

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
November 14, 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, Steve Darrow 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 Member Evan Sharp.

Public Comment:

Mr. Jason Wall, 143 Walnut Ave., Holland, MI 49423. Mr. Wall asked the Commissioners if they have any authority or ability to assist residents with the BPW? He said the BPW is forcing them to move their service line underground, due to adding an air conditioning unit to their home, and they have to pay for it. Staff noted that the Commission does not have any authority over the BPW. Mr. TeSlaa suggested Mr. Wall contact Township Manager, Mr. Bulthuis.

Minutes:

** It was moved by TeSlaa and supported by Darrow to approve the minutes of the regular meeting of October 3, 2023. 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 a Special Land Use Permit submitted by Case Lubbers on behalf of First Protestant Reformed Church of Holland for a Place of Worship. Said land is located at 3641 104th Ave., described more specifically as Parcel Number 70-16-11-200-021. The subject property is zoned R-1 Low Density Residential.

Present for this request was Matt VanOverloop, 2174 East Maple Ct., Zeeland, MI 49464.

Mr. VanOverloop said that they are planning to add a 4,100 sq. ft. fellowship area to their existing church building. Mr. Kortering noted that he saw work already being done in the parking lot and asked if they were already started on the project. Mr. VanOverloop indicated that the work being done in the parking lot is just a parking lot resurfacing project.

Mr. VanOverloop stated that the proposed addition is a space measuring roughly 55' x 75' off the east side of the building. This is not a worship space but rather a fellowship/meeting space as they currently only have a worship area, one small meeting room and a nursery.

Staff noted that they have been aware of the proposed addition for several years and have been working with the applicant to bring the parcel up to current zoning code requirements. Their first step was to rezone the parcel to R-1, which they have done, and applying for this special use is the next step toward bringing them into compliance.

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 TeSlaa 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.**

This is an expansion of an existing building, and they are just trying to bring the parcel up to code. The use is already existing.

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.**

Expansion of an existing building, 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.**

The use is not anticipated to be disturbing, detrimental or hazardous.

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

The use is allowed by Special Land Use permit in the R-1 Low Density Residential zoning district, and the site is designated for Low Density Residential, therefore, approval of a special land use permit for a Place of Worship could be considered consistent with the Zoning Ordinance.

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.**

This is just an addition to the existing building.

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

No adverse impact on roads or traffic congestion.

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 at this location for years.

** It was moved by Becker and supported by Darrow to approve the Special Land Use Permit for a Place of Worship. 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 Permit submitted by Chad Ryskamp for Vehicle Sales and Minor Vehicle Repair. Said land is located at 533 Chicago Dr., described more specifically as Parcel Number 70-16-21-475-007. The subject property is zoned C-2 Community Commercial and FP Floodplain.

Present for this request was Doug Stalsonburg, Exxel Engineering, 5252 Clyde Park Ave. SW, Grand Rapids, MI 49509 and Mark Campbell of Ada, MI.

Mr. Stalsonburg said the property is 11.8 acres zoned both FP Floodplain and C-2 Community Commercial. The property currently has two (2) vacant buildings along with related parking. He stated that they are not planning any development of the site. Mr. Stalsonburg said they are asking for a special use for minor vehicle repair and used car sales.

Mr. Kortering asked if this property had been used as a car sales lot before. Staff noted that the property had been used for that purpose but had not gotten proper approvals.

Mr. Kortering asked the applicant what they plan to use the back/northern parking lot for. Mr. Stalsonburg answered that they plan to use it for employee parking and a staging area for vehicles waiting for parts to come in.

Mr. Kortering inquired what type of work they will be performing at this location. Mr. Stalsonburg said they will be doing minor vehicle repairs such as brake work. He stated that no body work, frame work or painting.

Mr. Kortering asked Staff what the current rules are with parking lots. Staff answered that storing vehicles outdoors at an auto repair facility is currently a problem. Staff noted that the Commission plans to address outdoor storage of vehicles at auto repair facilities next year, but currently the ordinance does not allow for outdoor storage in conjunction with the requested use. Mr. Kortering said that we understand supply chain issues and are sympathetic to the situation. Mr. Stalsonburg stated that vehicles could be waiting 3-4 days for parts to come in and asked if this is an issue. Staff answered that by code it is an issue, however, they do not feel that this would be escalated to the point of citations due to the fact that the Commission is planning on reviewing outdoor storage for vehicle repair in the next year. Staff did note that they appreciate that these vehicles will be in the back of the building and not blocking access.

Mr. Stalsonburg stated that this parking area is hidden in the back of the property in the woods and will not be an eye sore. He then asked what the time frame is for the Commission addressing the storage issue. Mr. Kortering said there is not a set time frame, just that the Commissioners will be looking at that part of the ordinance next year.

Mr. Mark Campbell came to the podium and indicated that he is one of the potential owners of the property. He said that the parking space in the back is in a secluded area. Mr. Campbell

stated that the vehicles need to be stored outside and if they cannot do so, it is a deal breaker. He also stated that they have plans to improve the building aesthetically. Mr. Campbell noted that vehicles being stored in the back lot will not be an eye sore and the bigger problem actually will be theft with it being so hidden back there. He said that they want the front of the property to be pretty and do not plan to have any repair vehicles stored in the front.

Mr. Kortering asked what type of work they are planning to do along the roadway in terms of landscaping improvements. Mr. Campbell said they currently have 3 driveways and the plan is to eliminate the middle curb cut, install grass and generally make improvements.

Mr. Stalsonburg said that the parking lot asphalt is currently 13-feet into the right-of-way. This will be cut out, as well as the middle driveway, and an additional 10-feet into the property to allow 10-feet of landscaping in the front. He did note that they would like to only install shrubs and not trees in the area.

Chairman Kortering opened the meeting up for public comments.

Ms. Erin Wall, 143 Walnut St., Holland, MI 49423. Ms. Wall would like to see Chicago Drive become beautiful. She also stated that as a neighbor, she has no problem with them storing vehicles in the back parking area for overnight parking as it is well hidden.

Mr. Alex Ash, 160 Reed Ave., Holland, MI 49423. Mr. Ash stated there are a lot of vehicle businesses along Chicago Drive and wants to know if they can keep this business going with so many other businesses doing the same type of work so close by. Mr. Kortering commented on Mr. Ash's concern by stating the Commission tends to assume that the business knows if the area can support their business.

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

Mr. Kortering asked how we handle the ordinance for outdoor storage. Staff stated that the Commissioners can include in the motion that the new ordinance would apply so that the applicant doesn't have to come back. Staff then explained to the public that currently the code allows a special use for contractor's facilities to have outdoor storage for things like trusses, etc. as long as it is properly screened. Staff foresees something similar for repair facilities like this that need to store parts, vehicles or disabled vehicles.

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 proposed uses of Vehicle Sales and Vehicle Repair would be consistent with the existing character and land uses along Chicago Drive. As long as the site is well-maintained, items other than display vehicles are not stored outdoors, and work is not completed outdoors, the use may be appropriate.

- 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 existing buildings. Existing infrastructure in the area should be able to adequately serve the proposed use.

If renovations are done to the space or new equipment is added, permits will be needed from the building department. Any floor drains in the building will require the installation of an oil grease interceptor meeting Holland Charter Township requirements, a monitoring manhole may also be required on the sanitary discharge.

- 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 applicant has indicated the vehicles will consist of minor repairs and will not include body or framework. The applicant said there will not be any painting included in their vehicle services.

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

Vehicle Sales and Vehicle Repair uses are allowed by Special Land Use permit in 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.**

The plan provided indicates removal of one of the existing driveways, as well as pulling back the parking lot 10 feet and providing a landscape area in place of pavement. The applicant notes only "low shrubs" to be installed and not trees.

A Front Yard Landscape would need to consist of 1 canopy tree and 3 shrubs per 40 linear feet in a 10-foot-wide strip and a parking area abutting a public right-of-way would need to be screened by a minimum 30-inch-tall hedgerow.

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

The Commission appreciates that the plan provided by the applicant indicates that they will close one of the driveways on Chicago Drive which will be beneficial to reduce traffic conflicts on Chicago Drive and on the site.

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

We allow the business to decide if it is needed in the township.

Staff noted that the previous motion for a business on Felch St. with a similar overnight parking situation stated “no outdoor storage or repairs with the understanding that the ordinance may change in the future.”

Mr. Stalsonburg is asking that satisfying the shrub requirement will satisfy the 30-inch screen requirement. They understand that they will owe Staff a landscape plan. He also noted that they do not want to have a 30-inch-high screen across the front of their used car lot.

Mr. Kortering asked the Commissioners to come up with some suggestions for Staff in regards to guidelines for a landscaping plan. Mr. TeSlaa asked if it could be as simple as saying they could replace one (1) tree with four (4) shrubs? Staff stated that they are trying to beautify this area and that trees play an important factor in beautification of an area. Mr. Kortering stated that the area is 180' wide and asked Staff what the requirements would be for that size area. The requirements are one (1) tree and three (3) shrubs for every 40-feet. Mr. Kortering asked Staff if they need a hedge row? Staff answered that because this will be a car lot, there will not be headlights coming and going so clusters should be fine for the intended use. Staff suggested possibly a tree in each island at either end near the driveways with clusters of shrubs between.

** It was moved by TeSlaa and supported by Darrow to approve the Special Land Use Permit for vehicle sales and minor vehicle repair, provided they meet the following conditions:

1. Approval by Staff on shrub and tree placement with a minimum of two (2) trees and an appropriate number of shrubs to design the screening for the type of business proposed;
2. That all work be conducted indoors and outdoor storage is restricted, with the intent of this Commission addressing outdoor storage changes in 2024.

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 Zoning Ordinance of Holland Charter Township to amend Article 7 of the Zoning Ordinance. The proposed text would add a new Federal District Overlay District and establish regulations for new development along the East 8th Street Corridor, generally from Chicago Drive to US-31.

Present for this request was Christopher Khorey from McKenna to present an overview of the discussion to date and the final draft.

Staff opened by giving a brief overview and history of the amendment. Mr. Broersma stated that the Township Master Plan of 2020 gave a 20-year vision for the Township and out of this master plan came three (3) significant areas ready for investment in that 20-year period. These areas include: 1) The US-31 corridor; 2) The Federal District (8th Street/Chicago Drive) corridor; and 3) The North River/Beechwood corridor (which covers Douglas Ave., North River Ave., up to Lakewood Blvd.).

Staff noted that the Ottawa County Road Commission has just completed repaving, restriping, adding bike lanes and adding a sidewalk to 8th Street on the south side of the road from Russ' East Town to US-31. In addition, the Commission is working with a developer for a proposed new development, deAnker Flats. Due to these items, the Township felt this was a good time to begin the process of creating a new Federal District Overlay District.

Staff indicated that Article 7 handles overlay districts so the changes presented would be to this Article. Mr. Broersma stated that the goal for this area is to create a compact, pedestrian oriented, mixed use development pattern within the corridor by addressing land uses, building setbacks, building coverage, building height, access management, parking lots, sidewalk installation, signage, landscaping and lighting.

Mr. Khorey gave a presentation highlighting the major points of the new Federal District Overlay District.

Mr. Khorey first presented the goals of the district to preserve and enhance the neighborhood, encourage redevelopment and mixed-use projects, improve connectivity, improve pedestrian and bicycle safety, beautify the major corridors, strengthen and create community spaces, as well as create a unique and coherent identity.

Next, Mr. Khorey said that there are two (2) zones; the Core and the Edge each with different rules. The Core focuses more on retail where access management rules are stricter, where as in the Edge access management is more flexible.

Finally, Mr. Khorey talked about the six (6) key policies.

1. Time frame when all of these changes happen. He noted that these rules will only apply to new construction or to a building that is going to have renovations.
2. Setbacks and road frontages. Along 8th Street buildings will be exactly 51-feet from the center of the road where along other streets there will be a 10-foot setback from the edge of the road.
3. Building height. The maximum is four (4) stories with a total maximum height of 65-feet. The minimum in the Core is three (3) stories and in the Edge is two (2) stories.
4. First Floor Use/Residential Exclusion Zone. In the Edge, first floor residential is allowed. In the Core, there is a 20% residential exclusion zone from the front of the building.
5. Residential amenities. The requirement is for each building to offer at least two (2) of the following amenities: balconies, roof top patio, ground level patio, or green space. Also, required is bicycle parking.
6. Right-Size Parking. The ordinance states in the Core a ratio of 1 parking space per dwelling unit and in the Edge the ratio is 1.5 spaces per dwelling unit.

Mr. Kortering asked about business parking requirements. Mr. Khorey stated that the regular C-2 parking requirements will still apply.

Mr. Khorey addressed a question about minimum first floor heights from 12-feet to 13-feet that Mr. VanderMeulen submitted in an email to Staff in his absence tonight. The Commissioners discussed this option and felt that because the 12-feet is a minimum; a developer could always make it taller if they felt that would assist in renting out the spaces.

Mr. Darrow inquired if we should consider parking garages in the area to aid in the parking shortage. Mr. Khorey noted that there is a provision for on-street parking written into the ordinance. Mr. Kortering asked if the ordinance prohibits large parking structures. Mr. Khorey answered they would be allowed in both the Core and the Edge.

Mr. Kortering thanked Mr. Khorey and his team for all the work they did on this amendment.

Chairman Kortering opened the meeting up for public comments.

Erin Wall, 143 Walnut Ave., Holland, 49423 – Ms. Wall said that she is very excited about the beautification of the area. She noted that the neighbors have already noticed that traffic on 8th street has slowed down since the lane reduction project was completed. Ms. Wall expressed concern with the access points to 8th Street. She said that on Walnut Ave vehicles speed up and down that road; it is a pass through from Chicago Drive to 8th Street. She asked the Road Commission for a speed trailer to be placed there and when it was there, the speeds slowed way down and as soon as it was taken away, the speeds have gone back up again. Ms. Wall stated that they would like to see Walnut Ave closed off so that it is not a through street. She is concerned because Walnut Ave is not a wide road, with no sidewalks, and no curbs. Because of this they are concerned that overflow parking will end up on their road being too close to their homes. Ms. Wall said that she is also concerned about how deep the Core zone goes in toward Chicago Dr. She is concerned that if a commercial property goes in there and is open late and they play music too loud that this will disrupt their neighborhood.

Jason Wall, 143 Walnut Ave., Holland, 49423 – Mr. Wall stated that it looks to him like a lot of the access points are from side streets and that concerns him.

Alex Ash, 160 Reed Ave., Holland, 49423 – Mr. Ash thanked the Township for their role in getting 8th Street repaved. He said he feels so much safer bringing his daughter there for walks, especially with the new crosswalk area. He commended the Commission for doing a great job on keeping good communication with the neighborhood. Mr. Ash had a suggestion that because there are homes in that area that will be 100 years old in the next few years, he would like someone to look into the possibility of creating a historic district. This is the old Cedar Swamp Village which was an old farm area and would like to pay tribute to that.

Deb Tacoma, 124 Walnut Ave., Holland, 49423 – Ms. Tacoma said that the homes in the area are very close to the road and she is concerned with additional traffic down those roads, as that is very scary with young children in the area.

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

The Commissioners went through the Criteria for Amendments

1. The proposed text amendment would clarify the intent of the ordinance.
2. The proposed text amendment would correct an error or oversight in the ordinance.
3. The proposed text amendment would address changes to the State legislation, recent case law or opinions from the Attorney General of the State of Michigan.
4. The proposed text amendment would promote compliance with changes in other County, State or Federal regulations.
5. In the event the amendment will add a use to a district, that use shall be fully consistent with the intent of the district and the character of the range of uses provided for within the district.
6. The amendment will not create incompatible land uses within a zoning district, or between adjacent districts.
7. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.
8. As applicable, the proposed change shall be consistent with the township's ability to provide adequate public facilities and services.

9. The proposed change shall be consistent with the township's desire to protect the public health, safety, and welfare of the community.

The Commissioners then went through the Zoning Map Amendment 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 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.

The Commissioners determined the amendment met both sets of criteria.

The Commissioners discussed parking. Mr. Darrow is concerned about the low ratio of parking to units; he would like to see a 1.5 ratio of parking space per dwelling unit. Mr. Khorey stated that there is a maximum of 150% parking and maybe we should eliminate that maximum so that if a developer, or the Township, wanted to build a parking garage that would be allowed. A parking structure is allowed with a Special Land Use Permit but it is allowed in both the Core and the Edge. Staff stated that maybe a 2-story parking option would be a possibility while still keeping the building under the 65' maximum limit and still have 3 stories of residential above it. Mr. Kortering asked if offsite parking with a contract would be allowed. Staff stated that deferred and shared parking is allowed.

Commissioners discussed first floor heights again. It was determined that this is a minimum requirement not a maximum and that if a developer would like taller ceilings, they are free to do so. It was noted that national retailers demand 16' ceilings in their stores.

** It was moved by Barajas and supported by TeSlaa to approve the proposed amendment to zoning ordinance of Holland Charter Township as presented to the Township Board of Trustees with the following change made to Section 7.4 H 5a to "clarify a parking lot level dedicated only to parking shall not count as a habitable story." A roll call vote was taken. Yes – 4, No – 1, Absent – 2. Motion carried.

Other Business

0 (vac) 120th Ave., Holland, 49424 – 70-16-09-200-041 – Site Plan Review – Consideration of a request by Dan Hibma of North Point Land, LLC for site plan approval of an 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.

Present for this request was Mark Bailey of Feenstra & Associates, 3145 Prairie St. SW, Ste. 103, Grandville, MI 49418 and Craig Fritsma from Land & Co., 1701 Porter St SW #6, Wyoming, MI 49519.

Mr. Bailey addressed items from the site plan review. He noted that they have received approval from EGLE for the work in the wetlands. They have been in contact with FEMA and have received verbal notification that they will not need to do anything but do not have anything in writing from them.

Staff noted that the Township will need something from FEMA in writing for the flood plain. Mr. Bailey stated that they are waiting to get approvals from Ottawa County Road Commission and the Ottawa County Water Resource Commission until they receive approval from the Planning Commission. He stated that their retention pond is way oversized and they are certain it will meet Ottawa County Water Resource Commission approval. As for the driveway, they know what the Ottawa County Road Commission is looking for and they feel they are good.

Mr. Kortering asked if they were supposed to add two (2) driveways instead of the one (1) shown. Mr. Bailey said that because they created a loop, it improves connectivity of the site.

Mr. Bailey addressed the hammer head style turn around near Building 21 and said that there is plenty of room for a 21-foot turning radius for a fire truck. Staff indicated that due to the height of the building, they would need to provide a 26-foot aerial access road as well.

Mr. Bailey said that they have provided connectivity to their other two (2) phases with two (2) connection points. He stated that they are very limited on amenities that they can offer because of the wetlands on the property.

Mr. Fritsma stated that their target demographic is young professionals to elderly singles. He noted that as far as adding amenities, they have a grill and patio area in the older section and they are open to adding a dog park with an area for small dogs and an area for larger dogs. Mr. Fritsma noted that they don't really see many children in their apartments so there isn't really a need for a playground.

Mr. Bailey said they will provide a landscape plan. He noted that because of the amount of wetlands on the property, they are very limited as to what they can do to add landscaping. He said they are willing to work with EGLE to add as much landscaping as they can without disturbing the wetlands.

Mr. Bailey noted that the dumpster area is located in the old section on the main drive that most people use to exit the development. They are open to adding dumpsters if there is a need and to putting new dumpsters in other areas, if needed.

Mr. Bailey stated they have not done a photometric plan yet as they were waiting on approval first.

Mr. Kortering verified with Mr. Bailey that they have gotten approval from EGLE but do not have approvals from FEMA, Ottawa County Road Commission, Ottawa County Water Resource Commission, and have not provided a compliant Landscape Plan, Photometric Plan, or Amenities. Mr. Kortering questioned the depth of the garages being only 18-feet and wondered if that is deep enough. Mr. Fritsma answered that there is an additional walkway raised up 4-inches at the end of the garage.

Staff had the following comments:

1. If the pond is oversized, then it could be downsized to add some flexible, usable space in the design so things can be adjusted to create the necessary buffers between uses.
2. Staff contacted EGLE to ask about wetland landscaping restrictions and were informed that the developer can plant in wetlands just as long as they plant native species by hand and do not use any heavy equipment.
3. There is a lot they are trying to fit into with the constraints of the wetlands.
4. A bond came due on September 30, 2023 for the construction of a fire lane along the north end of Phase 2 and watermain connection. The Township is extending grace on this date because the owner has taken steps to seek final site plan approval for the final phase of North Pointe Apartments.

Mr. Bailey stated that he feels they have enough room for the fire lane at the hammer head to the north.

Staff noted that there are details that really need to be ironed out before they are comfortable with the request.

Mr. Kortering asked Staff if the Planning Commission needs Ottawa County Road Commission and Ottawa County Water Resource Commission approvals before moving forward with site plan approval. Staff said those approvals were not necessary and can be handled at the Staff-level, however, approval from FEMA is critical as FEMA's review may significantly impact site design and building layout. Staff also noted that the Commissioners should determine what amenities the applicant needs to provide.

The applicant needs to submit a turning exhibit for a straight body vehicle with a wheel base of 21-feet 2-inches. Staff would like to see some of the nine (9) items listed in the Staff Report on page 11 done before approval is given.

The Commissioners agreed that adding a dog park would be a good amenity in this development.

** It was moved by Darrow and supported by Becker to table the site plan for an 84-unit multi-family apartment complex, consisting of 4 3-story apartment buildings, 3 garage buildings and one (1) maintenance building. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

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.

This item will remain 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.

This item will remain postponed at this time.

Macatawa Legends PUD – Amendment to a PUD Final Development Plan – Consideration of an Other Minor Change for the Macatawa Legends PUD. The proposed change consists of reducing the private easement for public utilities from 10 feet to 8 feet and then reducing the corresponding building setback from 10 feet to 8 feet when adjacent to a private street right-of-way.

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.

Review of 2024 Planning Commission Meeting Dates

Approved with one change from September 3, 2024 to September 10, 2024.

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

The meeting adjourned at 8:28 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary