

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
October 6, 2026
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of September 1, 2026
4. Public Hearings
 - a. Zoning Ordinance Text Amendment
Consideration of an amendment to Article 7 – Overlay Districts, Section 7.2 – Floodplain Overlay District of the Zoning Ordinance of Holland Charter Township. Petition is submitted by Daniel Gordon. The proposed text would add multiple uses to the Floodplain Overlay district requiring Special Land Use permit approval from the Township Planning Commission.
 - b. 11283 Chicago Dr (70-16-22-400-038) – Special Land Use Permit
Request by Adam Tufts of Quest Design Build on behalf of West Michigan Tractor Vehicle Sales and Vehicle Repair of tractors and associated equipment. The subject property is zoned C-2 Community Commercial.
 - c. 104 River Hills Dr (70-16-20-476-030) – Special Land Use Permit
Request by Joseph A. Ocasio for approval of a Bed & Breakfast with two guest suites within a single-family residence. The subject property is zoned R-2 Moderate Density Residential.
 - d. 0 (vac) Quincy St (70-16-09-100-012) – Preliminary Site Condominium
Request by Aaron Besmer on behalf of Andrew & Deborah Tacoma Trust & Wesley and Necia Glass Trust for “Lantern Village” consisting of a single-deed, detached and attached single-family and two-family residential community. The subject property is zoned R-3 High Density Residential.
5. Other Business
 - a. 3717 Beeline Rd (70-16-09-200-037) – Planned Unit Development, Final Development Plan
Request by Patrick Vawter of Capstone Communities on behalf of K & J Legacy LLC to approve the final development plan for “The Cottages at Holland”. The proposed development would consist of 265 dwelling units within a mix of different style buildings. The subject property is zoned R-3 High Density Residential.
6. Tabled Business
 - a. 12330 James St (70-16-21-238-001 through -009) – PUD, Preliminary Development Plan
Request by Nick Nykerk of HBPC-OB LLC to approve a preliminary development plan for “Woodlands Crossing” consisting of a mixture of existing commercial tenant spaces, proposed multi-family residential dwellings, a proposed park, and existing natural features including wooded/wetland areas. The subject property is zoned C-2 Community Commercial.

7. Planning Commission Discussion
 - a. Draft Ordinance Discussion on Battery Energy Storage Systems
8. Adjournment