

**AGENDA**  
**HOLLAND CHARTER TOWNSHIP PLANNING**  
**COMMISSION**  
**Regular Meeting**  
**AUGUST 1, 2023**  
**6:00 p.m.**

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of July 11, 2023
4. Public Hearings
5. Other Business
  - a. 3717 Beeline Rd (70-16-09-200-037) – Site Plan Review (*Postponed*)  
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.
  - c. 0 (vac) 140th Ave (70-16-07-200-022) – Site Plan Review (*Postponed*)  
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.
  - d. 13928 Westwood Ln (70-16-07-231-007) – Site Plan Review (*Postponed*)  
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.
  - e. Tabled Items:
    - i. 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.
  - f. Planning Commission Discussion
    - i. Federal District Overlay Zoning Ordinance  
Consultant presentation of draft ordinance for Planning Commission review and comment.
6. Adjournment