

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
June 6, 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, Vice-Chairman/Secretary Jack VanderMeulen, Members Leo Barajas, 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: Doug Becker and Steve Darrow.

Public Comment:

Dave Maatman of 10072 Switchgrass Lane representing the Savannah Lakes Association. Mr. Maatman asked the Commissioners what their next steps should be for the Savannah Lakes PUD Amendment following the Township Board meeting on May 18, 2023.

Staff responded clarifying that the Township Board did not approve nor deny the Savannah Lake Association PUD Amendment. Staff indicated that because the Township Board did not approve the request, it was recommended that the matter comes back to the Planning Commission to give the applicant a chance to amend their request and address noise concerns. Staff suggested that the applicant could possibly take the pickle ball courts off from the request and keep the other requested changes.

Mr. TeSlaa, the representative from the Township Board that also serves on the Planning Commission, clarified the reasoning behind the Township Board not approving the request. He stated that there was only one Savannah Lakes Association Board Member present in support of the project and there were about 10 neighbors that were present to express concern. The neighbors felt that they were only able to approve or deny the whole request and not approve just part of the request, such as the pool, when the Association voted. He also explained that the Board felt that the concerns of neighbors closest to the proposed pickle ball court should be considered further. He noted that it is up to the Association to make the final decision on how to proceed from here.

Mr. Maatman said it seems unfair to cater to 10 people out of the 150 in the association and to go against the prior approval vote from the association.

Mr. Kortering suggested that maybe extending quiet hours for the courts would be helpful for those that are concerned about the noise.

Mr. Maatman stated that they were surprised by the vote at the Township Board meeting as they were under the impression that the vote at the Board meeting was more of a formality, and they did not know that there would be neighbors opposing the project at the meeting. He said they felt that they made a good proposal including landscaping that would help to control noise and would look nice.

Mr. VanderMeulen suggested that their hours should mirror the Township park's hours.

Mr. TeSlaa also pointed out that there were questions whether there could be legal ramifications due to the potential noise levels.

Minutes:

** It was moved by VanderMeulen and supported by Barajas to approve the minutes of the May 9, 2023, meeting with the edit that the motion to approve the April 11, 2023 minutes is changed from "Yes – 7" to "Yes – 6, Abstain – 1". A roll call vote was taken. Yes – 5, No – 0. Motion carried.

** It was moved by VanderMeulen and supported by TeSlaa to approve the minutes of the Special Meeting of May 16, 2023. A roll call vote was taken. Yes – 4, No – 0, Abstain - 1. Motion carried.

Public Hearings:

Chairman Kortering opened a public hearing for consideration of a special land use permit for an Animal Clinic without boarding or grooming submitted by Judy Westrick of Michigan Veterinary Services, PC on behalf of Kenneth Boeve of Blessings Property, LLC. Said land is located at 13261 Riley Street, described more specifically as Parcel Number 70-16-08-300-024. The subject property is zoned C-2 Community Commercial and FL Floodplain.

Present for this request was Judy Westrick of Michigan Veterinary Services located at 60 Veteran's Drive #7, Holland 49423 and Ken Boeve of Blessings Property, LLC located at 13261 Riley Street, Holland 49424.

Ms. Westrick indicated that they are currently leasing space on Veteran's Drive for the operation of a livestock veterinary clinic, where they mainly see pigs. They have outgrown the current space and are looking to move to 13261 Riley Street.

Ms. Westrick addressed a few items of concern from the Staff Report. She clarified that "occasional" office visits means an average of three office visits or less per month. These visits are typically for hoof and/or teeth trims and take 1-2 hours which includes time for mild sedation and recovery time. The animals typically will recover in an owner supplied crate or bedding. On rare occasions, farmers will ask the veterinarian to look at their dog or cat.

Ms. Westrick stated that the back of the building will be used for warehouse storage and shipping of vaccines. She also said that they currently service 135 farms of which 18 are in the 49424-zip code. They do not have any animals in the building during off hours and there are never animals there without a veterinarian present.

Mr. Kortering asked how they handle animal waste. Ms. Westrick said that they treat waste as a biohazard and handle it as such.

Ms. Westrick also noted that they are not planning any structural modifications to the building. The only thing they plan to add to the building would be some standalone shelving in the warehouse to shelf their products.

Ms. Westrick addressed the question of the need for this type of business. She said they have been in operation for 26 years and are always adding more clients. The veterinarian goes to the farm to see most of the patients.

Mr. Barajas asked if they have any trailers stored outside for transportation of animals. Ms. Westrick said they do not as the owners bring the animals to them usually in a pick-up truck.

Mr. VanderMeulen asked how they store the medications. Ms. Westrick said that they have sedative, vaccines, and antibiotics that they store in three different locations depending on DEA storage requirements: 1) locked warehouse 2) refrigerator 3) locked safe.

Staff asked where the retail area would be located, as it is not indicated on the drawing, and if there would be a cash register. Ms. Westrick said that calling it a retail area is a bit of an overstatement. It really is just a small bookcase that displays a few items they have for sale and then the employee would go the warehouse to pull the item requested. They take payment with a credit card or they can bill clients monthly.

Chairman Kortering opened the meeting up for public comments.

There was no one present to speak to this request.

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

The Commissioners went over the 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 proposed use would be surrounded by an auto repair facility, a custom upholstery shop for boats, dog training school, retail shop for countertops, etc. The use seems compatible. The proposed minimal treatment of animals on-site would not be inappropriate for the character of the area. The applicant has described what an “occasional” office visit means as well as what is meant by “small animals.”

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, Staff has no concerns regarding this standard. The applicant also addressed how waste is handled.

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 the general welfare. The applicant addressed how medications and controlled substances are handled.

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 not consistent with the Township Comprehensive Plan, which envisions this property to be utilized for Light Industrial uses (e.g., office, manufacturing, R&D businesses, artisan production). However, the Planning Commission recognizes that when the Plan was adopted, they did not foresee this type of use where off-site veterinarian visits would be the core activity.

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 proposed use will be reusing an existing building with no plans to expand or construct an addition.

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

Based on how the applicant described the business, there should not be any traffic congestion.

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

The applicant showed the need by stating that they have been in business for 26 years and continually increase their clients.

Mr. Kortering read through a list of items Staff noted as options for conditions of approval if the Commission finds the request meets the standards of approval.

- There shall be no animal boarding, corralling, or emergency services;
- The building department and public works department shall be contacted to discuss and obtain the necessary permits needed for modifications to the building for any treatment area such as drainage systems (hair catchers), heat lamps, coolers/refrigerators, etc.;
- Parking calculations based on the square footage of uses (Retail, Office, and Warehouse) shall be provided and the parking lot appropriately stripped, including signs for barrier free users. Mr. Boeve indicated that they have quotes, and are prepared to put in, the barrier free parking spaces;
- Pave or restore unpaved areas with lawn or ground cover. Mr. Boeve indicated that they feel it would look nicer to pave all the way around the building; and
- Install a Front Yard Landscape along the Riley Street frontage. Mr. Boeve stated that they have very limited green space to add landscaping on the property but are willing to work with Staff for front yard landscaping.

*** It was moved by TeSlaa and supported by VanderMeulen to approve the Special Land Use Permit for Animal Clinic without boarding or grooming, with the following conditions:

- There shall be no animal boarding, corralling, or emergency services;
- The building department and public works department shall be contacted to discuss necessary modifications to the building for any treatment area;

- Parking calculations shall be provided, and the parking lot appropriately stripped, including signs for barrier free users;
- Pave or restore unpaved gravel areas with lawn or ground cover; and
- Install a Front Yard Landscape along the Riley Street frontage.

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

Other Business

3717 Beeline Road – Parcel Number 70-16-09-200-037 – Site Plan Review – Consideration of a site plan review submitted by Caroline Kimmel of Kittle Property Group, Inc. on behalf of Keith Smith of K & J Legacy, LLC for site plan approval for a 252-unit multi-family apartment complex, consisting of 6 three-story apartment buildings and 10 one-story garage buildings. The subject property is zoned R-3 High Density Residential and FP Floodplain.

Applicant requested to postpone their request at this time.

0 (vac) 140th Ave – Parcel Number 70-16-07-200-022 – Site Plan Review – Consideration of a site plan review submitted 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.

Applicant requested to postpone their request at this time.

13928 Westwood Lane – Parcel Number 70-16-07-231-007 – Site Plan Review – Consideration of a site plan review submitted by Brad VanderZwaag of BauVan Land Co, LLC on behalf of Neal Kelley of NFK Properties LLC 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.

Applicant requested to postpone their request at this time.

Tabled Items

0 (vac) Quincy St – Parcel Number 70-16-06-400-026 & -024 – Final Site Condominium – (Tabled April 11, 2023) Consideration of a Final Site Condominium submitted 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.

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

Present for this request was Dan Larabel and Chris Kohane of Westview Capital LLC.

Mr. Larabel apologized for taking so long for them to come back before the Commission and explained that it took three months to get sanitary sewer permit approval. He explained that this phase will consist of 34 new units as well as public roads, sidewalks and a large pond. They

currently have 74 units in the first two phases which is a good amount of inventory available, so they are looking to start construction on Phase 3 in either late 2023 or in 2024. Mr. Larabel also informed the Commission that they have all the necessary approvals from the various agencies.

Mr. VanderMeulen asked what changed from the last time they came before the Commission. Staff responded that the applicant now has utility approvals.

Staff noted that they will need a set of drawings without the words “preliminary” and also pointed out to the applicant that the minimum garage depth is 20’ and would encourage them to go deeper.

** It was moved by Sharp and supported by Barajas to approve the final site condominium plan for Silverwater Phase 3, consisting of 34 detached single-family dwelling units. A roll call vote was taken. Yes – 5, No – 0. Motion carried.

0 (vac) Quincy St – Parcel Number 70-16-09-100-026 – Special Land Use Permit – This item was tabled at the April 11, 2023, Planning Commission meeting. No new information was received so the item remained tabled.

410 & 414 E 8th St – Parcel Number 70-16-28-328-002 & -003 – Special Land Use Permit – This item was tabled at the April 11, 2023, Planning Commission meeting. No new information was received so the item remained tabled.

Zoning Text Amendments

The Commissioners discussed several text amendments being considered in the Zoning Ordinance. The amendments would address licensed Qualified Residential Treatment Programs, paving requirements for access streets, minimum garage sizes for single-family and two-family dwellings being increased from 20’ to 22’, adding restaurants with drive-through lanes for pick-up only, reductions to front yard landscapes and buffers, setbacks and screening for garbage containers, internal parking island configurations for canopy tress, pylon sign measurements, and allowing temporary yard signs in commercial, office, and industrial zoning districts.

Section 12.3 Item D regarding the height of public area lighting was discussed and was determined that the height should be raised from 25’ to 28’ feet to allow for a standard 25’ light pole and 2’-3’ concrete base while still allowing for good photometrics.

** It was moved by VanderMeulen and supported by Sharp to instruct Staff to proceed with preparing the Zoning Text Amendment for the July 11, 2023, meeting as presented plus changes to Section 12.3 as discussed. Yes – 5, No – 0. Motion carried.

Master Plan Sub-Area Overlay Zoning District(s)

Staff indicated that they hope to receive the first draft of the ordinance for the Overlay District next week from McKenna. The agreement provides for two presentations which allows for one more presentation to the Planning Commission at their June 20, 2023 special meeting. McKenna will also be present for the public hearing, as well as the final Township Board meeting.

The next Special Planning Commission meeting is scheduled for Tuesday, June 20, 2023, at 6:00 pm.

The next regular Planning Commission meeting is scheduled for Tuesday, July 11, 2023, at 6:00 pm.

The meeting adjourned at 7:13 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary