

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
October 3, 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, Doug Becker, Steve Darrow, 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: None.

Public Comment: None.

Minutes:

** It was moved by Barajas and supported by TeSlaa to approve the minutes of the regular meeting of August 1, 2023. A roll call vote was taken. Yes – 4, No – 0, Abstain – 3. Motion carried.

** It was moved by Becker and supported by Barajas to approve the minutes of the regular meeting of September 5, 2023. A roll call vote was taken. Yes – 6, No – 0, Abstain – 1. Motion carried.

Public Hearings:

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit submitted by Mark DeVisser of Great Lakes Plumbing Services on behalf of Mark & Annette DeVisser Trust for a Contractor's Facility without Outdoor Storage. Said land is located at 481 E. 8th St., described more specifically as Parcel Number 70-16-28-252-060. The subject property is zoned C-2 Community Commercial.

Present for this request was Mark DeVisser, 481 E. 8th St., Holland, 49423.

Mr. DeVisser told the commissioners that he runs a service business at this location and has been there for 7 years. He is not asking for any outdoor storage and what is currently outside on the property is being moved off.

Mr. VanderMeulen asked Mr. DeVisser how they access the parking in the back of the property? Mr. DeVisser answered that they believe they have an easement through the property to the north. Staff confirmed that there is a recorded easement.

Mr. DeVisser stated that the property to the west is not being used as a driveway, although he is aware that vehicles have driven over it in the past. He plans to put landscaping on the property to deter vehicles from driving over that lot. Mr. DeVisser stated that he will comply with Staff's suggestions.

Staff clarified that tonight they are just asking for approval for the one parcel and that the parcel to the west is not included in the request. Staff did note that they would like to see some landscaping put in on the lot to the west for beautification of the area.

Chairman Kortering opened the meeting up for public comments.

There was no one present to speak to this request.

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

The Commissioners went through the Standards of Approval (Per Section 15.3 of HCT Zoning Ordinance)

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

With the Outdoor Storage component of a Contractor's Facility being omitted from this request and no plans indicating the adjacent lot will be used for access or parking, the use is not anticipated to be an issue under the current zoning ordinance. The business has been there for years so there will not be any change to the property.

In the future, the Federal District Overlay zoning district being drafted would prohibit Contractor's Facilities and prohibit parking adjacent to the East 8th Street public right-of-way.

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 business is already there, so this is not an issue.

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.**

With the Outdoor Storage component of a Contractor's Facility being omitted from this request and no plans indicating the adjacent lot will be used for access or parking, the use is not anticipated to be detrimental, hazardous, or disturbing.

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 currently allowed when a Special Land Use Permit is authorized in the C-2 Community Commercial zoning district, however, the site is designated for Mixed Use by the Comprehensive Plan.

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.**

No further changes to the environment are expected.

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

The business is already there so with the anticipated restoration of the adjacent western lot, the property will utilize previously approved driveways and access easements, no adverse impact on roads are anticipated.

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

The Planning Commission determined there is a need based on the fact they have been in business at this location for 7 years.

Mr. VanderMeulen asked Staff if the approval can be conditional to this owner or does it have to be approved for the property. Staff said that they do not see a reason to restrict the approval to strictly a plumbing operation.

Mr. Kortering asked how this building and the request will fit in with the proposed Federal District Overlay Zoning District? Staff stated that the set back is further away from the road and parking will not be allowed in the front yards with the new overlay district, but this property will become a legal non-conforming parcel after the overlay district is approved.

Mr. Kortering took a minute to explain to the audience in the room the proposed Federal District Overlay Zoning District. And noted that if anyone in the audience was interested in attending the November 14 meeting there will be a public hearing on the topic that night.

Mr. Becker asked Staff to explain the situation with the parking lot. Staff stated that there was asphalt on the parking area and that has been removed and a concrete parking lot has been installed. This new concrete parking lot does not meet the 2018 zoning requirements that were in place at that time of reconstruction of the parking lot. The requirement at that time was a 10' set back. This may not be possible given the requirement of a 24' wide isle off the parking, however, there is potentially room for a bit of enhancement on the north side of the sidewalk. Mr. Kortering asked if Staff is comfortable working with the applicant on this issue. Staff stated that they are but would need that stated in a motion.

