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HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

August 12, 2025

Chairman Randy Kortering called the meeting to order at 5:32 pm and asked for a roll call of members present.

Present: Chairman Randy Kortering, Vice-Chairman/Secretary Jack VanderMeulen, Members, Leo Barajas, Angela Huesman, Gretchen Molotky and Evan Sharp. Also present were Community Development Director Corey Broersma, Assistant Planner/Zoning Administrator Kate White and Recording Secretaries Tricia Kiekintveld and Sheila Webb.

Absent: Doug Becker

Public Comment: None.

Minutes:

** It was moved by VanderMeulen and supported by Sharp to approve the minutes of the regular meeting of July 1, 2025, with one minor change. A roll call vote was taken. Yes – 4, No – 0, Absent – 2, Abstained - 1. Motion carried.

Mr. Chris Khorey from McKenna Associates was present to discuss updates of the 2025 Housing Study. He pointed out the levels of growth both within Holland Charter Township as well as the surrounding trade area and how this affects housing supplies. Mr. McKenna also went over the current housing supply along with the projected housing needs in the next 10-20 years. He summarized the study by stating that our current Comprehensive Plan provides adequate housing supply for the estimated population growth.

Commissioner Molotky arrived at 5:53 pm.

** It was moved by VanderMeulen and supported by Barajas to accept the study that's been presented to us and provide it to the Township Board for their approval. A roll call vote was taken. Yes – 6, No – 0, Absent – 1. Motion carried.

The Commissioners have directed Staff to incorporate the 2025 Housing Study into the current Comprehensive Plan. In response, Staff noted the Planning Commission must initiate the notification process by sending letters to surrounding jurisdictions, informing them of the upcoming Comprehensive Plan update and allowing time for comments.

** It was moved by Sharp and supported by Huesman to allow Staff to initiate the Intent to Plan letter to surrounding municipalities and agencies. 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 Henry Voetberg of V.V.J. LLC on

behalf of Russell Shilander of RS & TJ LLC to rezone the property located at 0 (vac) Butternut Drive described more specifically as Parcel Number 70-16-18-330-051, from C-2 Community Commercial to R-2A Medium Density Residential.

Present for this request was Henry Voetberg of V.V.J. LLC, 1384 Linwood Drive, Holland 49424, on behalf of Russell Shilander of RS & TJ LLC.

Mr. Voetberg said he would like to rezone the property from Community Commercial to R-2A in order to build a 4-unit housing development with access via an existing 66-foot-wide easement off Rose Park Drive.

Chairman Kortering asked if the power boxes located along Rose Park Drive were going to be an issue. Mr. Voetberg said that the power boxes would not be an issue with a 25 foot driveway which is the requirement for a 4-unit complex.

Ms. Molotky inquired how many bedrooms the units would have. Mr. Voetberg stated that they would be two-bedroom units.

Mr. VanderMeulen commented that he felt this development would fit in well with the area.

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

The Commission went through the Criteria for Map Amendments

- 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 trends in the area.**

The Master Plan is for Medium Density Residential, so the rezoning is fitting.

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

The Commission agrees it is compatible with the features of the site.

- 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 Commission agrees it is compatible and fitting for the neighborhood.

- 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.**

Similar to other facilities in the area and Commissioners feel this would be a good use of this parcel.

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

No other factors.

** It was moved by Huesman and supported by Molotky to recommend approval to the Township Board that the subject land be rezoned from C-2 Community Commercial to R-2A Medium Density Residential. A roll call vote was taken. Yes – 6, No – 0, Absent – 1. Motion carried.

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit for “Outdoor Display and Sales” use. Petition is submitted by Eagle Rentals Inc. DBA Rent A Center on behalf of Jasco Holdings LLC & Shihadeh Kamil for land located at 65 Douglas Avenue, described specifically as Parcel Number 70-16-20-327-011. The subject property is zoned C-2 Community Commercial.

Present for this request was Michelle McClellan, 3237 Dogwood Drive, Hamilton 49419, on behalf of Jasco Holdings LLC & Shihadeh Kamil.

Ms. McClellan stated that they would like to display E-bikes, lawnmowers, etc. under a 25-foot-wide awning along their storefront. Mr. Sharp asked for more details regarding what will be displayed. Ms. McClellan answered maybe 7-8 E-bikes, 1-2 push mowers, 1-2 scooters/mopeds, and 1-2 snowblowers. She also said the items would be locked up or chained up. Commissioners were concerned with the safety of children regarding possible playground equipment being displayed. She stated that there would be no playground equipment.

Staff clarified that there needs to be 5-foot clearance for wheelchairs and general pedestrian circulation between the column and the displayed items.

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

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 agreed that it is fitting for the neighborhood.

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 stated that they are already displaying items for sale.

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 that the use will not be detrimental to any persons or property.

- 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 that there will be no change to the environment due to items being displayed on pavement.

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

The Commissioners want to confirm that there will be a 5-foot clearance for wheelchairs.

- 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 a need.

Staff suggested it may be appropriate to have the display area limits defined with paint or other surface treatment for current and future employees.

** It was moved by VanderMeulen and supported by Barajas to approve the Special Land Use for "Outdoor Display and Sales" use for Suite 20 consisting of a 6-foot by 25-foot display area; the area needs to be delineated with some sort of marking to ensure the 5-foot clearance is maintained around the display area. A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

Chairman Kortering opened a public hearing for consideration of a special land use permit for "Vehicles, Recreational equipment, manufactured homes, heavy equipment sales and rental" and "Vehicle Repair, including outdoor storage of vehicles awaiting repair." The petition is submitted by Dave Timmerman of Union Land LLC for property located at 11483 Lakewood Boulevard, described specifically as Parcel Number 70-16-22-271-005. The property is zoned C-2 Community Commercial.

Present for this request was Eric DeYoung from Nederveld and Associates, 217 Grandville Avenue, Suite 302, Grand Rapids 49503.

Mr. DeYoung stated that in 2003, a site plan was approved for outdoor storage behind the building in a fenced-in area and a display area in the front of the building on grass. He said they would like to add display areas along the west side of the building and near the cul-de-sac to the northwest. They would also like to increase the size of the outdoor storage area to the north and enclose the area with an opaque fence. Mr. DeYoung noted that the dumpsters would be moved to a location within the enclosed storage area.

Mr. VanderMeulen was concerned about the size of the equipment displayed in the front yard. He remembers from 2003 approving the display of lawnmowers. Mr. DeYoung stated that the size of lawnmowers has increased over the years. Mr. DeYoung also said that the tractors that were in the-right-of-way have been moved.

Chairman Kortering expressed concern about the walkway on the west side of the building and people having to walk in the parking lot because displayed items are on the walkway. Mr. DeYoung said they do have a 10-foot space there and agreed there should be space allowed for customers to walk by the building and not in the parking lot.

Mr. DeYoung stated they will be installing 8-foot-high opaque fencing to serve as screening for the storage area to the north of the building. He also said that they would move the dumpsters to a location within the enclosed area with an access gate.

Chairman Kortering asked if the business would include vehicle repair and if those repairs would be considered minor or major. Mr. DeYoung stated that they do provide sales and service to the items they sell. He confirmed that they do major repairs including painting, cleaning and engine repairs.

Chairman Kortering asked how many parking spaces were available and the number of employees. Mr. DeYoung said there are 18 parking spaces and 6 employees.

Mr. Sharp asked if pushing the display area closer to the drive path along the west side would make the drive path smaller and force traffic closer to the building. He stated concern with more traffic in the back with a narrower drive path. Mr. DeYoung stated that because the implements are made to be outdoors they can be shuffled around so there should be enough of a perimeter.

Mr. VanderMeulen noted that it looks like there is twice as much displayed than what is allowed. Mr. DeYoung said that by increasing the storage it will hopefully clean up the site.

Staff said because this lot is a through-lot to Crossings Court, the outdoor storage area would need to be modified to be set back approximately 112 feet in order to be outside of the front yard. Staff also noted the outdoor storage area needs to be smaller than the building per Ordinance requirements.

