



# HOLLAND CHARTER TOWNSHIP

353 North 120<sup>th</sup> Avenue · Holland, MI 49424 · Phone: 616.396.2345 · Fax: 616.396.2537

## MEMORANDUM

**DATE:** July 10, 2025  
**TO:** Township Board  
**FROM:** Planning Commission  
**SUBJECT:** Silverwater Phase 4 – Final Site Condominium

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Preliminary Site Condominium Plan for the entire development (83.76 acres, 213 units, six phases) was approved by the Holland Township Board of Trustees on November 21, 2019 with the Final Site Condominium Plan for Phase 1 (41 units) being approved a year later. Final Site Condominium Plan for Phase 2 (33 units) was approved in March of 2022. Final Site Condominium Plan for Phase 3 (34 units) was approved in July of 2023. Dwellings within Phase 1, 2, and 3 are currently under construction.

Phase 4 is in the portion of the property zoned R-1 Low Density Residential. The single-family lots in this phase are required to meet minimum area (10,500 square feet) and width (70 feet) requirements for the R-1 District. The proposed lots in Phase 4 comply with these requirements.

Please note, Phase 4 lacks a secondary connection to 136<sup>th</sup> Avenue, which will limit the developer to 30 dwellings on a single access road unless the dwelling units are constructed with fire suppression. The plans do include a sidewalk along south side of Sandbar Street which allows residents access to Quincy Park and the Quincy Street non-motorized pathway. The Board should consider a condition of approval that the Condominium Master Deed shall be revised to address the condominium's responsibility for the installation and maintenance of all sidewalks within the development.

On June 3, 2025, the Holland Charter Township Planning Commission reviewed the Final Site Condominium and recommended that it be approved by the Township Board. An excerpt from that meeting's minutes are being provided below as confirmation of the Planning Commission's decision to recommend approval:

**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.

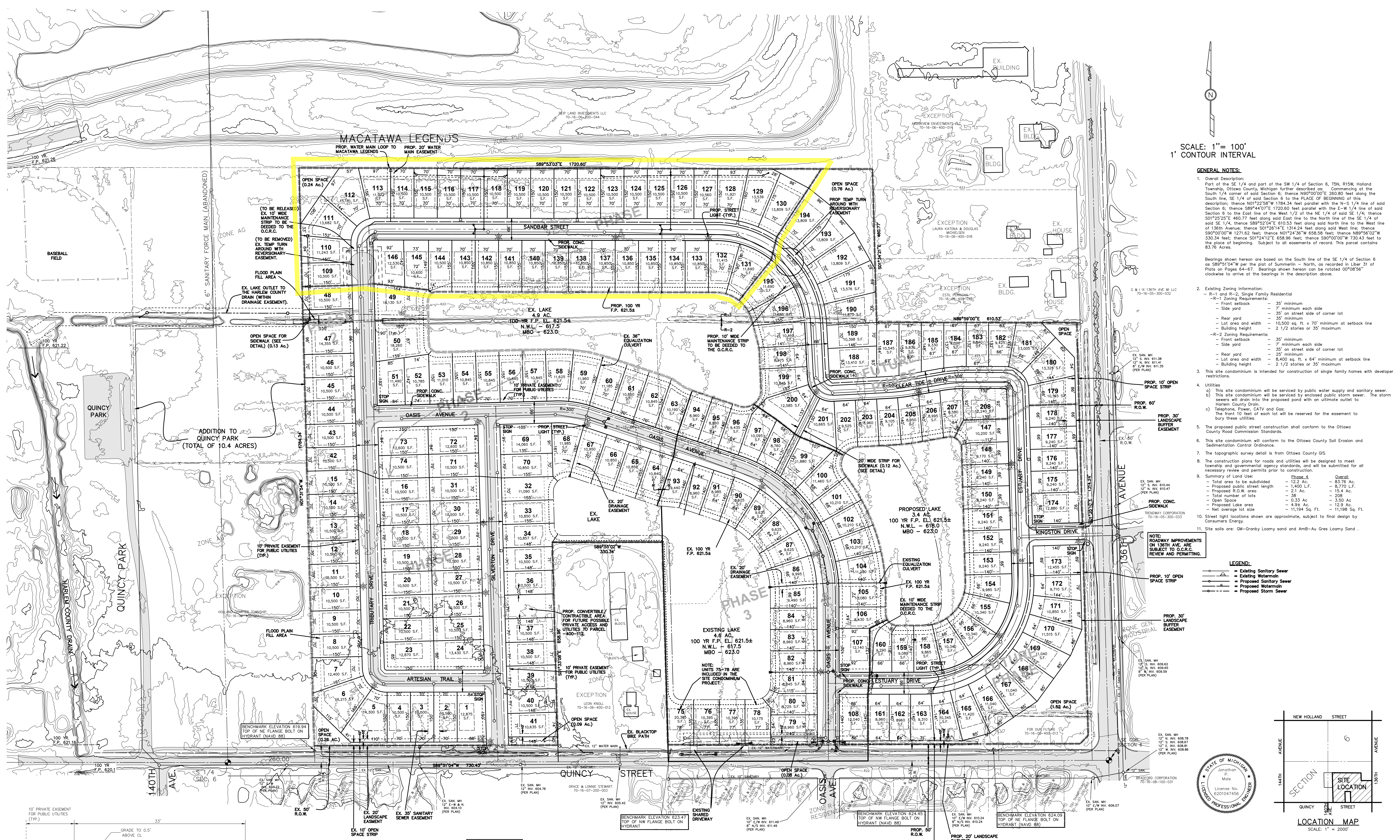
Mr. VanderMeulen asked whether the developer has had any issues with flooding? He recalled when the development was going through preliminary site condominium approval, that folks from Macatawa Legends were concerned about flooding issues. Mr. Kohane noted they have not encountered any issues with flooding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





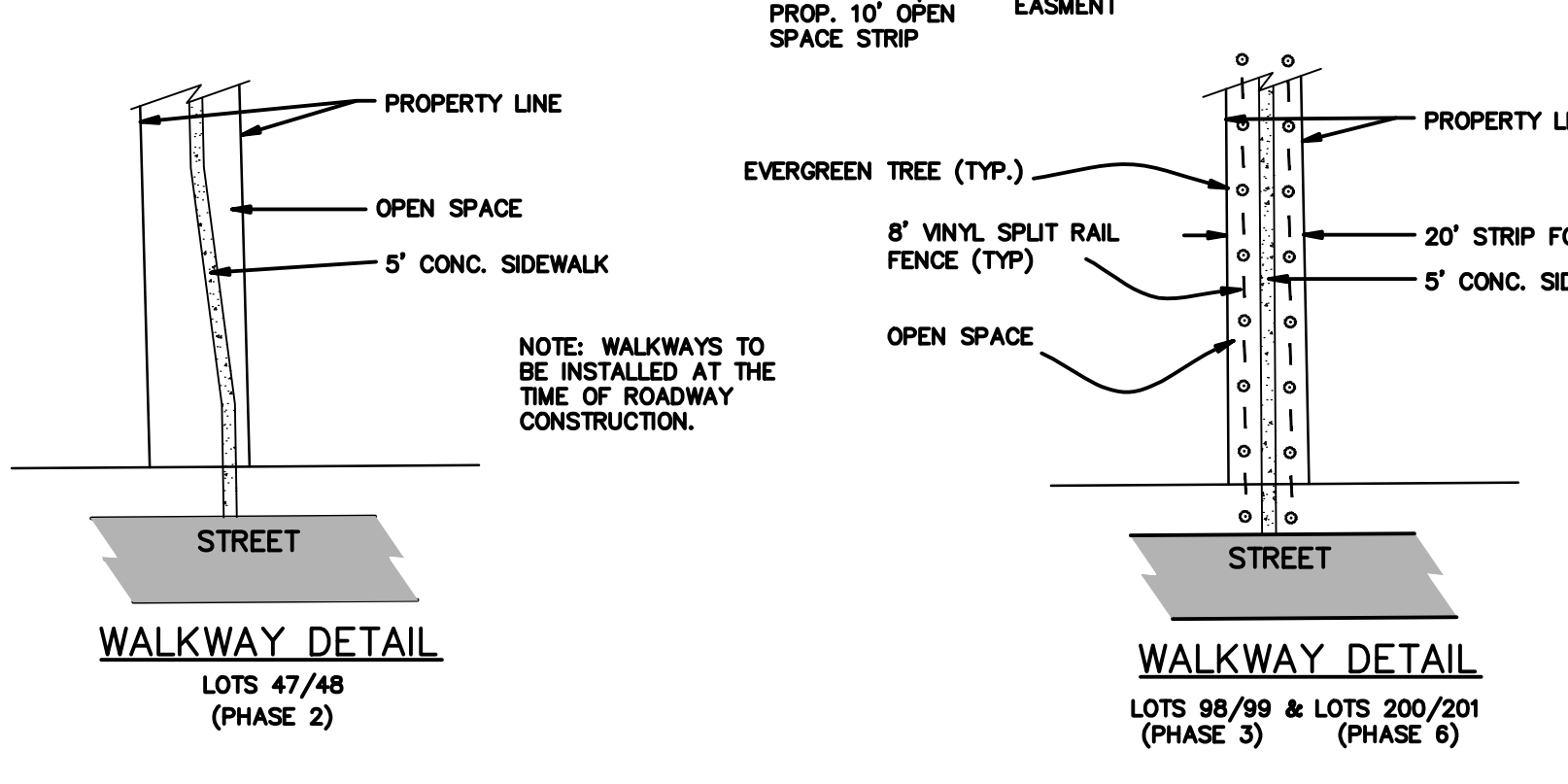
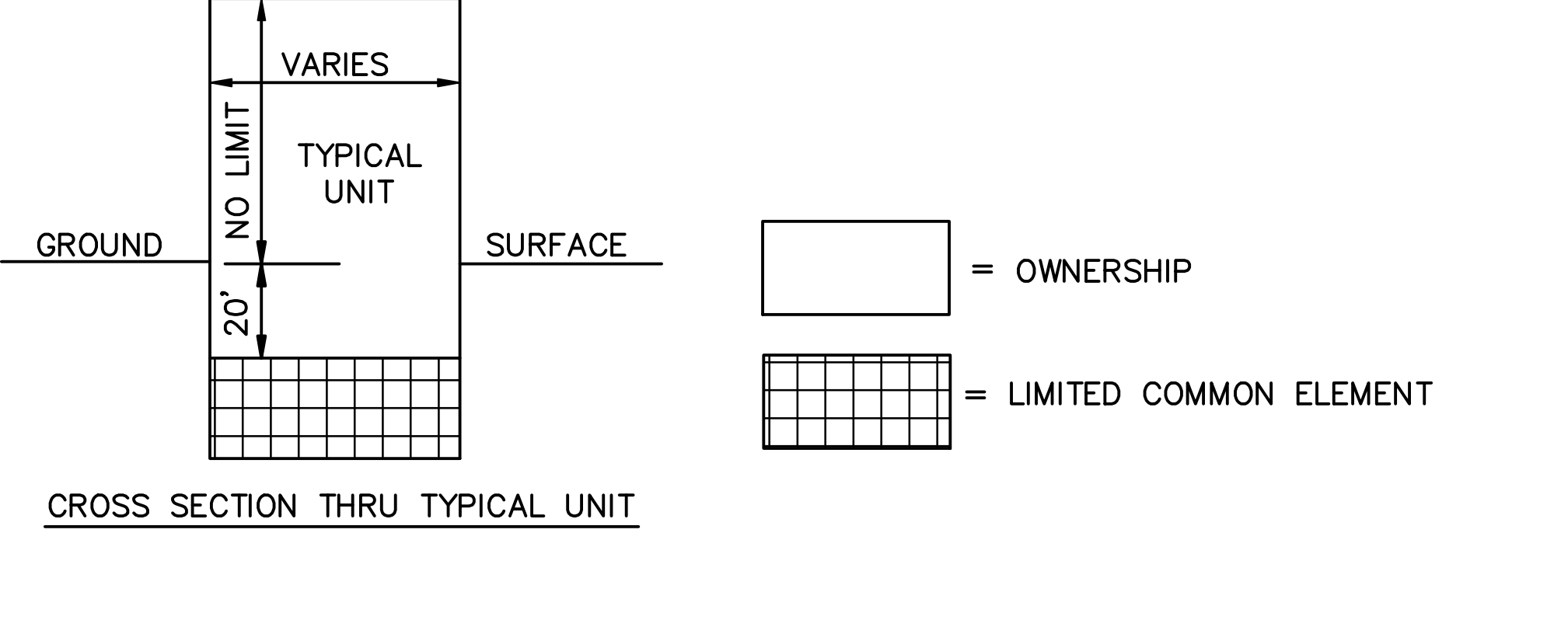
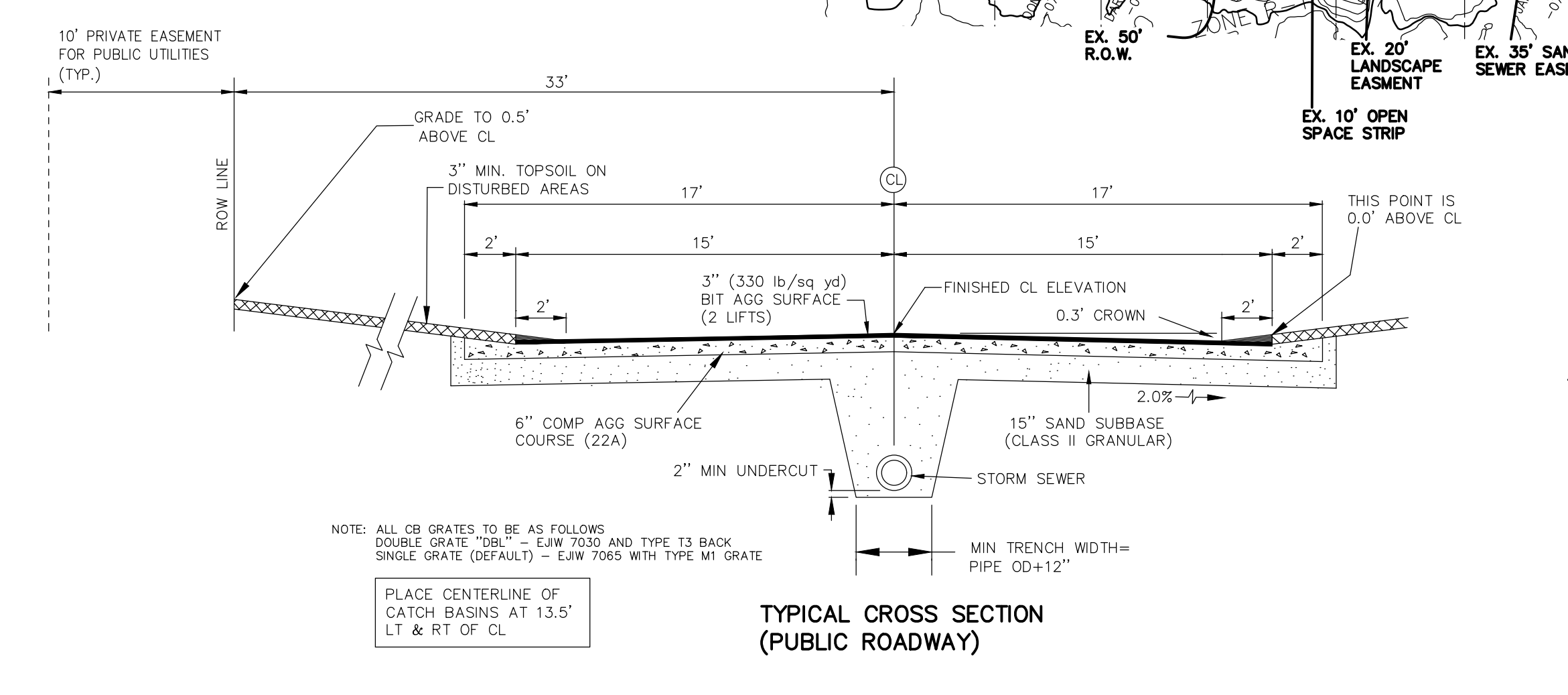
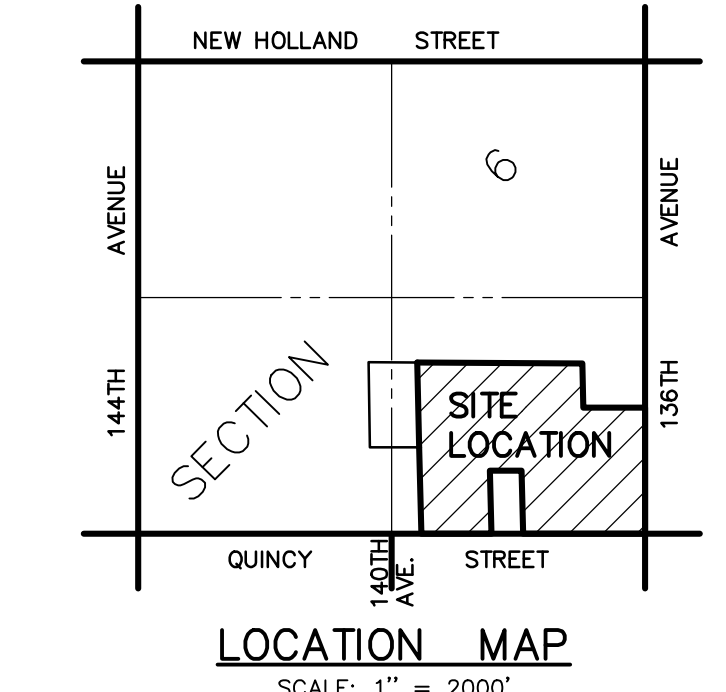
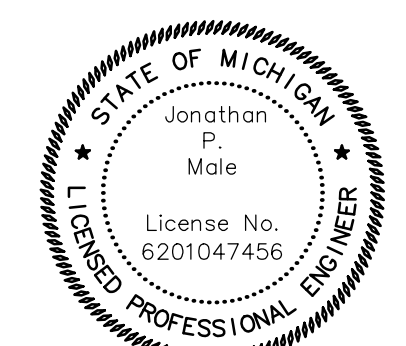
SCALE: 1" = 100'  
1' CONTOUR INTERVAL

GENERAL NOTES:

- Overall Description:  
Part of the SE 1/4 and part of the SW 1/4 of Section 6, T5N, R15W, Holland Township, Ottawa County, Michigan further described as: Commencing at the South 1/4 corner of said Section 6; thence N90°00'00"E 260.80 feet along the South line, SE 1/4 of said Section 6 to the PLACE OF BEGINNING of this description; thence N01°22'58"W 1784.34 feet parallel with the N-S 1/4 line of said Section 6; thence S89°44'07"E 1720.60 feet parallel with the E-W 1/4 line of said Section 6 to the East line of the West 1/2 of the NE 1/4 of said SE 1/4; thence S01°22'52"E 460.77 feet along said East line to the North line of the SE 1/4 of said SE 1/4; thence S89°52'04"E 610.53 feet along said North line to the West line of 136th Avenue; thence S01°25'14"E 1314.24 feet along said West line; thence S80°00'00"W 1271.62 feet; thence N01°24'36"W 658.58 feet; thence N89°56'02"W 330.34 feet; thence S01°24'12"E 658.96 feet; thence S90°00'00"W 730.43 feet to the place of beginning. Subject to all easements of record. This parcel contains 83.76 Acres.
- Bearings shown hereon are based on the South line of the SE 1/4 of Section 6 as S89°51'04"W per the plat of Summerlin - North, as recorded in Liber 31 of Plats on Pages 64-67. Bearings shown hereon can be rotated 00°08'56" clockwise to arrive at the bearings in the description above.
- Existing Zoning Information:  
- R-1 and R-2, Single Family Residential  
- R-1 Zoning Requirements:  
- Front setback - 35' minimum  
- Side yard - 35' minimum each side  
- Rear yard - 35' minimum  
- Lot area and width - 10,500 sq. ft. x 70' minimum at setback line  
- Building height - 2 1/2 stories or 35' maximum  
- R-2 Zoning Requirements:  
- Front setback - 35' minimum  
- Side yard - 35' minimum each side  
- Rear yard - 35' on street side of corner lot  
- Lot area and width - 8,400 sq. ft. x 64' minimum at setback line  
- Building height - 2 1/2 stories or 35' maximum
- This site condominium is intended for construction of single family homes with developer restrictions.
- Utilities  
a) This site condominium will be serviced by public water supply and sanitary sewer.  
b) This site condominium will be serviced by enclosed public storm sewer. The storm sewers will drain into the proposed pond with an ultimate outlet to Harlan County Drain.  
c) Telephone, Power, CATV and Gas:  
The front 10 feet of each lot will be reserved for the easement to bury these utilities.
- The proposed public street construction shall conform to the Ottawa County Road Commission Standards.
- This site condominium will conform to the Ottawa County Soil Erosion and Sedimentation Control Ordinance.
- The topographic survey detail is from Ottawa County GIS.
- The construction plans for roads and utilities will be designed to meet township and governmental agency standards, and will be submitted for all necessary review and permits prior to construction.
- Summary of Land Use:  
- Total area to be subdivided - 122.2 Ac. - Overall  
- Proposed public street length - 1,400 L.F. - 8,770 L.F.  
- Proposed R.O.W. area - 2.1 Ac. - 15.4 Ac.  
- Total number of lots - 38 - 208  
- Open Space - 3.50 Ac. - 3.50 Ac.  
- Proposed Lake area - 4.92 Ac. - 12.9 Ac.  
- Net average lot size - 11,194 Sq. Ft. - 11,198 Sq. Ft.
- Street light locations shown are approximate, subject to final design by Consumers Energy.
- Site soils are: GM-Granby Loamy sand and Amb-Aus Grea Loamy Sand.

LEGEND:

- Existing Sanitary Sewer
- Existing Watermain
- Proposed Sanitary Sewer
- Proposed Watermain
- Proposed Storm Sewer



**SITE DEVELOPMENT PLAN - SILVERWATER (OVERALL) PHASE 4**

FOR: WESTVIEW CAPITAL, L.L.C.  
ATTN: DAN LARABEL  
795 CLYDE COURTE - SUITE 'D'  
BYRON CENTER, MICHIGAN 494513

IN: PART OF THE SE 1/4 AND SW 1/4, SECTION 6, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/05/24	REV. PER O.C.R.C.
2	11/05/24	REV. STREET NAME

DRAWN BY: CDG  
APPROVED BY: JPM  
FILE NO.: 241728E

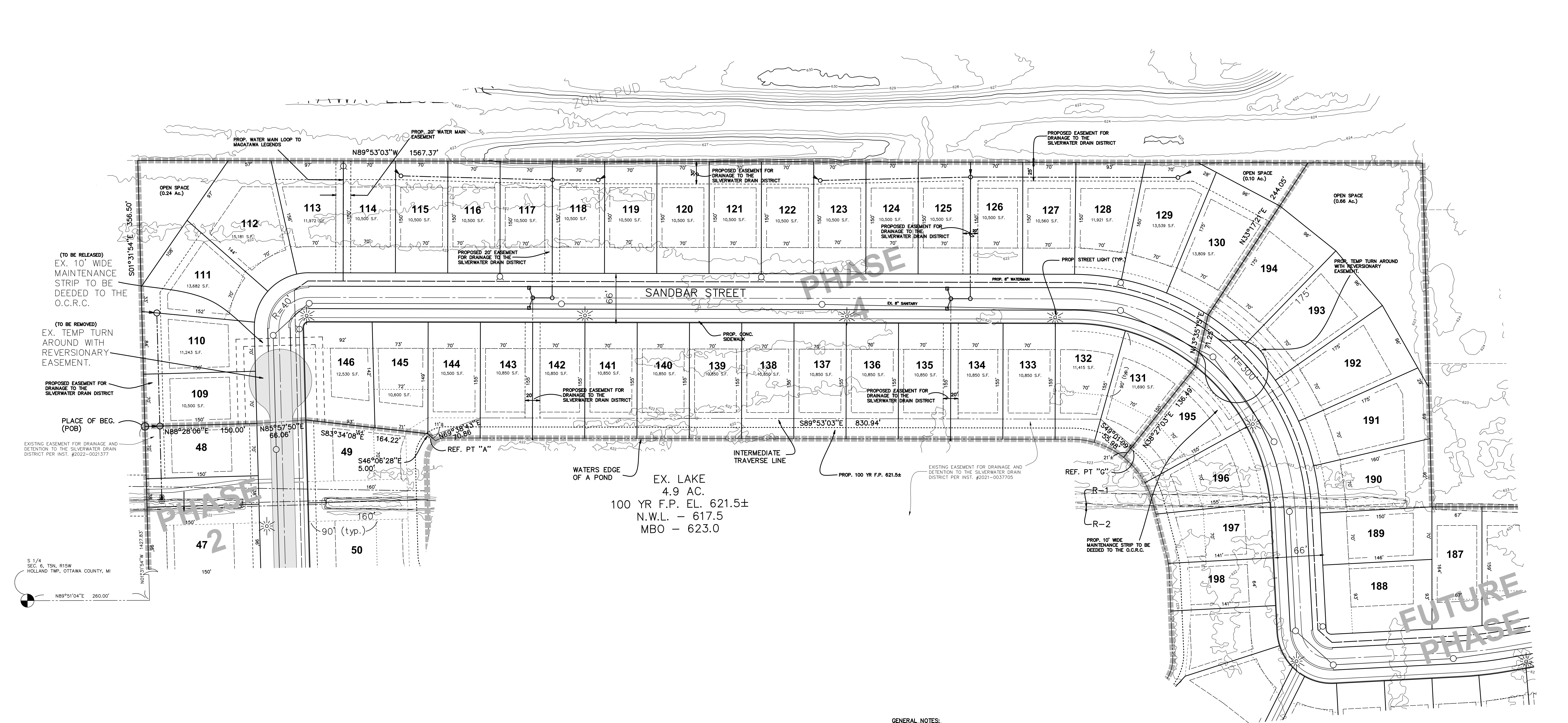
PROJ. ENG.: IRS  
PROJ. SURV.: JAS  
DATE: 10/31/2024

**excel engineering, inc.**  
planners • engineers • surveyors  
5202 Clyde Park, S.W. • Grand Rapids, MI 49509  
Phone: (616) 531-5960 Fax: (616) 531-2121  
www.excelengineering.com

**SHEET 1 OF 2**

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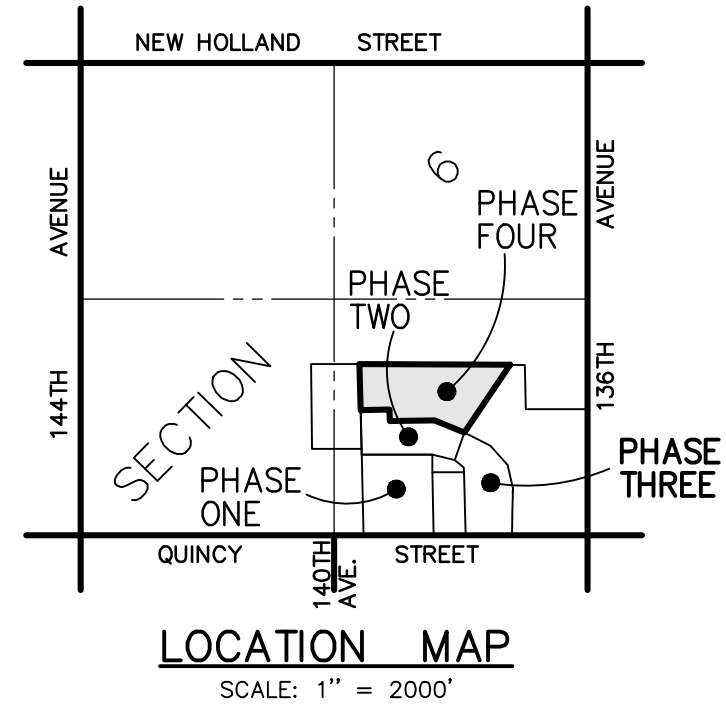


**GENERAL NOTES:**

- Phase 4 Description:  
PART OF THE SE 1/4 OF SECTION 6, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS:  
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6; THENCE N89°51'04"E 260.80 FEET ALONG THE  
SOUTH LINE OF THE SE 1/4 OF SAID SECTION 6; THENCE N01°31'54"W 1427.83 FEET PARALLEL WITH THE  
NORTH-SOUTH 1/4 LINE OF SAID SECTION 6 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE  
N88°28'06"E 150.00 FEET; THENCE N85°57'50"E 66.06 FEET; THENCE S83°34'08"E 164.22 FEET; THENCE  
S46°06'28"E 5.00 FEET TO REFERENCE POINT A; THENCE N69°38'43"E 11 FEET, MORE OR LESS, TO THE WATERS  
EDGE OF A POND; THENCE MEANDERING EASTERLY ALONG SAID WATERS EDGE TO ITS INTERSECTION WITH A LINE  
WHICH BEARS S38°27'03"W FROM REFERENCE POINT G (REFERENCE POINT G IS LOCATED N69°38'43"E 70.86 FEET  
AND S89°53'03"E 830.94 FEET AND S49°01'09"E 35.98 FEET ALONG AN INTERMEDIATE TRAVERSE LINE FROM  
AFORESAID REFERENCE POINT A); THENCE N89°27'03"E 21 FEET, MORE OR LESS, TO REFERENCE POINT G; THENCE  
N38°27'03"E 136.49 FEET; THENCE N13°35'15"E 71.25 FEET; THENCE N33°17'21"E 244.05 FEET; THENCE  
N89°53'03"E 1567.37 FEET PARALLEL WITH THE EAST-WEST 1/4 LINE OF SAID SECTION 6; THENCE S01°31'54"E  
356.50 FEET PARALLEL WITH THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 6 TO THE PLACE OF BEGINNING.  
CONTAINS 12.3 ACRES, MORE OR LESS.
- Existing Zoning Information:  
- R-1 and R-2, Single Family Residential  
- R-1 Zoning Requirements:  
- Front setback - 35' minimum  
- Side yard - 35' on street side of corner lot  
- Rear yard - 35' minimum  
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- R-2 Zoning Requirements:  
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- Summary of Land Use:  

Phase 4	Overall
- Total area to be subdivided	- 12.3 Ac.
- Proposed public street length	- 1,400 L.F.
- Proposed R.O.W. area	- 2.1 Ac.
- Total number of lots	- 38
- Open Space	- 0.33 Ac.
- Proposed Lake area	- 4.9 Ac.
- Net overage lot size	- 11,194 Sq. Ft.
- Street light locations shown are approximate, subject to final design by Consumers Energy.
- Site soils are: GM-Granby Loamy sand and AmB-Au. Gres Loamy Sand.

SCALE: 1" = 50'  
1' CONTOUR INTERVAL



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Phone: (616) 531-3660 Fax: (616) 531-2121  
www.exxelengineering.com

DRAWN BY: CDG  
APPROVED BY: JPM  
FILE NO.: 221913E

PROJ. ENG.: JPM  
PROJ. SURV.: JAS  
DATE: 10/31/2024

**SHEET**  
2 of 2