

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
April 11, 2023

Chairman Randy Kortering called the meeting to order at 6:00 pm and asked for a roll call of members present.

Present: Chairman Randy Kortering, Members Leo Barajas, Doug Becker, Evan Sharp and Russ TeSlaa. Also present were Community Development Director Corey Broersma, Assistant Planner/Zoning Administrator Kate White and Recording Secretary Tricia Kiekintveld.

Absent: Vice-Chairman/Secretary Jack VanderMeulen and Steve Darrow.

Public Comment: None.

Minutes:

** It was moved by TeSlaa and supported by Sharp to approve the minutes of the February 7, 2023, meeting. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

** It was moved by TeSlaa and supported by Becker to approve the minutes of the March 7, 2023, meeting. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

Public Hearings:

Chairman Kortering opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Elizabeth and Kendrah Lopez. Said lands are located at 0 (vacant) 136th Ave., described more specifically as Parcel Number 70-16-06-200-005. The petitioner is seeking to change the above land from AG Agriculture to R-1 Low Density Residential.

There was no one present to speak to this request.

Chairman Kortering opened the meeting up for public comments.

There was no one from the public present to speak to this request.

** It was moved by Becker and supported by TeSlaa to close the public hearing. All in favor. Motion carried.

The Commissioners decided to move forward with the request even though the applicant was not present.

The Commissioners went over the criteria for Zoning Ordinance Map Amendments:

1. **Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development trends in the area.**

The proposed rezoning is consistent with goals and policies.

2. **Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.**

The site is currently vacant. The rezoning is being requested by the owner so they may proceed with a land division application. Given the lot of record is a non-conforming AG lot, Staff cannot approve the land division application without either a rezoning or Zoning Board of Appeals approval.

3. **The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.**

No problem, it is surrounded by Macatawa Legends.

4. **Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.**

The site is capable of accommodating the uses allowed in the R-1 District.

5. **Other factors deemed appropriate by the Planning Commission or Township Board.**

No issues.

*** It was moved by Becker and supported by Barajas to recommend approval to the Township Board for the proposed Zoning Ordinance and Map Amendment, changing the subject land from AG Agriculture to R-1 Low Density Residential. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

Chairman Kortering opened a public hearing for consideration of an amendment to the Future Land Use Map of Holland Charter Township submitted by Peter Rhoades of Rhoades|McKee Attorneys on behalf of Macatawa Bank. Said lands are located at 0 (vacant) Paw Paw Drive/10753 Macatawa Drive/10721 Paw Paw Drive, described more specifically as Parcel Numbers 70-16-23-400-012, 70-16-23-400-048 and 70-16-23-400-027. The petitioner is seeking to change the above land from C-2 Community Commercial to R-1 Low Density Residential.

There was no one present to speak to this request.

Staff noted that the applicant does not need to be present as this is just a formality for the Commission to recommend approval to the Township Board for the mailing of notice letters to the surrounding municipalities for a 42-day comment period regarding the request for a Future Land Use Map Amendment.

Chairman Kortering opened the meeting up for public comments.

There was no one from the public present to speak to this request.

** It was moved by Sharp and supported by Becker to close the public hearing. All in favor. Motion carried.

*** It was moved by TeSlaa and supported by Sharp to recommend approval to the Township Board for review and determination that the proposed amendment is acceptable for distribution to the surrounding municipalities and designated agencies, who will in turn have a 42-day comment period. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

Chairman Kortering opened a public hearing for consideration of a special land use request, submitted by Rich Burkholder of Avalon School of the Arts on behalf of Louis J. Morelli, Esq. of Morelli Legal Counsel, P.C. for a specialized training school. Said lands are located at 144 Coolidge Ave., described more specifically as Parcel Number 70-16-28-298-023.

Present for this request was Mr. Rich Burkholder of 288 Fallen Leaf Lane, Holland, representing Avalon School of the Arts.

Mr. Burkholder said that they have been located in Holland Township for 19 years and have had a good working relationship with the Township and are happy to have found property in the Township to move their business to. He stated that they are in the process of purchasing the property in question.

Mr. TeSlaa inquired if they have adequate parking and Staff responded that they do. Staff did note that there is a concern with the 15 parking spaces along the north edge of the property as they actually flow over to the adjoining parcel. If they are approved tonight, Staff recommends placing a stipulation on the permit that they would need to remove the asphalt to 10' from the property line and add a C-2 landscaping buffer. Mr. Burkholder noted he is okay with this stipulation but requests 6 months to comply with this requirement.

Chairman Kortering opened the meeting up for public comments.

There was no one from the public present to speak to this request.

** It was moved by Becker and supported by TeSlaa to close the public hearing. All in favor. Motion carried.

Mr. Sharp is concerned that we are requiring someone to do work on someone else's property. Mr. Burkholder stated that they are actually talking to the owner of the property to the north about purchasing that lot as well and that is why they are asking for the 6 months to allow the time necessary for the purchase of both parcels.

Staff noted that if they purchased both parcels then they should combine the parcels to be able to keep the parking as it is given the Township would not allow the parking lot to span two separate

lots. If they do not purchase the other property, then they would just need a letter from the owner that allows them to complete the removal work on the property.

Special Land Use Standards of Approval

- 1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.**

Surrounded by other commercial, so it fits in well.

- 2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.**

The proposed use would occupy an existing building, therefore, there are no concerns regarding this standard.

- 3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.**

The proposed use is not anticipated to involve operations, material, or equipment that will be detrimental to any persons, property or general welfare.

- 4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.**

It is.

- 5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.**

Any work related to this proposed use would occur within the building itself; other than the parking lot modification.

- 6. The use will not result in traffic congestion, have an adverse impact on roads, nor cause hazards.**

No adverse impacts.

- 7. There is need for the proposed use within the township.**

They have been in business for 19 years, so they have proven a need.

The Commissioners asked if a buffer would be required on the north parcel if they did purchase that parcel. Staff answered that yes there would be a buffer requirement for that parcel at the time of development on that parcel. In response to the applicant's request for a 6-month time frame to comply with a Landscape Buffer, Staff indicated they would like a more concrete date of November 15, 2023, in the motion.

*** It was moved by Becker and supported by Sharp to approve the Special Land Use Permit for a Specialized Training School. With the understanding that the applicant will do the following:

1. Remove the asphalt encroaching onto the northern vacant property (Parcel No. 70-16-28-298-026) and remove the asphalt along the northern property lines to create a 10-foot setback between asphalt and the north property line; and
2. Install a Type C buffer along the northern property line.

These items shall be accomplished within 6-months at a deadline date of November 15, 2023, unless applicant purchases the adjacent lot then applicant will work with Staff on landscape buffer and parking lot requirements. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

Chairman Kortering opened a public hearing for consideration of a special use permit, submitted by Ryan Halder of Kum & Go, L.C. on behalf of Gary Granger of River Street Development, LLC for a service station. Said lands are located at 0 (vacant) Quincy St., described more specifically as Parcel Number 70-16-09-100-026. The subject property is zoned C-2 Community Commercial.

Present for this request was Mr. Jamie Antoniewicz of Atwell LLC representing Kum & Go, L.C. and Mr. Alex Sappingfield, Real Estate Agent for Kum & Go, L.C.

Mr. Antoniewicz said that they are looking to build a gas station on the southeast corner of Quincy and US-31. He stated that they are working with the Ottawa County Road Commission.

Mr. Kortering asked if they will have diesel pumps. Mr. Antoniewicz said that they will have diesel pumps, however, they are not intending this to be a truck stop but rather a gas station with diesel pumps for convenience. They do plan to have the diesel pumps in a separate location so that semi-trucks can access it easily, but they will not provide any additional semi-truck parking spaces so as to not encourage them to utilize their station as a truck stop.

Mr. Sappingfield said that they do not want the location to become a truck stop, they would only have the diesel available for them to fill their tanks and then leave. They are planning a simple 4,000 sq. ft. convenience store, not a large truck stop building.

Mr. Kortering asked if they will be offering EV charging stations. Mr. Antoniewicz said that they will run the conduit for the EV charging stations but at this point they will not be installing chargers. Mr. Sappingfield stated that at their other stores they have a high number of EV stations. However, they currently do not have a partnership with any of the EV companies for this location. If they are approached, they would be willing to work with them to add charging stations.

