Lawn Specialties, Inc., undated (one page); and

- (g) Eagle Meadows Main ID sign elevation prepared by Midwest Sign Company, dated 1/7/2025 (one Page).

1. The Planning Commission recommends to the Township Board that the Project be approved as a planned unit development, subject to all of the conditions contained in this Report.

2. The conclusions of the Planning Commission on the request for planned unit development approval for the Project and the basis of the recommendation of the Planning Commission that the request for approval of the Project be granted are as follows:

- (a) The Project complies with the intent and applicable qualifying criteria of the Zoning Ordinance, specifically including but not limited to the intent and the applicable qualifying conditions of Sections 16.1 and 16.2.

(1) The project fulfills at least the following purpose(s) under Section 16.1.c.:

- Efficient use of land to facilitate a more economic arrangement of buildings, circulation systems, land use, and utilities.

(2) The project provides the following benefits under Section 16.2.c.:

- High quality architectural design beyond the site plan requirements of this ordinance.
- Extensive landscaping beyond the site plan requirements of this ordinance.
- Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allowing incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach.
- Shared vehicular and pedestrian access between properties or uses.

- (b) The uses conducted within the Project, the Project's impact on the community, and other aspects of the Project are consistent with the Holland Charter Township Comprehensive Plan.

- (c) The Project is to be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the development.

- (d) The Project will not change the essential character of the surrounding area

- (e) The Project will not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.

- (f) The Project will not place demands on public services and facilities more than current or anticipated future capacity.
- (g) The Project's utilities, including telephone and electric systems, shall be underground within the limits of the Project.

3. The conditions that the Planning Commission recommends be imposed with respect to the Project are as follows:

- (a) Except as expressly modified or revised by these conditions, the Developer shall comply with all of the agreements, plans, representations, and warranties included in the Final Development Plan. No change shall be made in the Final Development Plan except in accordance with Section 16.9 of the Zoning Ordinance.
- (b) The Project shall comply with all Federal, State, and Ottawa County laws, rules, regulations, and requirements.
- (c) No revision or change of these conditions shall be made except by Township Board action after a public hearing, with notice of such hearing to be given as then required by law for Township Board hearings with respect to proposed planned unit development projects, except as otherwise allowed by Section 16.9 of the Zoning Ordinance.
- (d) These conditions shall be binding on the Developer, and on all successor owners or parties in interest in the Project.
- (e) Any violation of these conditions shall constitute a violation of the Zoning Ordinance and, in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the Project.
- (f) In the event of any conflict between these conditions and the Final Development Plan, these conditions shall control. In the event of any conflict among the documents included in the Final Development Plan, the more rigorous requirement shall control.
- (g) The right is reserved by the Township to impose additional conditions if reasonably necessary to achieve the purposes of the Zoning Ordinance.
- (h) The planned unit development approval shall be personal to the Developer, and shall not be transferred by the Developer to a third party without prior written consent of the Township Board, which shall not be unreasonably withheld.
- (i) Except as expressly modified or revised by these conditions, the Project shall comply with all requirements of the Zoning Ordinance generally and those

requirements pertaining to the R-2 Moderate Density Residential District, specifically, as well as all other Township ordinances, as the Zoning Ordinance and such other Township ordinances may be amended from time to time. The front yard building setbacks shall be no less than 25 feet from a public right-of-way, the required building separation shall be no less than 16 feet, and the rear decks and optional rear sunrooms shall not exceed a dimension of 12 feet by 12 feet.

- (j) Public water and sanitary sewer shall be installed to service the buildings included in the Project. Any easements required for installing the water and sewer utilities shall be granted to the Township as the Township deems necessary. Installation of the utilities shall be in accordance with all Township utility policies. The Developer shall also grant other separate easements to private utility companies for electrical distribution, telephone, natural gas, cable television, fiber optics, and other similar activities and services. All utilities shall be located underground.
- (k) No zoning or building permits shall be issued for the construction of any building in the Project until the Ottawa County Water Resources Commissioner has approved in writing the drainage plan for the Project and a copy of it has been delivered to the Township. No occupancy permit shall be issued for any building or structure within the Project until the Township has received written certification from the Ottawa County Water Resources Commissioner's engineer that all drainage required for the Project has been completed to the satisfaction of the Ottawa County Water Resources Commissioner's engineer. The Developer shall pay all costs incurred in obtaining this written opinion from the Ottawa County Water Resources Commissioner's engineer.
- (l) The Developer acknowledges that it has designed and engineered the proposed stormwater management system for the project. The Developer assumes all responsibility with respect to the adequacy of the stormwater management system, including with respect to design, adequacy for surface drainage of the Premises, adequacy of outlet(s) into County drains, safety with respect to residents of the Project and the public generally, and all other aspects of its construction, operation, and maintenance. The Developer agrees to defend, indemnify, and hold harmless the Township and its officers, Board and Planning Commission members, employees, and agents as well as the Ottawa County Water Resources Commissioner from and against any and all claims, damages, demands, expenses, liabilities, and losses of any character or nature whatsoever arising out of or resulting from the construction, operation, maintenance, repair, reconstruction, inspection, and replacement of the storm retention area. The indemnification obligation provided in the preceding sentence shall include the payment of all reasonable attorney's fees and other expenses of defense.
- (m) The Project shall be completed by December 31, 2030. If the Developer cannot comply with this condition, the Developer shall have the right to request the Township, in its discretion, to extend the completion date without formally amending the planned unit development approval.

- (n) The Developer shall, at the Developer's sole cost and expense, record a document with the Ottawa County Register of Deeds to inform future potential purchasers of the Premises, or of the Project, that the Project is subject to a planned unit development approved by the Township, the conditions and regulations of which may be reviewed by any interested person in the office of the Township Community Development Director. The Developer shall submit to the Township a copy of the recorded document within 60 calendar days after approval of the Project by the Township Board.
- (o) If the Developer elects to proceed with the Project, by so doing Developer shall be deemed to have accepted and agreed to comply fully at all times with all of the terms and provisions of this Resolution and Report.
- (p) The development be limited to 30 units unless all units contain an approved fire suppression system or until secondary road access has been established to the satisfaction of the Holland Charter Township Fire Chief.
 - (1) The result of this condition is that units 16 and 17 shall not seek building permits until the fire suppression systems or a secondary access road have been approved by the Fire Chief.

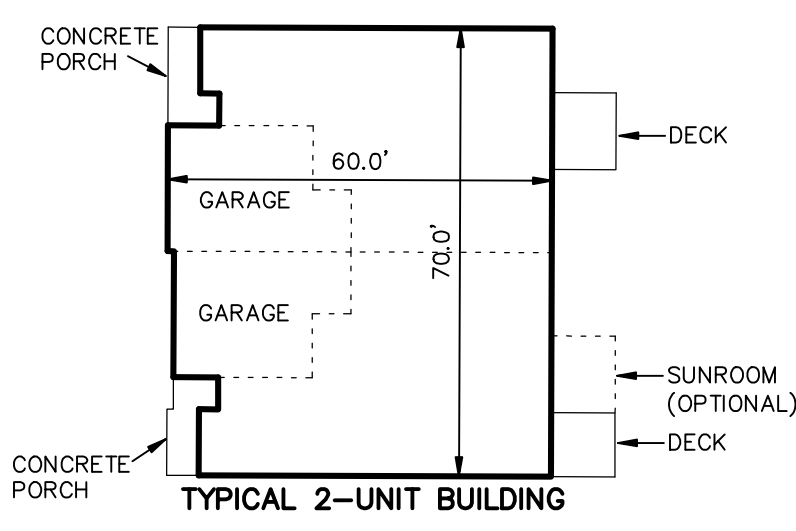
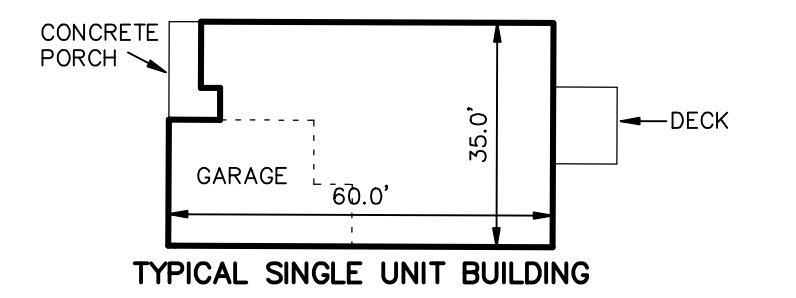
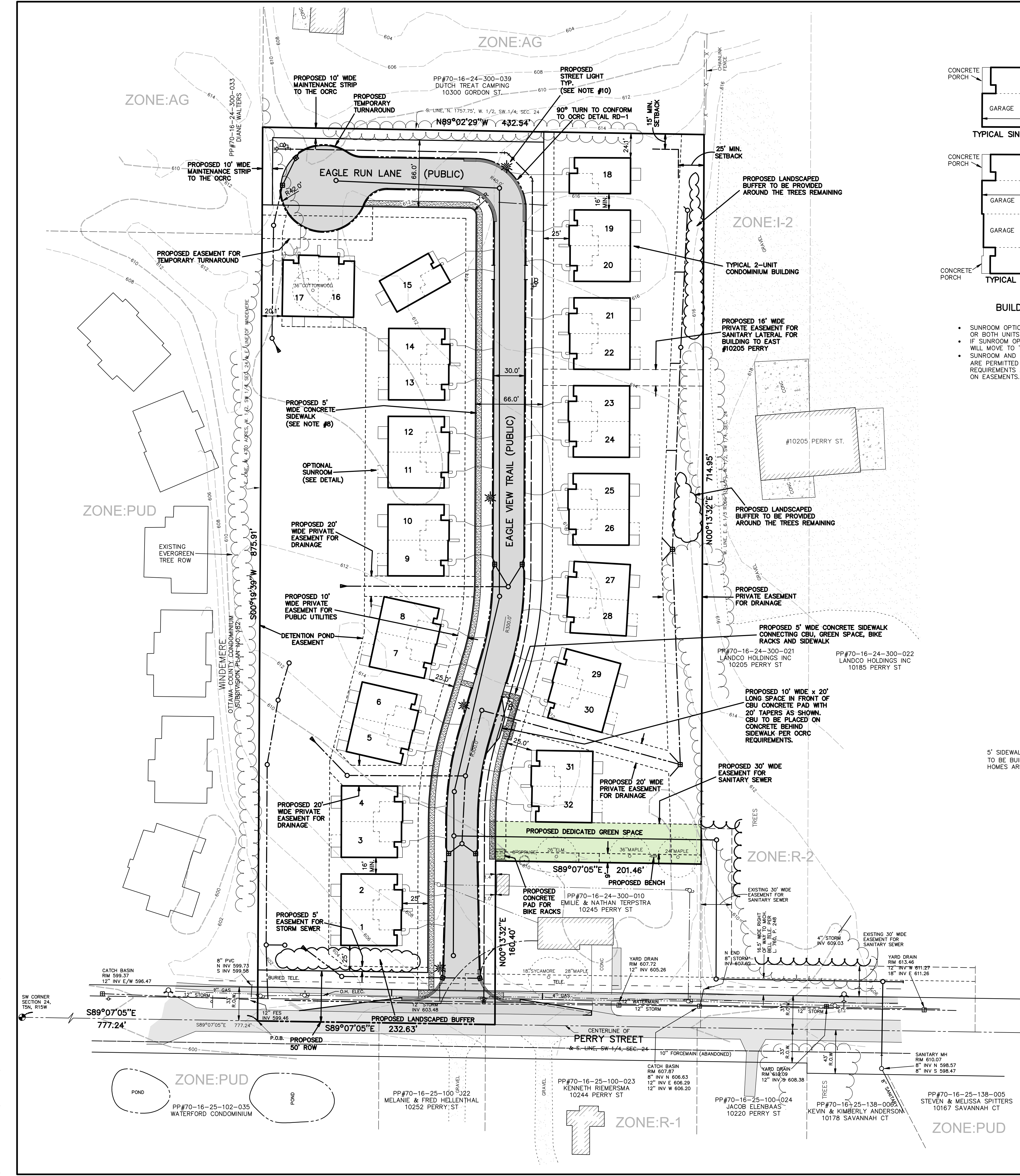
Exhibit 1 (to Report)

Lands located in the State of Michigan, County of Ottawa and Charter Township of Holland specifically described as follows:

S 10.75 A OF W 26.25 A OF E 33 A OF W 1/2 OF SW 1/4 EXC COM 1006.6 FT E OF
SW SEC COR, TH N 160.4 FT, E 200 FT, S 160.4 FT, TH W 200 FT TO BEG. SEC 24
T5N R15W

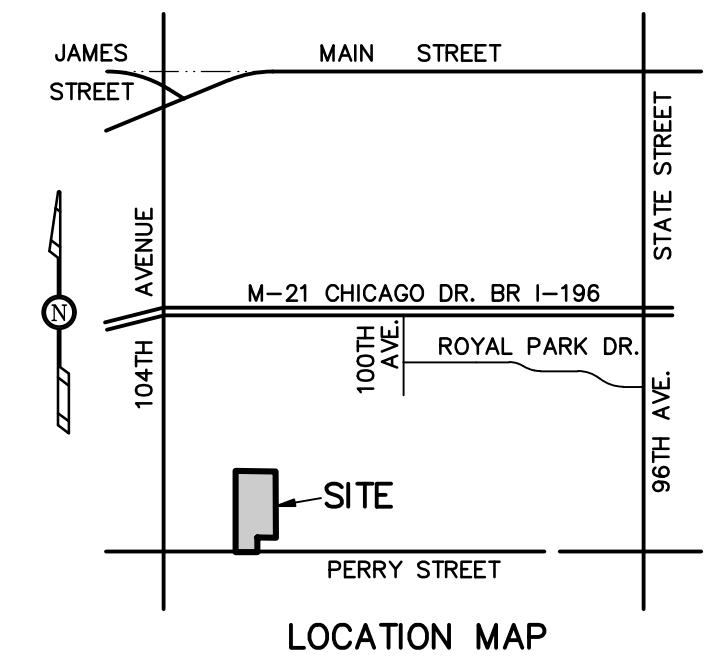
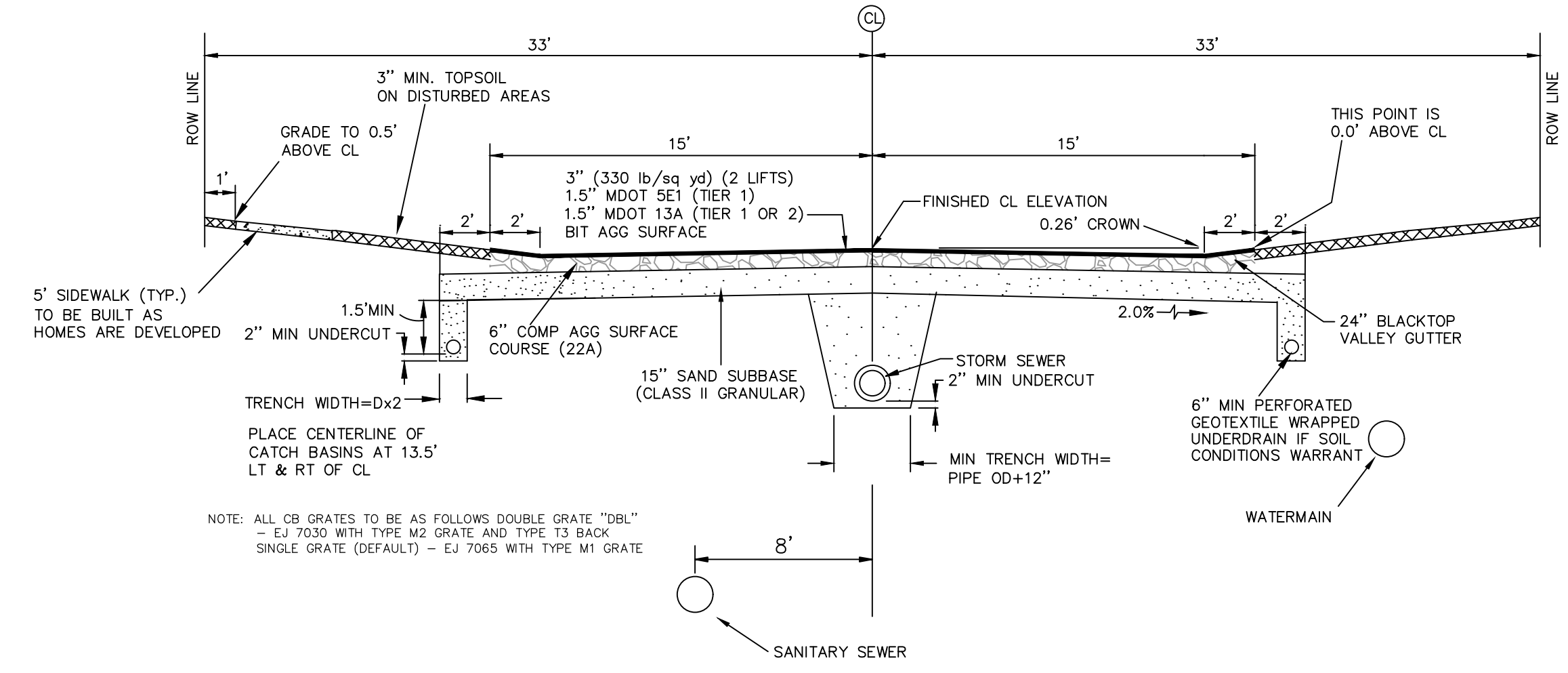
Said lands are generally described being located at 0 (vacant) Perry Street, east of 104th Avenue, northwest of 10245 Perry Street, and described more specifically as Parcel Number 70-16-24-300-038.

P:\Projects\2022\221171\Drawings\221171.dwg, S01-PUD, 6/8/2025 11:43:44 AM, jshaan



- BUILDING DETAILS**
1"=30'
- SUNROOM OPTION CAN BE PLACED ON EITHER OR BOTH UNITS IN DUPLEX AND ON SINGLE UNIT.
 - IF SUNROOM OPTION IS SELECTED, THE DECK WILL MOVE TO THE OUTSIDE EDGE OF THE UNIT.
 - SUNROOM AND DECK SHOWN AS 10'X12' BUT ARE PERMITTED TO BE 12'X12' IF ALL SETBACK REQUIREMENTS ARE MET AND DO NOT ENCR OACH ON EASEMENTS.

- GENERAL NOTES**
- LEGAL DESCRIPTION AND BOUNDARY SHOWN PER SURVEY PREPARED BY FEENSTRA & ASSOC. DATED 1/18/21:
That part of the West 1/2 of the Southwest 1/4 of Section 24, T5N, R15W, Holland Township, Ottawa County, Michigan, described as: Commencing at the Southwest corner of said section 24; thence S89°07'05"E 777.24 feet along the South line of the Southwest 1/4 of said Section to the Point of Beginning; thence continuing S89°08'05"E 232.63 feet along said South line; thence N00°13'32"E 160.40 feet (dedeed as 200 feet) to the West line of the East 6 1/3 Rods (104.50 feet) of the West 1/2 of the Southwest 1/4 of said section; thence N00°13'32"E 714.95 feet along said west line to the South line of the North 1757.75 feet of the West 1/2 of the Southwest 1/4 of said Section; thence N89°02'29"W 432.54 feet along said South line to the East line of the West 47.00 acres of the West 1/2 of the Southwest 1/4 of said section, said line also being the East line of Windmere (AKA High Pointe Condominiums) as recorded in Liber 3878, page 894 and it's Northerly extension thereof; thence S00°19'39"W 875.91 feet along said East line to the Point of Beginning.
 - PARCEL SIZE: 7.97 ACRES (INCLUDING R/W)
PP#70-16-24-300-038
ADDRESS: 0 - PERRY STREET
 - EXISTING ZONING: R-2A - MEDIUM DENSITY RESIDENTIAL ALLOWING FOR SINGLE FAMILY AND 2-FAMILY DWELLINGS AND LIMITED SCALE APARTMENTS.
- R-2A MEDIUM DENSITY ZONING REQUIREMENTS FOR 2-FAMILY LOTS:**
- | | |
|---------------------|--------------|
| FRONT YARD SETBACK: | 35' MIN. |
| SIDE YARD SETBACK: | 7' |
| REAR YARD SETBACK: | 25' MIN. |
| LOT WIDTH: | 80' MIN. |
| LOT AREA: | 8800 SQ. FT. |
- THIS PROPOSED PUD CONSISTS OF A 32 UNIT CONVENTIONAL CONDOMINIUM WITH 2 SINGLE-UNIT BUILDINGS AND 15 2-UNIT BUILDINGS.
 - SUMMARY OF PROPOSED PUD REGULATIONS
- | | EXISTING R-2A
2-FAMILY
REQUIREMENTS | PROPOSED
PUD
REQUIREMENTS |
|--|--|---|
| MINIMUM FRONT YARD SETBACK: | 35' | 25' TO MAIN BUILDING |
| MINIMUM SIDE YARD SETBACK: | 7' | 16' BETWEEN BUILDINGS (15' TO PUD BOUNDARY) |
| MINIMUM SIDE YARD ON
STREET SIDE OF CORNER LOT: | 35' | 25' |
| MINIMUM REAR YARD SETBACK: | 25' | 25' |
| MINIMUM FLOOR AREA: | | |
| 1ST UNIT: | 864 SQFT | 1500 SQFT |
| 2ND UNIT: | 720 SQFT | 1500 SQFT |
| MAXIMUM HEIGHT: | 45' | 35' |
| MINIMUM LOT WIDTH: | 80' MIN. | N/A |
| MINIMUM LOT AREA: | 8800 SQ. FT. | N/A |
| MAXIMUM DENSITY: | 36 UNITS (PER PARALLEL PLAN)
(4.5 UNITS / ACRE) | 32 UNITS
(4.14 UNITS / ACRE) |
- AS PART OF THE PROPOSED CONDOMINIUM DEVELOPMENT, A MASTER DEED AND BYLAWS WILL BE PREPARED AND RECORDED AS REQUIRED BY ACT 59 OF 1978-THE CONDOMINIUM ACT. THESE DOCUMENTS WILL BE PROVIDED FOR REVIEW AS PART OF THE FINAL PUD APPROVAL PENDING PRELIMINARY PUD APPROVAL.
 - ROAD CONSTRUCTION SHALL CONFORM TO THE OTTAWA COUNTY ROAD COMMISSION STANDARDS AND BE DEDICATED AS PUBLIC STREETS.
 - ALL PUBLIC WATER AND SANITARY SEWER TO MEET THE REQUIREMENTS OF THE HOLLAND TOWNSHIP DPW SPECIFICATIONS AND WILL BE GRANTED TO HOLLAND TOWNSHIP ONCE INSTALLED AND APPROVED.
 - SIDEWALKS SHOWN TO BE INSTALLED AT TIME OF HOME CONSTRUCTION. MAINTENANCE AND REPLACEMENT OF SIDEWALK IS TO BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.
 - PUBLIC UTILITIES: THE FRONT 10' OUTSIDE OF AND ADJACENT TO STREET RIGHT-OF-WAY WILL BE RESERVED FOR POWER AND TELEPHONE LINES (AND OTHER APPROVED UTILITIES TO SERVICE THE SITE). ALL FRANCHISE UTILITIES WILL BE UNDERGROUND.
 - FINAL DESIGN AND LOCATION OF STREET LIGHTS WILL BE DESIGNED IN COORDINATION WITH ELECTRICAL UTILITY PROVIDER.
 - THIS DEVELOPMENT WILL CONFORM TO THE OTTAWA COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE AND THE NPDES PERMIT PROCESS.
 - THIS DEVELOPMENT IS NOT INFLUENCED BY A 100 YEAR FLOOD PLAIN PER FEMA MAPPING.
 - LANDSCAPING ALONG PERRY STREET AND THE EAST PROPERTY LINE WILL BE PROVIDED AS SHOWN. FINAL DETAILS TO BE PROVIDED AS PART OF THE FINAL PUD APPROVAL PROCESS.
 - EXISTING SITE IS VACANT.



Know what's below.
Call before you dig.

JEFFREY SCOTT VANLAAR
ENGINEER
No. 6201062083
STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER

PROPOSED UTILITIES LEGEND

- REPRESENTS PROPOSED WATERMAIN
- REPRESENTS PROPOSED SAN SEWER
- REPRESENTS PROPOSED STORM SEWER

EXISTING CONTOURS DERIVED FROM ROOSSEN & ASSOC.

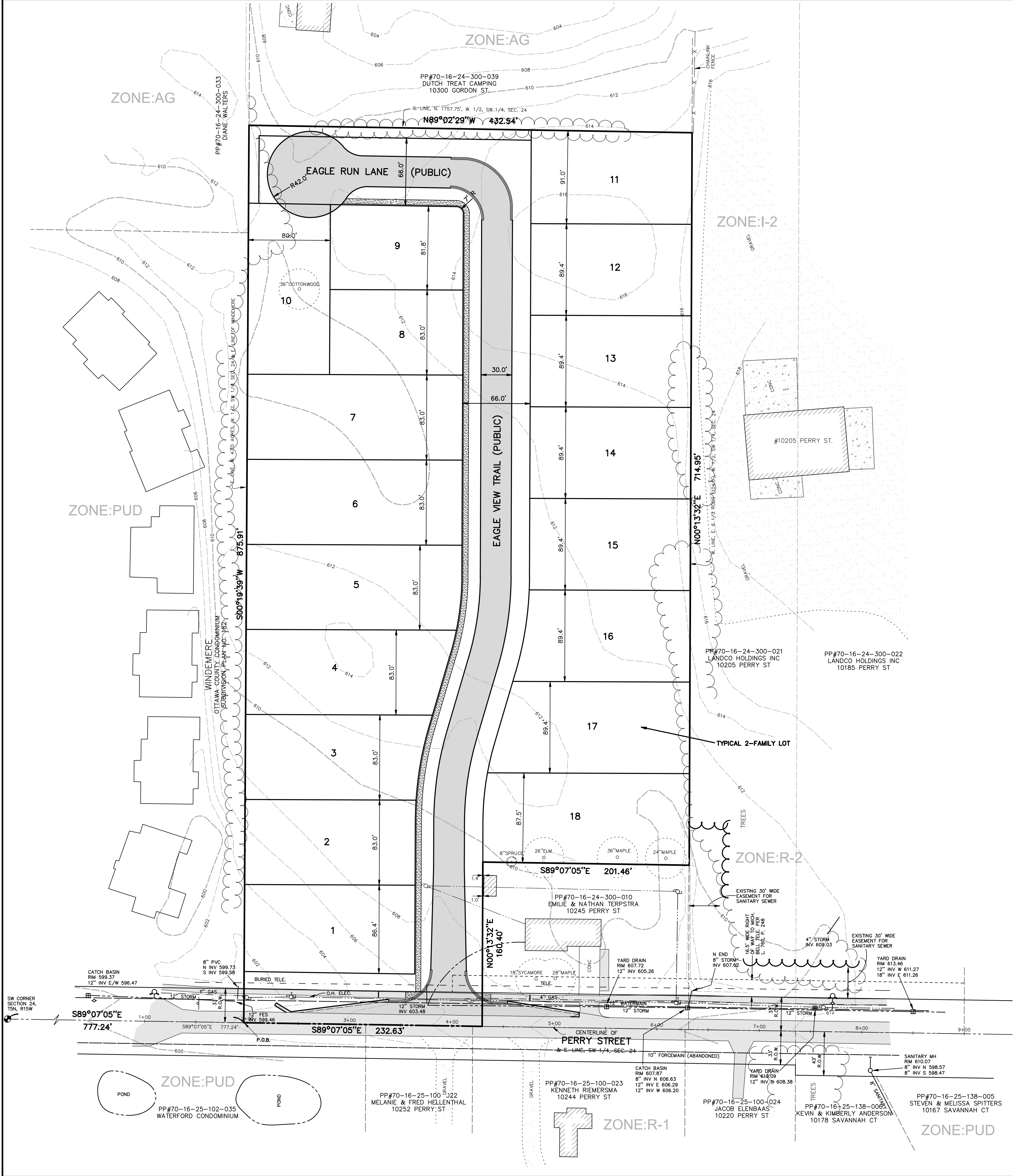
SCALE: 1" = 50'
2' CONTOUR INTERVAL

FINAL PUD PLAN
RE: EAGLE MEADOWS CONDOMINIUM
FOR: BAUMANN BUILDING, INC.
ATTN: TOM WITTEVEEN
2763 120TH AVENUE
HOLLAND, MI 49424
PART OF THE SW 1/4, SECTION 24, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

excel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.excelengineering.com

05/08/25	REV PER OCR	JSD
04/16/25	REV PER TOWNSHIP	JSV
02/17/25	REV DRIVEWAYS PER OCR	JDR
01/27/25	REV PER OWNER	JDR
11/04/24	REV PER R2-A REZONE	JSV
DATE	REVISION	BY

DRAWN BY: JDR	PROJ. ENG.: DDG	SHEET 1 of 2
APPROVED BY: DDG	PROJ. SURV.: KJV	
FILE NO.: 221171E	DATE: 06/10/24	

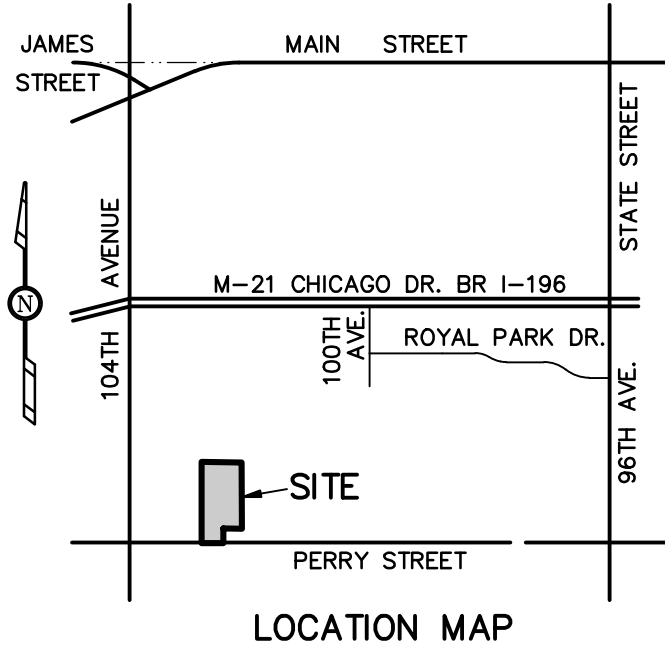


R-2A TWO-FAMILY
ZONING REQUIREMENTS
FRONT YARD SETBACK: 35' MIN.
SIDE YARD SETBACK: 7'
REAR YARD SETBACK: 25' MIN.
LOT WIDTH: 80' MIN.
LOT AREA: 8800 SQ.FT.

Area		Area	
Unit No.	Sq.Feet	Unit No.	Sq.Feet
1	14286	11	14197
2	13807	12	14028
3	30461	13	14028
5	17367	14	14028
6	17444	15	14029
7	17432	16	14565
8	10780	17	16591
9	10651	18	17703
10	13321		



Know what's below.
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R-2A TWO-FAMILY PARALLEL PLAN
RE: EAGLE MEADOWS CONDOMINIUM

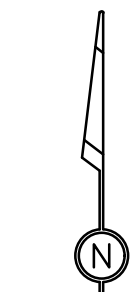
FOR: BAUMANN BUILDING, INC.
ATTN: TIM WITTEVEEN
2763 120TH AVENUE
HOLLAND, MI 49424

PART OF THE SW 1/4, SECTION 24, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Area		Area	
Unit No.	Sq.Feet	Unit No.	Sq.Feet
1	14286	11	14197
2	13807	12	14028
3	30461	13	14028
5	17367	14	14028
6	17444	15	14029
7	17432	16	14565
8	10780	17	16591
9	10651	18	17703
10	13321		

05/08/25	REV PER OOCR	JSD
04/16/25	REV PER TOWNSHIP	JSV
02/17/25	REV DRIVEWAYS PER OOCR	JDR
07/27/25	REV PER OWNER	JDR
11/04/24	REV PER R-2A REZONE	JSV
DATE	REVISION	BY

DRAWN BY: JDR	PROJ. ENG.: DDG	PROJ. SURV.: KJV
APPROVED BY: DDG	DATE: 06/10/24	FILE NO.: 221171E



SCALE: 1" = 50'
2' CONTOUR INTERVAL

EXISTING CONTOURS DERIVED FROM ROOSIEN & ASSOC.