** It was moved by VanderMeulen and supported by Becker to approve the Special Land Use Permit for a Contractors Facility without outdoor storage with the stipulation that the applicant works with Staff to get parking and landscaping as close to the minimum requirements as possible. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

Mr. Sharp recused himself from the meeting due to a conflict of interest.

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit submitted by Richard Clayton McKeon on behalf of Richard Clayton and Joan McKeon for a Home Occupation consisting of gunsmithing. Said land is located at 153 N. Division Ave, described

more specifically as Parcel Number 70-16-19-300-074. The subject property is zoned AG Agriculture and FP Floodplain.

Present for this request was Clayton McKeon of 153 N. Division, Holland, 49424.

Mr. McKeon stated that he has owned several businesses in his life, including gunsmithing, and is now retired. He said that the one thing he would like to continue to do in retirement is gunsmithing. He stated that he is licensed by the ATF and over the years has passed his inspections without any problems. Mr. McKeon was granted approval to transfer his business to his home pending Township approval. Mr. McKeon said that he needs to be re-certified every 2 years.

Mr. McKeon noted that he is not a true gunsmith as he does not manufacture or build parts for the firearms, he only cleans and occasionally will purchase necessary parts to repair the firearm. He noted that he has done this business at another location for years and the ATF will allow him to continue this business in his home provided he does not buy or sell any firearms. Mr. McKeon also stated that he does not discharge the firearms that he is working on.

Mr. McKeon noted that there are laws that dictate how long an owner can leave the firearm in his possession before needing to submit new paperwork to FBI to get the firearm back. Mr. McKeon's sign posted in his business states that all firearms need to be picked up within 60 days, which is shorter than the allowed 120 days. At that point the firearm becomes his possession and in order for the owner to get their firearm back they need to get renewed clearance from the FBI.

Chairman Kortering opened the meeting up for public comments.

Ms. Candi Haberkorn of 276 Winter Oaks East, Holland, 49424 – Ms. Haberkorn is opposed to Mr. McKeon running a gunsmith business in his home. She said that this is a residential neighborhood and doesn't feel this is a good idea. Ms. Haberkorn stated that a neighbor has heard gun fire from that area. She also stated that there is past history of Mr. McKeon requesting a target range on the property.

Mr. Peter Clifton, 120 Windy Limb Ln., Holland, 49424 – Mr. Clifton submitted an email to Staff indicating his reluctance with this type of business in the neighborhood. He would like to see it in a motion that there will be "no shooting on the property" if this request is approved.

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

Mr. TeSlaa asked Staff if they are aware of any police calls to the address. Staff indicated that they are not aware of any. Mr. Kortering asked if it is legal to discharge a firearm in the AG district. Staff answered that the Ottawa County Sheriff's office has indicated that discharging of firearms for target practice can be allowed with a safety backstop and compliance with regulations regarding time of day, no alcohol consumption, etc. Mr. Becker would like to have the motion include no firing of weapons. Mr. McKeon asked if that applied to hunting on the property and Staff stated that no, that would not include hunting.

The Planning Commission reviewed the Special Land Use Standards of Approval (Per Section 15.3 of HCT Zoning Ordinance)

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

The described use would not alter the character of the property, nor the uses of the surrounding land.

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.**

This is not an issue as existing infrastructure in the area will be able to serve the proposed use.

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.**

Based on the provided description, the use is not anticipated to be detrimental, hazardous, or disturbing. The applicant has addressed the types of repairs to be performed and stated that the discharge of the firearm is not necessary to confirm a proper repair has been made.

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

Home Occupations with a customer volume as described (2-3 per week), could be considered consistent with the intent and purpose for Home Occupations.

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 in a basement so the environment will not be affected.