Mr. Becker stated that he is not comfortable with semi-trucks at this location.

Chairman Kortering opened the meeting up for public comments.

There was no one from the public present to speak to this request.

** It was moved by TeSlaa and supported by Barajas to close the public hearing. All in favor. Motion carried.

Staff said that the dead-end cul-de-sac of West Shore Drive is intended to tie into West Shore Drive at Greenly Street. Right now, this section is a private road. The intent is for it to go public, however, the current owner has not yet deeded it to the County.

Staff also noted that they have been having problems with outdoor sales at other gas stations and would like the Commissioners to address this in a motion. Mr. Kortering asked about propane tank sales. Staff stated that currently ice coolers are the only items allowed for outside sales.

Staff voiced their concern with added semi traffic at Quincy and West Shore Drive and suggested a traffic signal may help with this problem. He said that this project should be reviewed and approved by the Ottawa County Road Commission. Staff stated that some initial comments from the Road Commission included that there should be 1) a single driveway at the center of the curve to provide the maximum visibility and provide a safer distance from the intersection; 2) a clear vision easement along West Shore Drive should be conveyed at the time West Shore Drive is accepted as a public road: and 3) That 60 feet of right-of-way along Quincy Street will also need to be conveyed to Ottawa County Road Commission by warranty deed.

Mr. Kortering asked if semi-trucks will be using the road, are there higher standards or was it built to those standards already? Staff believes that it was built to Ottawa County Road Commission standards. He also noted that the longer the road remains private, the greater chance it will remain private because private roads may not be maintained at the standard the Ottawa County Road Commission requires for public roads; Mr. Kortering and Mr. Sharp are concerned about heavy trucks damaging the road in the future.

Mr. Sharp asked Staff what the process is to make the road public. Staff said that the developer of the street has been given a check list of what needs to be done. Mr. Sharp then followed up asking if the Commission could put it in the motion that the road needs to become public. Staff stated that is a choice the Commission could make.

Mr. Becker said that the Staff reports says the property is void of natural features, will the applicant need to add some landscaping? Staff responded that they will need to add landscaping, as required by the zoning ordinance. They will be required to add front yard landscaping to the north, west and east sides, and side yard landscaping to the south side.

The Commissioners went through the Zoning Ordinance Map Amendment Criteria:

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.

Given the nearby residential growth, continued industrial job creation, and the service station's proposed location along US-31, the location could be considered appropriate. The diesel pumps remain a concern. The applicant should be made aware that outdoor sales such as firewood, road salt, mulch, etc. are prohibited.

2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.

No concerns are anticipated regarding this standard.

- 3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.**

The proposed use and other future commercial uses will increase traffic to this area and at the intersection of West Shore Drive and Quincy Street. As stated previously, the amount of passenger vehicle versus tractor trailer should be considered.

- 4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.**

The proposed use is permitted by Special Land Use permit.

- 5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.**

The installation of required front yard landscapes, buffers, and screening as required by Article 11 of the zoning ordinance will improve plant diversity. The site will be required to accommodate stormwater runoff. (Staff noted that this does not need to be in the motion but that these improvements do need to be shown in the final plans.)

- 6. The use will not result in traffic congestion, have an adverse impact on roads, nor cause hazards.**

Concerned with semi-trucks on West Shore Drive and at the intersection with Quincy.

- 7. There is need for the proposed use within the township.**

The Commissioners accepted the proposed investment demonstrates a need.

Mr. Sappingfield said that they would like to be able to have propane and windshield washer fluid for sale outside.

Mr. Sharp stated that he is good with the application overall, he is just concerned about what is to be sold outside. Staff said that they are willing to investigate what the applicants' plans are to determine if another special use would need to be applied for to allow outdoor sales.

Mr. Becker said that he is just concerned about the semi-trucks.

Mr. TeSlaa stated that if it is designed to make it difficult for semi-trucks, they would be less likely to use the station, but diesel is good for regular pickup trucks as well as box trucks that frequent US-31.

Staff would like to see the Ottawa County Road Commission's review and then see any amended conceptual plans from the applicant.

Mr. Sharp asked if we could put in the motion a requirement to make West Shore Drive a public road. Staff said that the Commission could instead require the applicant to get something from the seller indicating their intent and plans to transfer the road to the county.

