

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
SEPTEMBER 5, 2023
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of August 1, 2023
4. Public Hearings
 - a. 392 Third Ave (70-16-19-406-007) – Special Land Use Permit
Request by Tammy Brack on behalf of Richard Brack for a Home Occupation consisting of a Barber Shop. The subject property is zoned R-2 Moderate Density Residential.
 - b. 12255 Felch St (70-16-16-200-048) – Special Land Use Permit
Request by Nick Edwards of Car Center Collision & Glass on behalf of David Vander Slik of GRI-Felch, LLC for Major Vehicle Repair use. The subject property is zoned C-2 Community Commercial.
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 of a 252-unit multi-family apartment complex, consisting of 6 three-story apartment buildings and 12 one-story garage buildings. The subject property is zoned R-3 High Density Residential and FP Floodplain.
 - b. 0 (vac) 120th Ave (70-16-09-200-041) – Site Plan Review
Request by Dan Hibma of North Point Land, LLC for site plan approval of a 84-unit multi-family apartment complex, consisting of 4 three-story apartment buildings, 3 garage buildings, and one maintenance building. The subject property is zoned R-2A Medium Density Residential and FP Floodplain.
 - c. 575 E 16th St, 595 E 16th St, 367 Hoover Blvd, 582 E 15th St (70-16-28-482-005, -006, -001 & -007) – Site Plan Review
Request by Chris McGuire of McCon Building Corporation on behalf of TRT Partners LLC for site plan approval of a restaurant with a double drive-through. The subject properties are zoned C-2 Community Commercial.
 - d. 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.
 - e. 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.

f. 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.

g. Planning Commission Discussion

- i. Change of November's regular meeting date
- ii. Master Plan Sub-Area Overlay Zoning District(s)

6. Adjournment