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

Not an issue with only 2-3 customers per week.

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

Mr. McKeon has been in business for a number of years; therefore, he has proven the need.

** It was moved by Becker and supported by Darrow to approve the Special Land Use Permit for a Home Occupation consisting of a gunsmithing operation with the prohibition of discharging the firearms associated with the business and prohibition of manufacturing of parts. A roll call vote was taken. Yes – 6, No – 0, Abstain – 1. Motion carried.

Mr. Sharp returned to the meeting.

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit submitted by Barry Favier of Lakeshore Warriors Baseball Club on behalf of Brad Runsick of Tempus Realty Partners for a Commercial Indoor Recreation Facility. Said land is located at 2520 104th Ave., described more specifically as Parcel Number 70-16-13-300-060. The subject property is zoned I-1 Light Industrial.

Present for this request was Barry Favier of 10856 Brees Way, Holland, 49423.

Mr. Favier said that they are asking for a special use for the Lakeshore Warrior Baseball Club to move to this location on 104th Ave for training purposes. He stated that they are not planning to make any exterior changes to the building.

Mr. Favier stated that they have kids from 8-17 years old. They are a faith-based facility, which means they share their faith with the kids while they are at the facility. They have around 180 kids that come to the facility to practice. Typically, parents will drop off their children, the kids stay for practices that last 1.5 - 2 hours, then the parents come back to pick them up. They are currently in the outlet mall in a 6,000 sq. ft. facility that they have outgrown. Mr. Favier stated that they do not play any baseball games in the building, it is only for training and drills.

Mr. Kortering asked how they access the building. Mr. Favier stated that they have an easement off from 104th Ave. going past the industrial building to their parking lot on the south side of the building.

Mr. Kortering noted that this is not an approval of the site plan, as that will be something that the applicant will need to work with Staff on. Staff noted that they would need to obtain building permits, and possibly address parking if it is determined that the applicant is required to have additional parking.

Chairman Kortering opened the meeting up for public comments.

Mr. Dean Ebels, 10228 Deerfield Dr., Zeeland, 49464 – Mr. Ebels stated that the north side of the building is under disrepair and that the row of trees that is currently there is leaning and one looks like it is going to fall down. He would like to see better maintenance of the building moving forward. He is also concerned about lights from cars in their windows after dark and potential noise from all the kids coming and going.

Mr. Favier noted that the weekday hours of operation will be from 3:00/4:00 pm to 9:00/10:00 pm and some Saturday hours. Parking is in front of the building on the south side and, therefore, shouldn't affect the neighbors to the back.

Mr. Kortering asked if lighting needs to be addressed. Staff said that public area lighting would be looked at during the building permit process but because there is an operable facility already

there, they may have lighting that is allowed to stay as is unless the Commission dictates otherwise.

Mr. Mark Neumann, 10240 Deerfield Dr., Zeeland, 49464 – Mr. Neumann stated that the current landscaping is not in good condition and would like to see it upgraded. He also is concerned about the potential noise and the additional traffic that will be generated. Mr. Neumann stated that currently only about 2 people work in the building so there is next to no traffic but this will generate significantly more traffic especially with there being 16- & 17-year-olds that can drive themselves.

Mr. Becker noted that the noise issue will be addressed during the site plan and is not something that can be addressed tonight. Staff added that they will need to follow standard zoning codes for noise as well as for landscaping and property maintenance.

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

Mr. VanderMeulen stated that the current owners need to clean up the landscaping that is there now.

Staff showed the Commissioners the building layout drawing and asked them if they would like further clarification of the area designated for future gym/weightlifting area. Mr. Favier stated that they would like to leave that area available for possible extension of the baseball facility to add strength training equipment for the baseball players to use as part of their training.

Mr. Darrow asked if they would potentially open the doors to the north and if there would be noise that could affect the neighbors to the north. Mr. Favier stated that they do not play music and the only noise that they could hear would be a bat hitting a baseball.

Mr. Kortering asked where the players enter the building. Mr. Favier stated that they will enter on the south side of the building by the parking lot.

