

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
MARCH 5, 2024
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of February 6, 2024
4. Public Hearings
 - a. None
5. Other Business
 - a. 470, 471 & 475 Howard Ave (70-16-30-150-035, 70-16-30-150-036 & 70-16-30-126-056) – Amendment to a P.U.D. Final Development Plan
Request by Mike Evenhouse/ME Yacht Restoration of MTJ Holdings, LLC for an Other Minor Change to the 470 & 471 Howard Ave PUD consisting of a revised landscaping plan.
 - b. 0 (vac) Quincy Street (70-16-04-400-026) – Future Land Use Map Amendment
Request by Randy Koetje of Vanburen – Quincy, LLC to initiate an amendment to the future land use map and designate the subject land from Agriculture to Neighborhood Commercial and Medium Density Residential.
 - c. 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 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 subject property is zoned R-3 High Density Residential.

d. Planning Commission Discussion

6. Adjournment