

**HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION**  
**Special Meeting**  
**June 20, 2023**

Chairman Randy Kortering called the meeting to order at 6:02 pm and asked for a roll call of members present.

**Present:** Chairman Randy Kortering, Vice-Chairman/Secretary Jack VanderMeulen, Members, Leo Barajas, and Russ TeSlaa. Also present were Community Development Director Corey Broersma and Assistant Planner/Zoning Administrator Kate White.

**Absent:** Members Doug Becker, Steve Darrow, and Evan Sharp

**Public Comment:** None.

**Zoning Ordinance Amendment – Federal District Overlay Zoning:**

**Chairman Kortering opened the floor to Mr. Christopher Khorey, West Michigan Manager for McKenna Associates.** Mr. Khorey presented the first draft of the Federal District Overlay text amendment for Planning Commission review and feedback. He noted that the intent of this meeting is to run through the draft and determine which items need to be edited, tweaked, removed, and/or kept.

Mr. Khorey discussed the purpose statement, the distinction between a Core District and Edge District within the overlay, as well as the applicability of the zoning regulations for the overlay and impact on existing uses and structures.

Mr. Khorey and the Planning Commission reviewed the proposed schedule of uses for the overlay, as well as discussed a residential exclusion zone requirement in the Core District; dimensional requirements for front, side, and rear building setbacks; building height; residential amenity requirements; access management; sidewalk installation requirements; parking; signage; landscaping; and lighting.

Planning Commissioners and Staff had several comments, recommendations, and edits. Planning Commissioners noted that they would like to see the revised version with the graphics and architectural diagrams once the McKenna team and Staff review the revised draft ordinance.

**Other Business:**

Staff and McKenna will evaluate their schedules and check with Planning Commissioners to establish a meeting date for review of the revised draft ordinance.

The special meeting adjourned at 8:20 pm.

Respectfully submitted,

Kate White  
Assistant Planner & Zoning Administrator