Special Land Use Standards of Approval (Per Section 15.3 of HCT Zoning Ordinance)

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

The applicant discussed their hours of operation and addressed possible noise.

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.**

There is a building there already so this should not be an issue; they do still need to submit a site plan.

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.**

Based on the provided description, the use is not anticipated to be detrimental, hazardous, or disturbing, however, if the facility is anticipated to conduct activity in the evening hours, additional parking lot lighting would be recommended if currently not in compliance with Article 12.

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

In consultation with the Township's attorney, Staff has determined that although the use is provided by a not-for-profit organization, it will not be considered a publicly funded Community-based Indoor Recreation Facility, therefore, it may seek permission as a Commercial Indoor Recreation Facility. If the subject petition is granted approval, the use may be considered consistent with the intent and purpose of the Zoning Ordinance and Comprehensive Plan.

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.**

No exterior modifications are proposed at this time. Upgrades to the parking lot based on the change of use permit, lighting, and buffers may be considered.

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

As noted above, the hours of operation will provide insight as to the conflicts the use may have with an existing industrial operation.

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

They have been in existence for a number of years so they have proven the need.

Mr. Kortering stated that he would like to see the landscaping cleaned up and enhanced so that it blocks the neighbors view of the facility and of any potential light or headlights.

Staff said that they would need direction from the Commission if they want the current owners to maintain what is there, bring the landscaping up to today's Type A buffer requirements, or decide on some other criteria that the applicant needs to meet. The Type A Buffer would include 1 canopy tree, 3 evergreen trees and a 6' high fence, wall, or berm with shrubs. Staff also stated that they would send Code Enforcement to look at the current conditions.

Mr. VanderMeulen stated that this proposed use seems like it would be a lighter and quieter option than other potential light industrial options that could go in that building. He is concerned that the current landlord is not doing proper upkeep.

** It was moved by Darrow and supported by VanderMeulen to approve the Special Land Use Permit for a Commercial Indoor Recreation Facility with the original landscaping requirements met. A roll call vote was taken. Yes – 7, No – 0, Abstain – 0. Motion carried.

Mr. Bajasas recused himself from the meeting due to a conflict of interest.

Chairman Kortering opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Randy Koetje of Koetje Builders & Developers, LLC on behalf of MI West Investments, LLC. Said land is located at 0 (vac) 120th Ave., described more specifically as Parcel Number 70-16-03-100-030. The petitioner is seeking to change the above land from AG Agriculture to R-1 Low Density Residential.

Present for this request was Todd Stuive of Exxel Engineering, 5252 Clyde Park Ave. SW, Grand Rapids, 49509.

Mr. Stuive indicated his presentation would be for both 0 (vac) 120th Ave. and 0 (vac) Ransom St. rezoning requests.

Mr. Stuive explained that they have two parcels, one on 120th that is 25.4 acres and one on Ransom that is 39.4 acres for a total of 65 acres. He also said this area is fully serviceable with public utilities with both water and sewer in 120th Ave. and a water main in Ransom St.

Mr. Stuive pointed out that the surrounding parcels are all AG Agriculture, with several residences, a couple of churches and GDW farms. He also said that industrial is about ¼ mile west of 120th Ave. and residential is at Quincy St. pushing north. Mr. Stuive noted that the Township's Master Plan has this land designated for AG Agricultural Preservation.

Mr. Stuive stated they are asking for a conditional rezoning. He stated that they are asking for restrictions for single family homes only on lots sizes of 80' wide (instead of the standard 70' lot width allowed within the R-1 zoning district), to better reflect the area.

Mr. Kortering stated that the Township conducted a housing study that came out in January 2022 and from that study came recommendations for the next 20 years. The study concluded that the Township maintain agricultural areas away from current housing developments and develop more R-2 and R-3 housing in appropriate areas. Mr. TeSlaa added that following these guidelines will help to meet the needs in this market of future growth.

Chairman Kortering opened the meeting up for public comments.

Steve Aubert, 4116 120th Ave., Holland, 49424 – Mr. Aubert is against the rezoning as he does not want to see a large development in the agricultural area he lives in, and he noted that he doesn't know why anyone would want to live right next to the turkey farm with the smells it produces.

Craig Myers, 4458 120th Ave., Holland, 49424 – Mr. Myers has lived on 120th for 15 years and is concerned with the infrastructure that is not keeping up with the development in the area. He stated that this development would likely increase his property values thus increasing his taxes, as well as the extra tax revenue that the Township and County would receive from all the new homes in the proposed development, and he would like to see the extra tax money go to improve the roads to keep up with the increase in traffic. He said in the past 10 years he has seen an increase in crime and even had a car stolen right out of his own driveway. Mr. Myers said he thinks that 260 new homes is a lot of homes for this area. He also feels that there is great value in farmland and that it should remain farmland.

Manuel Barajas, 3245 100th St., Holland, 49424 – Mr. Barajas stated that he is one of the four owners of the properties. He stated that they want to see quality housing go in this area. Mr. Barajas said that all of the owners grew up in the Holland area and they want to see this land develop into good quality homes rather than lower quality homes to maintain the integrity of the area and they feel that Koetje Builders builds high quality homes.

Jim Vannett, 4578 120th Ave., Holland, 49424 – Mr. Vannett stated that he is worried about 240 homes in his neighborhood. He would rather it stay zoned AG Agriculture and that it be divided into 5 acre lots with homes on them than a high-density subdivision.

Les Tharp, 4421 120th Ave., Holland, 49424 – Mr. Tharp said that he is very concerned about flooding and drainage. He said that back in 2008, when Holland had the 100-year flood, the property in question was flooded and due to the flooding, it broke a culvert and took out a driveway. This caused his basement to flood with 42” of water. He is aware that Ottawa County and Holland Township have been working on this situation, but he is concerned that in developing this land it will cause even more flooding problems in the area. Mr. Tharp asked if this development goes in, would they still be allowed to hunt in the area? He also said that he doesn't know why anyone would want to live so close to the turkey farm with all the feathers and the smell.

Dale Kooiker, 4651 120th Ave., Holland, 49424 – Mr. Kooiker pointed out that he tried to tie into the water that runs along 120th and was not allowed to, so how can this new development tie into it?

John Baumann, 4211 120th Ave., Holland, 49424 – Mr. Baumann stated that there is a high-water table in the area. He also is concerned about losing more AG Agriculture land and how much AG Agriculture land is left in the Township.

Jonathan Schwartz, 4761 112th Ave., Holland, 49424 – Mr. Schwartz said that he has lived in two other states and the farmland we have around here is precious and we need to hold on to it as much as possible.

Abraham Roa, 1416 Switchgrass Ln., Zeeland, 49464 – Mr. Roa is one of the four owners of the property and he stated that they are looking for more available housing and good quality housing in the area.

Char Vannett, 4578 120th Ave., Holland, 49424 – Ms. Vannett stated that she has had previous conversations with Staff about the Master Plan for the Township and would ask the Commission to follow that plan and keep this property AG Agriculture.

Mr. Kortering said that the Commissioners look at each property and its location in relation to the Master Plan before making any zoning changes. He also noted that they are looking more for developing R-2 and R-3 housing options at this point to go in line with the housing study that was conducted in 2022. Mr. Kortering also noted that they are also trying to preserve AG Agricultural property and encourage developers to develop where there is already infrastructure in place to accommodate the development(s).

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

** It was moved by TeSlaa and supported by Darrow to table the request. All in favor. Motion carried.

Chairman Kortering opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Randy Koetje of Koetje Builders & Developers, LLC on behalf of MI West Investments, LLC. Said land is located at 0 (vac) Ransom St., described more specifically as Parcel Number 70-16-03-100-025. The petitioner is seeking to change the above land from AG Agriculture to R-1 Low Density Residential.

Present for this request was Todd Stuive of Exxcel Engineering, 5252 Clyde Park Ave. SW, Grand Rapids, 49509.

Mr. Stuive stated that this is the adjacent parcel to the east of the parcel that was just talked about. He stated that they are requesting the same zoning change from AG Agriculture to R-1 Low Density Residential.

Mr. Stuive addressed some of the issues the neighbors brought up. The first was drainage and flooding. He said he does not disagree, there is a problem in the area. Mr. Stuive noted that when a development is constructed, they are required to plan for storm water control as well as provide flood volume control for a 100-year flood. He stated that typically this type of development helps control flooding in the whole area. The second concern he addressed was the number of homes that would be built. He said that due to road right-of-ways, corner lots, storm water retention basins, required set-backs, etc. they are planning 150 homes not the 250 that was mentioned by some of the neighbors.

Chairman Kortering opened the meeting up for any additional public comments.

Ottawa County Farm Bureau sent a letter to the Township against the rezoning that was read into the record.

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

** It was moved by TeSlaa and supported by Becker to table the request. All in favor. Motion carried.

Other Business

0 (vac) 120th Ave., Holland, 49424 – Parcel Number 70-16-03-100-030 – Future Land Use Map Amendment – Consideration of an amendment to the Future Land Use Map submitted by Randy Koetje of Koetje Builders & Developers, LLC on behalf of MI West Investments, LLC to designate the subject land from Agriculture to Low Density Residential.

Present for this request was Todd Stuive of Exxcel Engineering, 5252 Clyde Park Ave. SW, Grand Rapids, 49509.

Mr. Kortering stated that this application is for consideration to initiate an amendment to the Future Land Use Map and designate the subject land from Agriculture to Low Density Residential.

The subject property is zoned AG Agriculture and maintains an Agricultural Preservation land use designation over its approximately 39 acres of land. This land use designation is a result of the

Comprehensive Master Plan's adoption on November 19, 2020, as the long-range guide for development and preservation over the next 20 years.

The expansion of the Agricultural Preservation designation through Section 3 and further west into Section 4 was to "...reflect a renewed commitment to the Township's agricultural community and natural beauty, as well as promote infill development, rather than sprawl." (HCT Comprehensive Plan, page 45) This community goal is reinforced by the over 500 responses from residents, business owners, and visitors who participated in the online community survey as well as the various stakeholder workshops.

** It was moved by Sharp and supported by Becker to recommend the Township Board deny the proposed amendment and find it not acceptable for distribution to the surrounding municipalities and designated agencies, A roll call vote was taken. Yes – 6, No – 0, Abstain – 1. Motion carried.

0 (vac) Ransom St., Holland, 49424 – Parcel Number 70-16-03-100-025 – Future Land Use Map Amendment – Consideration of an amendment to the Future Land Use Map submitted by Randy Koetje of Koetje Builders & Developers, LLC on behalf of MI West Investments, LLC to designate the subject land from Agriculture to Low Density Residential.

Present for this request was Todd Stuive of Exxcel Engineering, 5252 Clyde Park Ave. SW, Grand Rapids, 49509.

** It was moved by Sharp and supported by TeSlaa to recommend the Township Board deny the proposed amendment and find it not acceptable for distribution to the surrounding municipalities and designated agencies, A roll call vote was taken. Yes – 6, No – 0, Abstain – 1. Motion carried.

0 (vac) 120th Ave., Holland, 49424 – Parcel Number 70-16-03-100-030 - Zoning Ordinance and Map Amendment of Holland Charter Township – Consideration of a zoning ordinance and map amendment submitted by Randy Koetje of Koetje Builders & Developers, LLC on behalf of MI West Investments, LLC. to change the above land from AG Agriculture to R-1 Low Density Residential.

** It was moved by Becker and supported by VanderMeulen to remove from the table the rezoning request for 0 (vac) 120th Ave, described more specifically as Parcel Number 70-16-03-100-030. All in favor. Motion carried.

Present for this request was Todd Stuive of Exxcel Engineering, 5252 Clyde Park Ave. SW, Grand Rapids, 49509.

The Commissioners reviewed the Criteria for Map Amendments (Per Section 21.4 of HCT Zoning Ordinance) as follows and found the request did not meet the criteria.

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

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

** It was moved by TeSlaa and supported by Becker to deny the request based on the Commission not recommending changes to the Comprehensive Plan or Future Land Use Map and to deny based on the proposed rezoning not meeting the criteria for rezoning. A roll call vote was taken. Yes – 6, No – 0, Abstain – 1.

0 (vac) Ransom St., Holland, 49424 – Parcel Number 70-16-03-100-025 - Zoning Ordinance and Map Amendment of Holland Charter Township – Consideration of a zoning ordinance and map amendment submitted by Randy Koetje of Koetje Builders & Developers, LLC on behalf of MI West Investments, LLC. to change the above land from AG Agriculture to R-1 Low Density Residential.

Present for this request was Todd Stuive of Exxcel Engineering, 5252 Clyde Park Ave. SW, Grand Rapids, 49509.

** It was moved by Becker and supported by TeSlaa to remove from the table the rezoning request for 0 (vac) Ransom St., described more specifically as Parcel Number 70-16-03-100-025. All in favor. Motion carried.

The Commissioners reviewed the Criteria for Map Amendments (Per Section 21.4 of HCT Zoning Ordinance) as follows and found the request did not meet the criteria.

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

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

** It was moved by TeSlaa and supported by Sharp to deny the request based on the Commission not recommending changes to the Comprehensive Plan or Future Land Use Map and to deny based on the proposed rezoning not meeting the criteria for rezoning. A roll call vote was taken. Yes – 6, No – 0, Abstain – 1.

Mr. Barajas returned to the meeting.

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 has agreed to conduct a traffic study for the Ottawa County Road Commission's review. This item will be postponed 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 has agreed to conduct a traffic study for the Ottawa County Road Commission's review. This item will be postponed at this time.

0 (vac) 120th Ave. – Parcel Number 70-16-09-200-041 – Site Plan Review – Consideration of a site plan review submitted by Dan Hibma of North Point Land, LLC of a 84-unit multi-family apartment complex, consisting of 4 three-story apartment buildings, 3 garage buildings, and one maintenance building. The subject property is zoned R-2A Medium Density Residential and FP Floodplain.

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 September 5, 2023, Planning Commission meeting.

Item to remain tabled at this time.

575 E. 16th St., 595 E. 16th St., 367 Hoover Blvd., 582 E 15th St. – Parcel Numbers 70-16-28-482-005, -006, -001 & -007 – Site Plan Review – Consideration of a site plan review submitted

by Chris McGuire of McCon Building Corporation of behalf of TRT Partners LLC of a restaurant with a double drive-through. The subject property is zoned C-2 Community Commercial.

Item to remain tabled at this time.

Mr. Kortering gave a report to the Commissioners after going before the Township Board with a few items. The first item he discussed with the Board was the Federal District Overlay Zoning District public hearing on November 14, 2023. Second, was in regard to parking in the Federal District. And third, was to talk to them about Zoning Ordinance amendments in January. Mr. Kortering asked them if they had any items they would like to see talked about. He informed them of some items the Planning Commission has on the list to talk about. He then let them know that they will be asked if they are in line with the items being discussed. Mr. Kortering also let them know that a sub-committee may need to be formed.

Planning Commission Discussion - Federal District Overlay Zoning Ordinance

Staff noted that the final draft of the Federal District Overlay Zoning Ordinance has been distributed to the Commissioners for final review. The public hearing for the ordinance will be on Tuesday, November 14, 2023.

Mr. Kortering recognized a remaining member of the public who had a question about the Federal District.

Ms. Aurelia Lopez from 479 Spruce Court asked the commission to explain the new Federal District Overlay.

The next regular Planning Commission meeting is scheduled for Tuesday, November 14, 2023, at 6:00 pm.

The meeting adjourned at 8:17 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary