

AGENDA

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
March 2, 2021
7:00 p.m.

MEETING BEING HELD VIA ZOOM (due to COVID-19 pandemic)

Any interested parties may join the meeting via a ZOOM video conference as follows:

<https://us02web.zoom.us/j/85221952420?pwd=ejhjOWVKMtMC9aNGtla210Mk5pYXVuQT09>

Meeting ID: 852 2195 2420

Passcode: 458217

OR VIA PHONE BY CALLING: 1-312-626-6799

Meeting ID: 852 2195 2420

Passcode: 458217

If you need further information please contact: John D. Said, Director of Community Development, at: johns@hct.holland.mi.us, or (616) 796-9118 during regular business hours.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of February 2, 2021
4. Public Hearings
 - a. 11554 Greenly Street (70-16-10-400-015) – Zoning Map Amendment (rezoning) – Baumann Building/Brad VanderZwaag on behalf of Elwin Dale and Lisa Helder to rezone the property from AG Agricultural to R-2 Moderate Density Residential.
 - b. 23 James Street (70-16-17-300-067) – Special Use Amendment – Lynnelle Berkenpas/Holland Engineering on behalf of Kurt Glupker/KDG Enterprises, LLC for expansion of existing mini-warehouse/self-storage facility.
 - c. 12521 James Street (70-16-16-300-050) – Special Use Request – Mary Pathuis/3303 John F Donnelly, LLC on behalf of Ben Fogg for a proposed warehousing facility.
 - d. 11039 Water Tower Ct. (70-16-23-320-023) – Special Use Request – Tom Miedema/Miedema Metal Building Systems on behalf of Nick Markovic/M&M Equities for minor vehicle repair.
5. Other Business
 - a. Site Plan Review – 13928, 13918, 13890 Westwood Ln. (70-16-07-231-002, -003, -004) – Michael Stubbs/Duneside Holdings LLC. Seeking approval for 3 multi-family residential buildings; one 6-unit building and two 8-unit buildings.

b. Tabled Items (Tentatively scheduled for review at March 16, 2021 Special Meeting):

- i. Planned Unit Development (PUD) Amendment – 470 & 471 Howard (70-16-30-150-035, 70-16-30-150-036, 70-16-30-126-056). Mike Evenhouse/ME Yacht Restoration seeking approval of amendments to a final PUD to allow: boat ramp, marina, new residential two-family dwellings, new clubhouse/event space, single-family home site, expanded warehouse/service building, and storage building. (Originally tabled Dec. 1, 2020)
- ii. 2763 120th (70-16-16-400-007) – Special Use – Brad Vander Zwaag; Special Use request for a contractor’s facility. (Originally tabled Jan. 5, 2021)
- iii. 0 Quincy Street (vacant parcel; 70-16-09-200-043) – Planned Unit Development (PUD Amendment – Robert McCaigue/Continental 512 Fund LLC; amendment to a final PUD to install garage structures. (Originally tabled Jan. 5, 2021)
- iv. 0 Black River Ct (vacant parcel; 70-16-36-200-028) – Zoning Map Amendment (Rezoning) – Kevin Miller/Mission Design; request to rezone the property from C-3 Highway Commercial to I-1 Light Industrial. (Originally tabled Jan. 5, 2021)
- v. Site Plan Review – 12501 Greenly Street (70-16-09-100-007), Patricia Rakoci/Redwood Living on behalf of Robert Carini Trust. Seeking approval for an attached single-family residential development. (Originally tabled Feb. 2, 2021)
- vi. Zoning Ordinance Text Amendments – Proposed amendments to the text of the Holland Charter Township Code of Ordinances, Appendix A – Zoning. The proposed text is generally described as amendments to allow farm stands as Special Uses in the C-2 Community Commercial District. (Originally tabled Aug. 11, 2020.)

6. Adjournment