

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
December 6, 2022
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of November 1, 2022
4. Public Hearings
 - a. 369 136th Avenue (70-16-20-100-003) – Special Land Use Permit
Request by Jason R. Sanderson of RWE Design Build on behalf of Gregory O’Brien of O’Brien Veterinary Group for an Animal Clinic / Hospital without boarding or grooming. The subject property is zoned C-2 Community Commercial.
 - b. 11099 Water Tower Court (70-16-23-320-006) – Special Land Use Permit
Request by Kevin Lehman of Performance Motorsports, Inc. for Vehicle Sales of new and used non-commercial Vehicles and Recreational Equipment with accessory Minor Vehicle Repair. The subject property is zoned C-2 Community Commercial.
5. Other Business
 - a. 2352 North Park Drive (70-16-21-100-045) – Site Plan Review
Request by Mandi Brower of QCW Enterprises, LLC for Site Plan Approval for an access driveway connection between Tommy’s Express and Chick-fil-A. The subject property is zoned C-2 Community Commercial (Postponed from October 4, 2022).
 - b. 2505 Van Ommen Drive (70-16-16-376-003) – Special Land Use Permit (Tabled Sept. 6, 2022)
Request by Kerry Bouwkamp on behalf of Jerry L. Nienhuis for a Contractor’s Facility with Outdoor Storage. The subject property is zoned C-2 Community Commercial.
 - c. 0 (vacant) & 3846 120th Avenue (70-16-10-100-006 & -007) – Preliminary PUD (Tabled Oct. 4, 2022)
Request by Smithfield Development, LLC on behalf of Smith Trust & Payback Properties, LLC to approve a proposed preliminary development plan for Smithfield Condominiums Planned Unit Development. The proposed development consists of 92 attached unit condominiums including two-, three-, and four-unit buildings. The subject properties are currently zoned AG Agriculture.
 - d. 2022 Planning Commission Annual Report
 - e. Planning Commission Discussion – Master Plan Sub-Area Overlay Zoning District(s)
6. Adjournment