** It was moved by Becker and supported by TeSlaa to table the request until such time as we receive information from the Ottawa County Road Commission, a possible traffic signal, and changing from 2 drives to 1 on a new drawing, and receiving information regarding West Shore Drive transferring from a private to a public road. A roll call vote was taken. Yes – 5, No – 0, Absent - 2. Motion carried.

Chairman Kortering opened a public hearing for consideration of a Preliminary PUD for de Anker Flats Planned Unit Development, submitted by Paul DeBoer of MONDAY Impact Development on behalf of David DeKruyter. Said lands are located at 410 & 414 E 8th Street, described more specifically as Parcel Numbers 70-16-28-328-002 and 70-16-28-328-003. The proposed mixed-use development consists of 27 residential units above commercial space. Subject lands are zoned C-2 Community Commercial.

Present for this request was Mr. Paul DeBoer of MONDAY Impact Development.

Mr. DeBoer said that they are proposing this PUD where a dilapidated house and vacant lot currently are located along 8th Street. They are proposing 27 units at market rate rents geared for young professionals and empty nesters with commercial on the main level.

Mr. Kortering asked how many stories they are proposing. Mr. DeBoer said they are proposing a 4-story building.

Mr. DeBoer described the layout of the building with a commercial space located on the east side of the first floor, covered parking on the west side of the first floor and residential units on the second through fourth floors. He stated that they are working to secure additional land for more parking. Mr. DeBoer noted that they are proposing parking off Center Street as well.

Mr. Becker said that it is very exciting to see a plan on 8th Street and to see if it will fit with existing neighbors.

Mr. DeBoer said they are offering mostly 1-bedroom apartments in this design. They will also have 1 or 2 studio apartments along with a couple 2-bedroom apartments. Mr. DeBoer also said that on the 4th floor they will have a rental office utilizing one of the small studio apartments.

Mr. Kortering said that he is concerned with 27 units and only 28 parking spaces. Mr. DeBoer stated that they will be offering micro-transportation (scooters) so that would reduce the need for vehicle spaces. He said that they feel that if they offer micro-transportation the renters may not need a car, especially if they are Hope College students.

Mr. Barajas asked what Market Rate Rent means. Mr. DeBoer said their prices will range from \$1,250 - \$1,650.

Chairman Kortering opened the meeting up for public comments.

Mr. Ryan DeVries of Russ' Restaurants at 390 E. 8th Street – Mr. DeVries is concerned with the ratio of parking spaces to the number of units. He said that if you have a couple in one unit, they will most likely have 2 vehicles. Mr. DeVries also noted that most Hope students have cars as he is aware that Hope's student parking lots are overflowing. He said that scooters are a good option for the spring, summer and fall but will not be used much in the winter. Parking is a big concern, and he sees the parking spilling over into any surrounding parking lots which will cause problems for those business owners. He noted that Center Street has semi-truck traffic and, due

to the narrow nature of the road, there is no room for street parking. Mr. DeVries said that he is not opposed to change, he is just concerned about the parking. They have their corporate offices just 2 doors down and they also have a retail tenant that, at times, uses all their available parking spaces and they do not want this new building taking over some of their parking spaces.

Luciano Hernandez of Industrial Design at 419 E. 8th Street – Mr. Hernandez said that he too is concerned about the parking proposed. He said that with 27 units, 2 cars per unit and a commercial space that will use parking spaces, it adds up quickly. Mr. Hernandez said that he is not opposed to the building, it just seems like there is not enough parking. He also noted that Center Street is basically a one-lane road that mainly is used for semi-truck traffic and there is no room for parking.

** It was moved by Sharp and supported by Becker to close the public hearing. All in favor. Motion carried.

Staff made the following comments in regards to why the applicant is pursuing a PUD:

1. These two properties are located in the C-2 Community Commercial zoning district and dwelling over commercial use is permitted only by special land use in this zoning district;
2. Currently, the Township is working through the process to create a new Federal District Overlay zoning district that encourages and permits the type of development envisioned by the sub-area plan for the Federal District in the Township Comprehensive Plan, however, that overlay district may not be complete in time for the applicant to utilize it;
3. This PUD review may be helpful inform the Federal District Overlay (do we like the proposed number of stories, do we like the proposed setbacks, do we like the massing, what is appropriate for parking, and other similar questions).

Mr. Kortering asked why they only put 6 spaces on Center Street. Mr. DeBoer said that they wanted to leave some green space for the renters and also a possible space for customers for the commercial space to spill out onto. Mr. Kortering asked if they had any other parking solutions. Mr. DeBoer said that they have reached out to Russ' Restaurants and Lemon Fresh Cleaners and they both said that they cannot share parking spaces. He said that he is talking to Mr. Lemon to possibly acquire the land. Mr. DeBoer feels very positive about developing in this area.

The Commissioners went through Section 16.1 - Intent and Purpose and determined that the design met items 1, 4, and 9 of the 10 items. Staff noted that at least 1 of the 10 items needs to be met to qualify for a PUD.

The Commissioners then went through Section 16.2 – Qualifying Conditions, of which at least 4 of the recognizable benefits need to be met, which could not be attained under conventional zoning. The Commissioners determined that items 1, 2, 3, 7, and 9 have been met:

Mr. DeBoer indicated that they plan to build to LEED standards, but the Commission could not determine if they met the following standard until they get further along in the development of the project.

The Commission next went through the property's use, spatial standards, deviations from the minimum requirements, and density. The PUD request currently includes the following proposed deviations from the Township Zoning Ordinance spatial standards.

1. Maximum Building Coverage – Currently coverage exceeds the 25% maximum allowed in the C-2 zoning district.
2. Setbacks (Front and Side Yard) – 10' Front Yard Setback (down from 50') and 5' Side Yard Setback (down from 15') – Staff noted that a portion of the building encroaches into the 5' Side Yard Setback
3. Setbacks for Portions of Buildings over 35 feet in height
4. Parking Requirements
 - a. Minimum number of parking spaces – a deviation of 17 parking spaces is being requested.
 - b. Off-Street Loading – Currently no space is provided.
 - c. Parking Space Dimensions – Spaces are shown as 16' long instead of the 18' normal length. Staff noted that they could allow 50% to be at the 18' required length and 50% could deviate to 16'.
 - d. Parking Setbacks – No setbacks along Center Street are provided.
5. Landscaping – Commissioners understand there will not be a lot of landscaping due to the nature of the area.
 - a. Front Yard Landscaping – 10' front yard does not leave room for 1 tree and 7 shrubs for every 40' but maybe a few trees make sense instead.
 - b. Landscape Buffers – Required Type C buffer (1 canopy tree & 7 shrubs per 40 linear feet in a 10-foot-wide strip along the west and east property lines)
 - c. Parking Lot Landscaping – 1 canopy tree & 100sf of landscaped area per 12 spaces.

Next, the Commissioners went through the standards established in Section 18.8 – Standards for Approval. It was noted that a preliminary PUD development plan shall only be approved if it complies with each of these items.

It was determined that items A, B, C, D & F have been met and Items E & G are considered “possibly” met.

Staff indicated that the parking requirement for apartments currently is 2.5 spaces per unit and suggested that maybe the Commission would want to make a change to this. One option could be 1 parking space per bedroom.

Mr. Kortering inquired if the Commission should give them a number of spaces they need to have. Staff stated that is not necessary and that will be up to them to persuade the Commission why their number is sufficient. Staff asked if this project could possibly work with only 3 stories instead of the current 4 stories to reduce the parking requirement?

Mr. Kortering went through the items the applicant will need to work on if the Commission tables the request tonight. The items are as follows:

1. Trees in front yard
2. Number of parking spaces
3. Architecture – more glazing on main floor

Mr. Kortering stated that he would like to see at least 40-45 spaces for the number of units and the commercial space in the building. He also stated that if there was a municipal lot nearby that could take the load off this development then he would be good with less parking spaces on the property. Mr. Barajas said that this is going to be a problem for every applicant in this area as parking is going to be very tight without a municipal lot.

Mr. TeSlaa does understand not having glazing in the area with the parking garage for safety.

Mr. DeBoer said that he recognizes the parking problem and will continue to work on a resolution. He said that they are happy to add trees to the front of the building.

** It was moved by Sharp and supported by Barajas to table the request to give the applicant time to work on additional parking bringing the count up to at least 40 spaces, create plan a for trees along the front of E 8th Street, and adding more glazing to the front of the building by the commercial area on the first floor. A roll call vote was taken. Yes – 5, No – 0, Absent - 2. Motion carried.

Other Business

Chairman Kortering opened a public hearing for consideration of an amendment to the Savannah Lakes Planned Unit Development, submitted by Devin Manino of Savannah Lakes Association. Said lands are located at 1554 Savannah Drive, described more specifically as Parcel Number 70-16-25-140-020.

Present for this request was Mr. Devin Manino of 1410 Shenandoah Drive, Zeeland MI, 49464, representing Savannah Lakes Association.

** It was moved by TeSlaa and supported by Barajas to approve the Resolution and Report recommending approval of the Amendment to the Savannah Lakes Planned Unit Development Final Development Plan and direct Staff to distribute the document to the Board of Trustees. A roll call vote was taken. Yes – 5, No – 0, Absent - 2. Motion carried.

0 (vacant) Quincy St – Parcel Number 70-16-06-400-026 & -024 – Final Site Condominium – submitted by Chris Kohane of Westview Capital, LLC.

The Commissioners accepted the request from the applicant for the item to be tabled at this time.

0 (vacant) Ransom St – Parcel Number 70-16-04-200-018 – Site Plan Review – submitted by Todd Johns of Blue Water Industrial Development LLC on behalf of Jeff Malloch of West Ottawa Public Schools. Phase 1 will consist of a two-story, 255,000 square foot building.

Present for this request was Mr. Justin Longstreth of Moore & Bruggink Inc.

Mr. Longstreth stated that they need several outside agency approvals and are in contact with each of them and once they have approvals, they will provide those to Staff. He also states that they will revise their plans to meet requirements for landscaping along the south and east property lines, as noted by Staff. Mr. Longstreth is requesting a 2–3-year buffer for putting landscaping along the north and west property lines due to the fact that they anticipate buildings going up in the next 2-3 years to the north and to the west. If the buildings are not built by that deadline, they will then install the necessary landscaping buffer. Mr. Longstreth noted that in the Staff Report, Staff indicated that trailer storage is not allowed by right and requires a Special Land Use permit for outdoor storage. He stated that they do not need the trailer storage and can remove it from the site plan. They had only indicated it on the plans because there was room in case a business moved in that needed it, but if later a tenant moves in with that need for outdoor storage, they can

then come to the Commission for a Special Use. Mr. Longstreth also indicated that they will increase the size of the fire lane from 24' to 26' wide.

** It was moved by Barajas and supported by Sharp to approve the site plan for Phase 1 of a multi-tenant light industrial development consisting of a two-story, 255,000 square foot building, with the following stipulations:

1. Provide written approval from Ottawa County Road Commission for the proposed ingress/egress drives onto Ransom Street;
2. Provide written approval from the Ottawa County Water Resource Commission stating that the proposed site drainage is adequate and overall design is approved;
3. Provide written approval from EGLE for any regulated wetland or watercourse disturbance;
4. Increase aisle widths throughout the site to 26 feet;
5. Submit a revised landscaping plan meeting the provision of Article 11;
6. Submit a photometric plan compliant with Article 12; and
7. Landscape buffers along the north and west side of the parcel be delayed 2 years from the issuance of the building permit.

A roll call vote was taken. Yes – 5, No – 0, Absent - 2. Motion carried.

415 E Lakewood Boulevard. – Parcel Number 70-16-21-100-073 – Special Land Use Permit
Submitted by Prabhjeet Matharoo of CWP West Corp. on behalf of Chuck Rozema of Northgate Development LLC. (Tabled February 7, 2023)

Present for this request was Mr. Prabhjeet Matharoo of CWP West Corp., Tucson, AZ and Mr. John Tenpas of Driesenga and Associates.

** It was moved by Sharp and supported by Becker to remove the item from the table. All in favor. Motion carried.

Mr. Matharoo stated that they changed the driveways coming off Lakewood Boulevard from 2 driveways down to a single access.

Mr. Matharoo explained that they are a membership-based car wash with unlimited washes when you have a sticker on your windshield. They have scanners in place that will scan the sticker and open the gate to allow you to go into the car wash. He also noted that they offer free vacuums.

Mr. Matharoo said that they are looking to improve the site. They already have a location off 16th Street in the City of Holland that is visible from US-31 (Mister Car Wash) so this would be their second location in the Holland area.

Mr. Matharoo addressed the question as to why they are not utilizing the road to the east. He said that they talked to the property owner next door (Northgate Appliance), and the owner did not want them using that road because they use it for deliveries.

Mr. Kortering asked if there is a need in the area with a car wash right across the street and another just around the corner down the street. Mr. Matharoo said that there is a need as their customers from the 16th Street location are requesting a location on the north side of Holland as well.

Mr. Kortering pointed out that they have submitted a traffic assessment as well as a noise study. Staff noted that this was not a requirement; they took this upon themselves to have this done. Staff did point out that this is not a traffic impact study rather a traffic assessment. Staff received a letter from Prein & Newhof stating that a traffic impact study should be done and that may necessitate them using the road to the east. Staff would also like to know what the Ottawa County Road Commission said as well.

Mr. Tenpas indicated that the owner of the private drive to the east asked them not to use the drive. He also stated that adding an entrance to the east would complicate the traffic flow on the property. Mr. Tenpas added that they could include a deceleration lane on Lakewood Boulevard if the Ottawa County Road Commission recommends that. He noted that they decreased the number of driveways from 2 to 1 trying to distance the placement of the driveways.

Chairman Kortering opened the meeting up for public comments.

There was no one from the public present to speak to this request.

** It was moved by Becker and supported by TeSlaa to close the public hearing. All in favor. Motion carried.

Special Land Use Standards of Approval

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.

The use could be harmonious with the area in terms of bringing the site into compliance with current zoning, however, traffic may be a concern for the site.

The applicant has submitted a traffic assessment to address concerns Staff noted in their February 7 report. Staff has sent the traffic assessment to the Township engineer.

2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.

The use will be served adequately by public service and facilities. Previously discussed the private road.

Additionally, modifications to the public sidewalk may be needed during site plan review.

3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.

Revisions for access are appreciated, however, by not utilizing the existing adjacent street there are concerns over the internal intersection created.

The applicant has submitted a noise study to address Staff's previous comments regarding car wash and vacuum noise impacts. The study shows noise levels equivalent to "quiet urban nighttime." Not an issue.

4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.

The property is designated for Community Commercial, per the Comprehensive Plan. The use may be considered for a Special Land Use Permit within the C-2 Community Commercial zoning district.

5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.

They are tearing down a building that is not in great shape.

6. The use will not result in traffic congestion, have an adverse impact on roads, nor cause hazards.

The applicant has amended the site plan to include only one driveway access onto Lakewood Boulevard. Road Commission input will be required during site plan review.

7. There is need for the proposed use within the township.

The applicant states there is a need.

Mr. TeSlaa said that if the Ottawa County Road Commission does a study with one entrance on Lakewood Boulevard including stacking at the light and if they feel a deceleration lane is appropriate, then he is good with the design.

Mr. Kortering asked the Commissioners if they want to require a traffic impact study or let the Ottawa County Road Commission decide. The Commissioners agreed to let the Ottawa County Road Commission decide.

** It was moved by Becker and supported by Barajas to approve the request for a Special Land Use Permit for a Vehicle Wash with the provision that the Ottawa County Road Commission reviews and approves the plan. A roll call vote was taken. Yes – 5, No – 0, Absent - 2. Motion carried.

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

A Federal District Stakeholder Meeting is scheduled for Monday, April 17th from 6-8 p.m. at the Russ' Restaurant on 8th Street. Commissioners are welcome to attend the meeting, however, they should let Staff know in advance so a quorum is not present at the meeting.

Staff informed the Commissioners that there will be some Zoning Ordinance amendments coming before them for review in the coming months. Some of these amendments will include landscaping, signage, parking and islands in parking lots.

The next regular Planning Commission meeting is scheduled for Tuesday, May 9, 2023, at 6:00 pm.

The meeting adjourned at 8:38 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary