

**AGENDA**  
**HOLLAND CHARTER TOWNSHIP PLANNING**  
**COMMISSION Regular Meeting**  
**JUNE 6, 2023**  
**6:00 p.m.**

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of May 9, 2023 and special meeting of May 16, 2023
4. Public Hearings
  - a. 13261 Riley St (70-16-08-300-024) – Special Land Use Permit  
Request by Judy Westrick of Michigan Veterinary Services, PC on behalf of Kenneth Boeve of Blessings Property, LLC for a Special Land Use Permit for an Animal Clinic without boarding or grooming. The subject property is zoned C-2 Community Commercial and FP Floodplain.
5. Other Business
  - a. 3717 Beeline Rd (70-16-09-200-037) – Site Plan Review  
Request by Caroline Kimmel of Kittle Property Group, Inc. on behalf of Keith Smith of K & J Legacy, LLC for site plan approval for a 252-unit multi-family apartment complex, consisting of 6 three-story apartment buildings and 10 one-story garage buildings. The subject property is zoned R-3 High Density Residential and FP Floodplain.
  - b. 0 (vac) 140th Ave (70-16-07-200-022) – Site Plan Review Request by Brad VanderZwaag of BauVan Land Co, LLC for site plan approval of a 120-unit multi-family apartment complex, consisting of 5 three-story apartment buildings with 24 units each and 5 one-story garage buildings. The subject property is zoned R-3 High Density Residential.
  - c. 13928 Westwood Ln (70-16-07-231-007) – Site Plan Review Request by Brad VanderZwaag of BauVan Land Co, LLC on behalf of Neal Kelley of NFK Properties LLC for site plan approval of one multi-family building, consisting of 9 townhome style units measuring two stories in height. The subject property is zoned R-3 High Density Residential.
  - d. Tabled Items:
    - i. 0 (vac) Quincy St (70-16-06-400-026 & -024) – Final Site Condominium (*Tabled Apr. 11, 2023*)  
Request by Chris Kohane of Westview Capital, LLC for final site condominium plan approval of Silverwater Phase 3, consisting of 34 detached single-family dwelling units.
    - ii. 0 (vac) Quincy St (70-16-09-100-026) – Special Land Use Permit (*Tabled Apr. 11, 2023*)  
Request by Ryan Halder of Kum & Go, L.C. on behalf of Gary Granger of River Street Development, LLC for a Service Station. The subject property is zoned C-2 Community Commercial.
    - iii. 410 & 414 E 8th St (70-16-28-328-002 & -003) – Preliminary P.U.D. (*Tabled Apr. 11, 2023*)  
Request by Paul DeBoer of MONDAY Impact Development on behalf of David DeKruyter to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space. The subject properties are zoned C-2 Community Commercial.

e. Planning Commission Discussion

i. Zoning Ordinance Text Amendments

ii. Master Plan Sub-Area Overlay Zoning District(s)

6. Adjournment