

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
APRIL 9, 2024
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of March 5, 2024
4. Public Hearings
 - a. 0 (vac) Paw Paw Dr (70-16-23-400-067, -068, -069, -070 & -071) – Zoning Ordinance Map Amendment Request by Mike Siereveld and Steve Hunderman of Eagle Creek Homes, LLC to rezone the subject properties containing a total of 3.7 acres from C-2 Community Commercial to R-1 Low Density Residential.
 - b. 892 & 912 Black River Dr (70-16-25-475-003 & -002) – Special Land Use Permit Request by Timothy Kraal of Butch Properties, LLC for the expansion of an existing Contractor’s Facility with Outdoor Storage. The subject properties are to be combined and are zoned C-3 Highway Commercial.
 - c. 961 Black River Dr (70-16-25-474-001) – Special Land Use Permit Request by Mark Maier of BR Garages, LLC for a 7740 square foot Contractor’s Facility and 2166 square foot Warehouse. The subject property is zoned C-3 Highway Commercial.
5. Other Business
 - a. 9696 Black River Ct (70-16-36-200-031) – Site Plan Review Request by Jon Frego of Pioneer Construction on behalf of Jim Vanderkolk of JKVK Enterprises, LLC for site plan approval to build a 54,400 square foot building used for light manufacturing. The subject property is zoned I-1 Light Industrial.
 - b. Tabled Items:
 - i. 410 & 414 E 8th Street (70-16-28-328-002 & -003) – Preliminary P.U.D. (*Tabled Sept. 5, 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.
 - ii. 575 E 16th Street, 595 E 16th Street, 367 Hoover Boulevard, & 582 E 15th Street (70-16-28-482-005, -006, -001 & -007) – Site Plan Review (*Tabled Sept. 5, 2023*) 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.

- iii. 0 (vac) 140th Avenue (70-16-07-200-022) – Site Plan Review (*Tabled Feb. 6, 2024*)
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 9 one-story garage buildings. The proposed project is to be combined with the request at 13928 Westwood Ln for 9 townhome style units and located on one combined lot of record. The subject property is zoned R-3 High Density Residential.

- iv. 13928 Westwood Lane (70-16-07-231-007) – Site Plan Review (*Tabled Feb. 6, 2024*)
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 proposed project is to be combined with the request at 0 (vac) 140th Ave for a 120-unit multi-family apartment complex and located on one combined lot of record. The subject property is zoned R-3 High Density Residential.

c. Planning Commission Discussion

6. Adjournment