

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
September 10, 2024
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of August 13, 2024
4. Public Hearings
 - a. 0 (vac) Perry Street (70-16-24-300-038), northwest of 10245 Perry Street – Zoning Ordinance Map Amendment
Request by Steven M. Krommendyk of Sikkel & Associates Law PLC on behalf of Bauvan Land Co. LLC to conditionally rezone the subject property from R-2 Moderate Density Residential to R-2A Medium Density Residential. The proposed condition of the rezoning would be that any development of the property will meet all applicable requirements for the R-2 Zoning District with an exception from the requirement that the lot of record have frontage on a street classified as a Primary Road by the Ottawa County Road Commission.
 - b. 0 (vac) N 120th Avenue, north of 167 N 120th Avenue (70-16-22-301-010) – Special Land Use Permit
Request by SVB + Reckley on behalf of Travis Timmer of Timmer Holdings LLC for Warehousing. The subject property is zoned C-2 Community Commercial and FP Floodplain.
5. Other Business
 - a. 275 E Lakewood Ave (70-16-21-100-083) – Amendment to a P.U.D. Final Development Plan
Request by Scott Geerlings of Geerlings Development Group and 275 East Lakewood LLC for an Other Minor Change to the 275 E Lakewood Boulevard P.U.D. consisting of a reduction in one Lakewood Boulevard driveway, alterations to building façade materials, and the addition of a 6-foot-tall gabion wall along portions of Lakewood Boulevard, including some grading and landscaping adjustments.
6. Tabled Business
 - a. 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.
 - b. 0 (vac) 104th Ave (70-16-36-300-015) – Zoning Ordinance Map Amendment (*Tabled June 4, 2024*)
Request by Stephanie Hoekstra of Agora Flats, Inc. on behalf of Scott Potter of Ridge Point Community Church to conditionally rezone 7.05 acres of the subject property from AG Agriculture to R-2A Medium Density Residential. The proposed conditions of the rezoning would be: 1) to restrict any building’s height to 2 stories and 35 feet; 2) to limit the development’s total number of dwelling units to 50; and 3)

to secure Planned Unit Development approval and/or Nonuse Variance approval for a multi-family development on a street not classified as a Primary Road by the Ottawa County Road Commission.

- c. 0 (vac) Perry Street (70-16-24-300-038), northwest of 10245 Perry Street – Planned Unit Development, Preliminary Development Plan (*Tabled July 9, 2024*)
Request by Brad VanderZwaag of Bauvan Land Co. LLC for residential development consisting of 2 single-family units and 15 two-family units served by a public street and utilities. The subject property is zoned R-2 Moderate Density Residential.

7. Planning Commission Discussion

8. Adjournment