Chairman Kortering stated that in 2003, it was approved to display items on the grass. Staff said that the ordinance has changed since then. Chairman Kortering said that displaying lawnmowers on grass makes sense. Mr. VanderMeulen said the intent was for much smaller riding lawnmowers, Ski-dos, and jet-skis. The items currently being displayed are much larger. Mr. Sharp voiced concern about encroachment on the sidewalks. Mr. DeYoung indicated that they feel circulation is sufficient to move trailers around the site. He also said snow removal would be handled within the fenced-in area. Ms. Molotky stated that she felt it has always been tastefully displayed, but she is also concerned with encroachment on the sidewalk. She also said that the storage in the back is needed, and she likes the grass in the front but wants to know what the pros and cons are. Mr. DeYoung noted that more pavement increases drainage issues and that green space is always better and looks better.

Mr. Barajas said that he is good with the application because it is a unique business.

Mr. DeYoung replied that they would need to come back for a site plan review.

Mr. VanderMeulen noted that this display is not unique to the area but is still concerned with what's in the grassy area along Lakewood.

Ms. Huesman said she does not have an issue with the grass. She also said that the encroachment on the lot line is an issue due to visibility of the road. Ms. Huesman noted that the new areas in the back need to be paved. She would be concerned about the front grass display being paved for future owners.

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

Mr. Sharp asked if we can approve as is. Staff noted that the plan as presented does not comply with Ordinance requirements and suggested tabling this request to allow the applicant time to make the suggested changes. Staff stated that when they come back, they can present both the special land use permit and the site plan review.

Commissioners talked about tabling the petition. Mr. VanderMeulen noted that a 5-foot pathway is a good rule and that the size of the equipment shouldn't block visibility. There should be a clear sight line and a walking area of 5 feet.

** It was moved by Sharp and supported by VanderMeulen to table the request. All in favor. Motion carried by voice vote.

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit approval for "Contractor's Facility." Petition is submitted by Shane Vork of Vork Brothers Properties LLC for property located at 188 North Jefferson & Part of 320 West McKinley Avenue, described specifically as Parcel Number 70-16-13-453-007 & 006. The subject property is currently in process of being conditionally rezoned from I-2 General Industrial and R-2 Moderate Density Residential to C-2 Community Commercial.

Present for this request was Tyler Carley, 143 Dennis Court, Hudsonville 49426 on behalf of Vork Brothers Properties LLC.

Mr. Carley is requesting a special use permit for a contractor's facility. They are planning to convert a section of unused parking into landscaping to create a side yard buffer.

Staff said they appreciate the applicant's addition of landscaping along Jefferson because of the residential building across the street. Staff noted in regards to the front yard along West McKinley Avenue, if applicant maintains angled parking, this would provide the needed 10 foot buffer. If changed to perpendicular parking, this would reduce the front yard setback to 7 feet.

Staff indicated the Owner will be required to have a 30 foot buffer between the residence to the west and the building and a nonuse variance would be needed to achieve the narrower buffer as drawn.

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

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 feel that this is best use of this site.

- 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 stated that this is already a developed site.

- 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 that work is not being done on site.

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

The Commissioners said the zoning was changed.

- 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 that the property will be improved.

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

The Commissioners stated that the neighbors have been supportive of this business and changes will not result in any 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 that there is a need.

** It was moved by Barajas and supported by Molotky to approve the Special Land Use Permit for a "Contractor's Facility" without outdoor storage, with the condition the applicant will include angled parking and a 10-foot front yard setback for the parking area. A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit approval for “Housing, independent and assisted living” for the addition of 20 independent living units to Quincy Place Senior Living. The petition is submitted by Troy Bertsch of Leo Brown Group, LLC for property located at 12300 Quincy Street, described specifically as 70-16-09-200-044. The subject property is zoned R-2A Medium Density Residential.

Present for this request was Justin Longstreth of Moore & Bruggink, Inc., 2020 Monroe Avenue Northwest, Grand Rapids 49505.

Mr. Longstreth is requesting a special land use permit for 10 two-family buildings providing 20 units. He noted the original plan for Phase 2 of Quincy Place was for 6 buildings totaling 24 units. Mr. Longstreth said storm water and public utility looping are still included in the new plan. He stated fire department vehicle turning movement is adequate and will provide documentation to Staff. He noted that they can provide the approval from Ottawa County Water Resource Commission for storm water drainage. Mr. Longstreth said they are willing to move buildings 1 through 6 to provide the 25-foot driveway space if the Commissioners are willing to approve with this condition. He said that they would prepare landscaping plans to be in compliance with Township ordinance and will provide to Staff. He said they would like to leave the wetlands to allow natural screening and to fulfill the buffer requirement. Mr. Longstreth then talked about access to Beeline Road. They would provide a road stub for future access to Beeline Road, however, access to Beeline Road would need cooperation from neighboring parcel.

Staff asked why the access easement is narrower than the access easement from Authentix. Mr. Longstreth answered that a 66-foot-wide right-of-way typically includes public utilities, and if we keep the road narrower, it would take up less of the small neighboring piece to Beeline Road.

Mr. Barajas asked if the units would be owner occupied or rental units. Mr. Longstreth answered that they would be rental units.

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

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 agreed the applicant is expanding as an existing residential use.

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 stated the use will be served adequately.

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 do not feel that this would be disturbing to any persons or property as it is an expansion of an existing residential use.

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

The Commissioners noted that this use is in line 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 said they will look further into this with site plan review.

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

The Commissioners acknowledged that they are not adding a lot of residential units, so there will be very minimal impact.

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 probably a need.

** It was moved by Sharp and supported by Huesman to approve the Special Land Use Permit for "Housing, independent and assisted living" for the addition of 20 independent living units to Quincy Place Senior Living. A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

Other Business

12300 Quincy Street – Site Plan Review – Parcel Number 70-16-09-200-044 – Submitted by Justin Longstreth on behalf of Troy Bertsch of Leo Brown Group, LLC for consideration of site plan approval of a proposed second phase to an existing senior living facility, of which this phase will include construction of 10 independent living cottages for a total of 20 new units.

Present for this request was Justin Longstreth of Moore & Bruggink, Inc., 2020 Monroe Avenue Northwest, Grand Rapids 49505.

Staff asked where the mailboxes would be located. Mr. Longstreth stated that they are in talks with the Postmaster. He noted that they hoped to have mailboxes by each building due to the age of the residents but may need to install a large cluster mailbox unit.

Staff stated that they would be comfortable approving necessary changes including driveway lengths, landscaping, and separation between buildings.

Staff questioned if they had been in contact with EGLE regarding the crossover of wetlands. Mr. Longstreth was planning to use the existing crossover. Staff advised that if the crossover needs to be widened, either EGLE or the Ottawa County Water Resources Commissioner must be involved.

** It was moved by VanderMeulen and supported by Barajas to approve the site plan of a proposed second phase to an existing senior living facility, of which this phase will include construction of 10 independent living cottages for a total of 20 new units, with the following conditions to be administered by Staff:

1. Mailbox locations shall be shown on final site plan based on Post Office requirements;
2. Final stormwater drainage approval from Ottawa County Water Resource Commission shall be provided and may include modifications to drain crossing and EGLE approval;
3. Provide turning radius for fire department vehicles to Staff;
4. Units will be setback 25 feet from the sidewalk to the garage doors;
5. Provide revised landscaping plans to Staff;
6. Plans will show the relocated access and utility easements;
7. Floor plans presented may change, but the footprint should remain unchanged.

A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

650 Riley Street – Site Plan Review – 70-16-18-101-043 - Submitted by Angela Martin of Lakewood Architecture on behalf of Community Action House for site plan approval of improvements to the existing 23,759 square-foot building including canopy at front of the building, additional 16 parking spaces, extension of pavement by loading dock, and addition of dumpster and compactor pad and enclosure. The subject property is zoned C-1 Neighborhood Commercial and R-1 Low Density Residential.

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

Mr. Tenpas stated that Community Action House purchased the parcel on Riley Street and will be occupying the majority of the building. He said there are 2 tenants that are staying in the building as well. Mr. Tenpas noted the parcel is zoned C-1 with a section zoned R-1. He also pointed out they have 79 parking spaces available.

Mr. Tenpas stated they are proposing minor modifications to the building. He said they include a canopy for a drive-through drop off for donations. He said they will be using a “Dockzilla” for unloading larger vehicles, due to the fact that they do not have a truck dock. Mr. Tenpas indicated that they have a compactor on the plan to the west, however, it does not comply with the 50-foot setback, therefore, they are seeking approval with the condition that this be moved to a new location in compliance with the 50-foot setback.

Mr. Tenpas said that approval from the Ottawa County Water Resource Commission is in progress.

Mr. Tenpas addressed parking revisions. He stated that on the south side of the building, parking would be adjusted to widen the drive aisle. Mr. Tenpas said that regarding the parking lot north of the building, the pavement will be extended to the east to meet the drive aisle requirements.

Chairman Kortering asked about truck traffic. Mr. Tenpas indicated they have 2 box trucks. One is a pickup truck for donations that comes in and out 0-5 times per day. The second is a larger truck that removes items to bring to other locations 1-2 times per week.

The Commissioners inquired if there would be any food or groceries involved in the business. The applicant indicated there would not be. It would just be clothing and goods.

Mr. Tenpas said they would provide landscaping and photometric plans to Staff.

Chairman Kortering asked if they would be removing any of the driveways. Mr. Tenpas answered that they have no intention to remove any driveways due to the fact that there have not been any traffic issues in the past.

Chairman Kortering indicated that outdoor storage is prohibited on this site. Mr. Tenpas stated they do not plan on having any outdoor storage.

Mr. Tenpas stated new signage would be included in the existing signage already on site.

James Mead, representative of Community Action House, stated the kitchen on site would be used by LAUP to prepare food to be taken off site.

** It was moved by Sharp and supported by Huesman to approve the site plan of improvements to the existing 23,759 square-foot building including a canopy at front of the building, additional 16 parking spaces, extension of pavement by loading dock, an addition of dumpster and compactor pad and enclosure, pending the moving of the compactor and dumpster to a compliant location, the approval of Public Works and the Ottawa County Water Resource Commission, a landscape plan being provided, a lighting plan being provided, and any adjustments to the parking layout as deemed necessary by Staff.

A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

Tabled Business

12635 Felch Street, Suite 10 – Special Land Use Permit - 70-16-16-100-074 - Requested by Lowe's Home Centers LLC on behalf of Geenen DeKock Properties LLC for Outdoor Display and Sales use approval. The subject property is C-2 Community Commercial. (Tabled July 1, 2025)

This item is to remain tabled.

Zoning Ordinance Text Amendment - Consideration of amendments to Article 9 – Specific Use Requirements, Section 9.14 – Keeping of Farm Animals, Chickens, and Bees. Petition is submitted by Marissa Latchaw and Nicholas Omron. The proposed text is generally described as permitting chickens on non-farm properties in the AG Agricultural, R-1 Low Density Residential, and R-2 Moderate Density Residential Zoning Districts under certain conditions. (Tabled July 1, 2025)

This item is to remain tabled.

Planning Commission Discussion

Wetland Mitigation Bank Ordinance Discussion:

Staff explained to the Commissioners that a wetland mitigation bank is being considered on the northwest corner of Quincy Street and 120th Avenue. The concept would be to construct three flat cells at three different elevations with structures controlling the flow of water between the cells. Staff stated that they have been in talks with the Township's attorney, and it is being recommended that this type of use be allowed by a Special Use Land Use Permit not by right.

Mr. Randy Koetje of Koetje Builders, Inc., 547 Baldwin Street, Jenison 49428 was present to speak about the wetland mitigation bank.

Mr. Koetje said the credits would be 1.5 to 1 replacement. He explained that they could allow a developer to put a road across a wetland for instance. The wetland mitigation bank land would be owned by a private owner and could be sold. Mr. Koetje also stated that EGLE would be involved in this process. They will be required to have forest, wetlands, places for birds to roost and for turtles to sun. He also noted that the tops of berms could be walkways.

Commissioners agreed that when considering a Zoning Ordinance Text Amendment, that this use should only be considered within the AG Agriculture zoning district. They would like more information about EGLE oversight as well as the ability to limit credits to those serving development within the Township.

The next regular Planning Commission meeting is scheduled for Tuesday, September 9, 2025, at 6:00 pm.

The meeting adjourned at 8:38 pm.

Respectfully submitted,

Sheila Webb and Tricia Kiekintveld
Recording Secretaries