

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 14, 2024

Vice-Chairman Jack VanderMeulen called the meeting to order at 6:00 pm and asked for a roll call of members present.

Present: Vice-Chairman/Secretary Jack VanderMeulen, Members, Leo Barajas, Angela Huesman, 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: Chairman Randy Kortering and member Doug Becker.

Public Comment:

Donovan Gomez, 655 Douglas Ave, Holland, 49424 – Mr. Gomez stated that he does not like how the Commissioners are appointed and not elected as they are there to represent the Township. He went on to state that he feels there are problems with higher education, homelessness and drugs; however, he does feel like Ottawa County is doing a better job with the drug problem than other communities. He ended by saying he feels the people need good representation.

Staff read a letter from Park Township stating that they are starting the process of revising their Master Plan and welcome any input from surrounding jurisdictions.

Minutes:

** It was moved by TeSlaa and supported by Barajas to approve the minutes of the regular meeting of April 9, 2024, with one change to clarify a comment provided about density and crime was an opinion, not fact. A roll call vote was taken. Yes – 5, No – 0, Absent - 2. Motion carried.

Public Hearings:

Vice-Chairman VanderMeulen opened a public hearing for consideration of a Special Land Use Permit for accessory Outdoor Storage associated with Light Manufacturing, submitted by David Callari of DC Battery Hub-MI, LLC on behalf of Rodger Collins of R Collins Holdings, LLC. Said lands are located at 4554 128th Ave., described more specifically as Parcel Number 70-16-04-156-022.

There was no one present to speak to this request.

Vice-Chairman VanderMeulen 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 Huesman to close the public hearing and table the matter. All in favor. Motion carried.

Other Business

9696 Black River Ct – Parcel Number 70-16-36-200-031 – Site Plan Review

The applicant requested the item be postponed at this time.

Tabled Items

410 & 414 E 8th Street – Parcel Numbers 70-16-28-328-002 & -003 – Preliminary P.U.D. –

This item was tabled at the Sept. 5, 2023 meeting.

Item to remain tabled at this time.

892 & 912 Black River Dr – Parcel Numbers 70-16-25-475-003 & -002 – Special Land Use Permit – This item was tabled at the April 9, 2024 meeting.

Present for this request was Becky Page, Holland Engineering, 220 Hoover Blvd., Holland, 49423, Timothy Kraal of Butch Properties, LLC. 912 Black River Dr., Zeeland, 49464 and Steve Kraal, Excell Electric, 3115 Dixie SW, Grandville, 49418.

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

Ms. Page said that they have resubmitted new information that includes both sites as requested by the Commissioners at the last meeting. The new drawings show the location of the outdoor storage area as well as dimensions, setbacks, landscaping and screening.

Ms. Page stated that they have met with the Ottawa County Water Resources Commission regarding stormwater storage on the site and have the necessary approval from them. Ms. Page also noted that they have received approval regarding the 433-easement encroachment. She said that she has forwarded both of these approval letters to Staff.

Ms. Page said that the dumpster will be kept inside the building and will only be brought outside on service days.

Ms. Page stated that they have submitted their plans to the Ottawa County Road Commission on April 24th and are awaiting their review.

Mr. Sharp asked about the driveway and why it has a curve to it. Ms. Page answered that the Ottawa County Road Commission required the driveway to be across from the driveway on the other side of the street and therefore in order to match it up to the parking lot there needs to be a slight curve to the driveway.

Mr. TeSlaa stated that he is glad to see the new drawings showing how the storage area is laid out, he asked where the entrance is located. Ms. Page stated that would be along the asphalt but they are not sure of the width of the gate yet.

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 use should be appropriate as it is similar to other contractor facility uses in the same area, as long as it is done per standards.

- 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.**

Public services appear to adequately serve the proposed use expansion and they have determined that drainage is part of the overall site.

- 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 activities on all subject properties will result in some traffic and noise, however, the area is set up well for that.

The Commission may talk about the items being stored outside if it is included in a motion. We are aware that they store longer temporary poles between jobs.

The southern parking lot's drive aisle connecting to Black River Drive should be reviewed to eliminate the unusual curves before submitting for site plan approval. Mr. VanderMeulen asked if this can be handled by Staff. Mr. Sharp asked if they would be able to lose 3 parking spaces to straighten out the driveway.

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

Zoning does allow for this use as a special use.

- 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 parking lot expansion will impact the natural state of the vacant southern property (892 Black River Dr); however, landscaping requirements and stormwater drainage approval will help to mitigate negative impacts of added impervious surface. Mr. VanderMeulen noted that a motion should include what the Commission is requiring for a timeline.

The proposed drive aisle/parking lot connection and any associated paving between 912 and 892 Black River located within the 75-foot-wide drainage easement will require Ottawa County Water Resources Commissioner (OCWRC) approval prior to obtaining site plan approval. It was noted that they worked with the Ottawa County Water Resources Commission and the approval has been sent to Staff.

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

Similar to what is planned for this land.

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

The Commission stated that they would not build a building if it is not needed.

Staff clarified that the Township does not allow aggregate parking lots. Staff is suggesting that the Commission requires the parking lot be paved by November 15, 2024 or have a building permit pulled with an active building site by November 15, 2024. Mr. Kraal stated that they do not have plans to start a building at this point, however they would like 2 years grace before needing to pave the parking lot if the Commission would allow them that time.

** It was moved by Barajas and supported by TeSlaa to approve the Special Land Use permit for an expansion of an existing Contractor's Facility with Outdoor Storage with the following conditions:

1. The 2 lots of record are combined into 1 lot of record;
2. Site Plan Approval for the parking lot expansion is secured, including securing approvals from OCWRC for drainage easement encroachment and stormwater drainage and OCRC for driveway connection to Black River Drive by August 15, 2024.
3. Parking lot paving and pavement striping is to be complete before November 15, 2026.
4. Driveway construction and landscaping for the entire front yard before to be completed before November 15, 2024.

A roll call vote was taken. Yes – 5, No – 0, Absent - 2. Motion carried.

Planning Commission Discussion

The Commissioners discussed possible Zoning Text Amendments, including outdoor storage areas for commercial and industrial zoning districts. It was noted that there are several questions that need to be addressed as the Commission looks to amend the outdoor storage ordinance. Some of these questions include: 1) Is the current definition of outdoor storage still appropriate? 2) Should outdoor storage be extended to uses beyond what is currently in the ordinance? 3) Should outdoor storage opportunities be extended for specific uses? 4) Should further outdoor storage parameters be considered in regards to maximum outdoor storage area, setbacks, height, and items? 5) What are possible solutions? The Commissioners will further discuss these questions at the next meeting in June. Commissioners asked how the new standards would be enforced and if some properties would be "grandfathered" in if they have been there a long time? Staff noted that typically they would handle these situations on a case-by-case basis.

The next regular Planning Commission meeting is scheduled for Tuesday, June 4, 2024, at 6:00 pm.

The meeting adjourned at 6:54 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary