

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 9, 2023
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of April 11, 2023
4. Public Hearings
 - a. 582 E 15th St (70-16-28-482-007) – Zoning Ordinance Map Amendment
Request by Mikel Currier of Jones | Petrie | Rafinski on behalf of TRT Partners, LLC to rezone the 0.3-acre property from R-2 Moderate Density Residential to C-2 Community Commercial.
 - b. 10245 Perry St (70-16-24-300-010) – Zoning Ordinance Map Amendment
Request by Dan Terpstra on behalf of Nathan and Emilie Terpstra to rezone the 0.7-acre property from AG Agriculture to R-2 Moderate Density Residential.
 - c. 0 (vac) Adams St (70-16-36-100-007) – Zoning Ordinance Map Amendment
Request by Dave Ash of Lakewood Construction on behalf of Ross Luurtsema of Luurtsema Development, LLC to rezone the 18.2-acre property from C-3 Highway Commercial to I-1 Light Industrial.
 - d. 12613 James St & 0 (vac) James St (70-16-16-300-049 & -052) – Special Land Use Permit
Request by Matt Wickstra of Lick, LLC for a Special Land Use Permit for a Contractor's Facility with Outdoor Storage and Warehouse Facilities. The subject properties are zoned C-2 Community Commercial.
5. Other Business
 - a. 0 (vac) Greenly St (70-16-10-100-048) – Hickorywoods Farm No. 6 Preliminary Plat
Request by DeYoung Developments, LLC for Preliminary Plat approval of a residential subdivision consisting of lots 220-257 located along an extension of Elderberry Drive, south of Quincy Street and connecting south to Greenly Street.
 - b. 0 (vac) 140th Ave (70-16-07-200-022) – Site Plan Review
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.
 - c. 13928 Westwood Ln (70-16-07-231-007) – Site Plan Review
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. 2332 North Park Dr (70-16-21-100-046) – Site Plan Review
Request by Frank Gawdun of Esencia LLC on behalf of Jason Rosier of Chick-Fil-A for site plan approval regarding the installation of free-standing canopies within the existing drive-through facility. The subject property is zoned C-2 Community Commercial.

e. Tabled Items:

- i. 0 (vacant) James St (70-16-16-300-052) – Special Land Use Permit (*Tabled Feb. 7, 2023*)
Request by Mike Louwsma of Excell Construction Services on behalf of Jerry & Patricia Brandt for Outdoor Storage associated with a Special Land Use Permit for a Contractor's Facility on an adjacent lot (12613 James Street). The subject property is zoned C-2 Community Commercial.
- ii. 0 (vac) Quincy St (70-16-09-100-026) – Special Land Use Permit (*Tabled Apr. 11, 2023*)
Request by Ryan Halder of Kum & Go, L.C. on behalf of Gary Granger of River Street Development, LLC for a Service Station. The subject property is zoned C-2 Community Commercial.
- iii. 410 & 414 E 8th St (70-16-28-328-002 & -003) – Preliminary Planned Unit Development (*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.
- iv. 0 (vac) Quincy St (70-16-06-400-026 & -024) – Final Site Condominium (*Tabled Apr. 11, 2023*)
Request by Chris Kohane of Westview Capital, LLC for final site condominium plan approval of Silverwater Phase 3, consisting of 34 detached single-family dwelling units.

f. Planning Commission Discussion – Master Plan Sub-Area Overlay Zoning District(s)

6. Adjournment