

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 1, 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:

Staff noted and distributed a letter from the City of Holland to inform the Commissioners of their notice to distribute their proposed Master Plan refresh.

Staff also noted and distributed a letter from Ms. Paula Welsh to the Commissioners regarding the homeless issues in the Township.

Minutes:

** It was moved by Barajas and supported by TeSlaa to approve the minutes of the regular meeting of July 11, 2023. A roll call vote was taken. Yes – 5, No – 0. Motion carried.

Public Hearings: None.

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

410 & 414 E 8th St – Parcel Number 70-16-28-328-002 & -003 – Preliminary PUD – This item was tabled at the April 11, 2023, Planning Commission meeting.

No new information was received so the item remained tabled.

Planning Commission Discussion - Federal District Overlay Zoning Ordinance

Chairman Kortering opened the floor to Mr. Christopher Khorey, West Michigan Manager for McKenna Associates. Mr. Khorey presented a draft of the Federal District Overlay text amendment for Planning Commission review and feedback. Mr. Kortering indicated that the Commissioners would be running through the draft and determining which items need to be edited, tweaked, removed, and/or kept.

The Commissioners discussed current legal non-conforming uses and how the new overlay would impact existing uses and structures. It was noted that they would not be affected until major renovations or changes were made to the structures.

The Commissioners then discussed if “Office and Services” drive-throughs would be allowed within the “edge” of the overlay district and in the “core”, as well as parking locations in regard to building placement. It was agreed to allow all drive-through uses as a Special Land Use Permit in the “edge” and prohibit all drive-through uses in the “core”. Parking locations to be controlled by Article 10 and the overlay’s prohibition of parking in a front yard.

Residential unit specifications and the residential exclusion zone definition were clarified.

The Commissioners then had a discussion regarding the glazing of the front façade of the buildings related to energy efficiency. It was determined that Mr. Khorey would look into the City of Grand Rapids verbiage in their ordinance for glass on front façades and report back to Staff on his findings.

Mr. Khorey asked if the Commissioners wanted to offer a series of specific options for side yard setbacks and how specific they wanted to be in the verbiage for building coverage. The Commissioners decided to use Mr. Khorey’s suggestion of a series of specific options for side yard setbacks and to leave Mr. Khorey’s verbiage of a maximum 80% building coverage per parcel.

It was also clarified that the verbiage for building heights should state the first floor has a minimum height of 12’, and a maximum building height of 60’, with the minimum habitable stories of 3 in the “core” and 2 within the “edge”, and a total maximum height of 4 stories.

Mr. Khorey is referring several items to the Township attorney for appropriate verbiage.

Staff noted that the next step will be a public hearing at a date to be determined.

The next regular Planning Commission meeting is scheduled for Tuesday, September 5, 2023, at 6:00 pm.

The meeting adjourned at 7:35 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary