



HOLLAND CHARTER TOWNSHIP

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MEMORANDUM

DATE: July 14, 2025
TO: Township Board
FROM: Planning Commission
SUBJECT: Westwood Estates – Final Plat

Due to an issue related to the documentation of the Preliminary Plat approval of Westwood Estates at the County level, the County's Plat Board is anticipated to approve the Preliminary Plat at their July 15, 2025 meeting. This action will allow the final plat approval process to continue.

For reference, the Holland Charter Township Planning Commission previously reviewed the Final Plat for Westwood Estates on June 3, 2025 and recommended that it be approved by the Township Board. An excerpt from the Planning Commission's June 3, 2025 meeting minutes are being provided below as confirmation of their decision to recommend approval.

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.*

After consideration of the Planning Commission recommendation, the Board of Trustees then approved the Final Plat during their June 19, 2025 meeting. An excerpt from the Board's June 19, 2025 meeting minutes are being provided below as confirmation of their decision.

The Board then considered approval of the request from Westview Capital LLC for the Final Plat of Westwood Estates. Westwood Estates is a residential subdivision consisting of 50 single-family lots located west of the Knollwood Planned Unit Development. Present to explain the project and answer questions was Ryan Allen.

25-67 A motion was made by Mr. Bush, supported by Ms. Molotky, to approve the Final Plat of Westwood Estates. Roll call vote: Yes-6, No-0, Absent-1 Motion declared adopted

At this time, the Board of Trustees is being asked to affirm their decision to approve the Final Plat for Westwood Estates at their July 17, 2025 meeting.