

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
July 9, 2024

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, 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: Angela Huesman.

Public Comment:

Paul DeBoer of MONDAY Impact Development on behalf of deAnker Flats. Mr. DeBoer gave an update on the deAnker Flats PUD parking situation. He stated that they have been working on trying to secure additional parking with neighboring businesses or trying to purchase additional land to no avail. They will now look at how they can build on the site with the required number of parking spaces. Mr. DeBoer noted that the house on the property has been removed.

Minutes:

** It was moved by Barajas and supported by Becker to approve the minutes of the regular meeting of June 4, 2024. A roll call vote was taken. Yes – 5, No – 0, Absent – 1, Abstain - 1. Motion carried.

Public Hearings:

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit submitted by Jason Lohman on behalf of Farm and Fleet of Janesville, WI. Said lands are located at 3940 West Shore Drive, described more specifically as Parcel Number 70-16-09-100-027. For Vehicle, Recreational Equipment, Manufactured Homes, Heavy Equipment Sales and Rental. The subject property is zoned C-2 Community Commercial.

Present for this request was Mr. Jason Lohman of Blains Supply of 3507 E. Racine St., Janesville, WI, 53547.

Mr. Lohman said they are asking to designate 12 of their current parking spaces for display of small single axle trailers. These trailers are both open and enclosed trailers measuring 12' long, 16' – 17' long with the tongue. He noted that they currently have them in the back of the store in an enclosed area and would like to have them on display out where the public can more easily see them. They are asking for 12 spaces that are located at the northern most row of parking spaces along Quincy St. Mr. Lohman said they do not have plans to put any boundaries around the trailers and they would be locked. He indicated that they currently have the minimum required 353 parking spaces and taking away the 12 spaces they are requesting would cause them to fall

below the minimum required, so they are proposing a deferred parking agreement with an additional 53 spaces to the south of their building.

Mr. Sharp asked if they are concerned with traffic flow in that area. Mr. Lohman said that they have trailers on display at their other locations and it is not an issue, so they do not foresee it being an issue here either.

Mr. VanderMeulen asked if they need to be at that location on the property, as he would rather see them at the southern end of the property instead of the northern end of the property. Mr. Lohman said they like to place them along a perimeter, so they are out of the way and visible to customers driving by. The customers then go inside to purchase the trailers.

Chairman Kortering asked if there is landscaping between the proposed area and Quincy St. Mr. Lohman said there is nothing tall in that area blocking the view.

Chairman Kortering opened the meeting for public comment.

There was no one from the public present to speak to this request.

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

Chairman Kortering asked Staff how we handled other businesses that display trailers for sale, like at Sam's Club. Staff indicated that they did not specifically look up Sam's Club but said that in other locations such as U-Haul along Lakewood boulevard, the Planning Commission has put in height restrictions for vehicles and trailers that are on display along the road.

Staff noted that there is some concern with pedestrians looking at the trailers in the parking lot. Mr. Barajas asked where Tractor Supply, which is located just kiddie-corner from Blain's, displays their trailers. Staff noted that there is a paved area outside of their parking lot. Staff also stated that they are asking for 12 spaces but that does not mean they will display 12 trailers as the trailers may be displayed at an angle allowing for maybe 8 trailers to be displayed.

The Commissioners said they would prefer to see the trailers displayed in a back-to-back parking area to allow more space for the trailers and for pedestrians to walk around the trailers. The Commissioners agreed that they would like to see the trailers in the first row of double-parking spaces at the north end of the parking lot. It was indicated that no hedging would be required if they moved the trailers to that area. Chairman Kortering asked Mr. Lohman if that would be acceptable to them. Mr. Lohman agreed that they would utilize those spaces instead.

The Commissioners went over the following 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.**

This doesn't seem to be a concern.

- 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 will not impact public services and facilities.

- 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.**

They are leaving the ability to drive around the display.

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

The use is consistent with purposes of 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.**

Not a concern.

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

The compromise has helped to reduce hazards and traffic congestion.

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

They have been selling them in a different location that is not good for the public to view the trailers.

** It was moved by TeSlaa and supported by Barajas to approve the Special Land Use Permit for Vehicle, Recreational Equipment, Manufactured Homes, Heavy Equipment Sales and Rental use utilizing the first double row of 6 back-to-back spots at the north end of the parking lot for up to 12 trailers with a deferred parking agreement for at least 12 parking spaces south of the existing outdoor display and sales area. A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

Chairman Kortering opened a public hearing for consideration of Special Land Use Permit, submitted by Brian and Valerie Groenhof of B & B Handyman Service. Said lands are located at 533 Chicago Dr., described more specifically as Parcel Number 70-16-21-475-007. Request is for a Contractors Facility with Outdoor Storage. The subject property is currently zoned C-2 Community Commercial.

Present for this request were Brian and Valerie Groenhof of B & B Handyman Service, 13985 Brook Lane, Holland, 49424.

Mr. Groenhof indicated they are currently located at 430 W. 21st St. where they are renting the space. Moving to this location would allow them to own the building rather than rent. B & B Handyman provides construction and repairs services.

Mr. Groenhof stated that they are willing to adjust the proposed landscaping and pavement removal back 4' from the road right-of-way. He also noted they would like to leave the poles for the sign that is already there.

Ms. Groenhof said they plan to remove the far-left driveway and add landscaping in that area to discourage traffic from cutting through their property to get to the gas station next door. She also noted that they plan to add landscaping closer to the building. They currently do not have a safe space to park vehicles at their location on 21st street and are looking for a safer location. She said they also plan to close off access around the west side of the building for safety.

Chairman Kortering noted that the applicant is asking to delay the installation of landscaping and asked the applicant why they are asking for a delay. Ms. Groenhof answered they would like a delay for financial reasons to give them a chance to get settled in their new building and make the needed upgrades to the building itself before spending money on the landscaping. Chairman Kortering asked how long they would like to delay the landscaping. Mr. Groenhof asked for a year to give them time to fix up the building and install landscaping at a better time of the year than the heat of summer.

Mr. VanderMeulen asked how they plan to use the building. Mr. Groenhof indicated that they will use the building mainly for storage of supplies and a couple of trailers. He also noted that they have one box truck that, at this time, will not fit in the building; however, they hope to install a taller garage door to accommodate the box truck inside at some point. They prefer to keep it stored inside so that their catalytic converters do not get stolen, as this has been a problem at their current location.

Mr. VanderMeulen asked if they have customers coming to their location. Mr. Groenhof said that customers do not typically come to his location other than to drop off a check or possibly a piece of paper.

Staff asked the Commissioners to clearly identify the outdoor storage area as well as indicated that it would need to be surrounded by an opaque screened fenced-in area. Ms. Groenhof asked if they could, on occasion, leave a truck parked in the outdoor storage area overnight. Staff informed them that would be considered outdoor storage and would have to comply with the outdoor storage ordinance.

Mr. Groenhof stated they are planning to put a fence to the west of the building to close off access to that area. They also eventually plan to put a gate between the two buildings in the back so that the public cannot access that area.

Staff indicated that 4' is the minimum screening hedge for parking abutting a public right-of-way and that landscaping cannot be planted in the public right-of-way. The current plan does not show the 4' landscaping outside of the public right-of-way. The Commission should give Staff direction for a site plan.

Chairman Kortering opened up the meeting for public comment.

There was no one from the public present to speak to this request.

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

Chairman Kortering asked if the Commissioners are good with waiting up to a year for them to finish the landscaping. Mr. VanderMeulen said that this is in line with what we have done in the past. Mr. Kortering clarified that removing the pavement, outdoor storage area screening, and seeding/mulching any un-landscaped areas at occupancy would be required.

The Commissioners then discussed the parking and outdoor storage areas. Staff indicated that the outdoor storage area would typically need a vinyl or wood fence around it to meet the opaque requirement. The Commissioners said they would be comfortable allowing Staff to do the final site plan review.

The Commission went through the 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 will be ok in this area as there is a gas station next door and other facilities in the area.

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 building has been used for years so there will not be any additional impact.

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.

They are a contractor that will only be using the building for storage of material.

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

The request fits 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.

Staff can address this with the owner.

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

They do not have customers come to the location so they will not be adding any traffic to the area.

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

They have been in business for years.

** It was moved by Becker and supported by Barajas to approve the Special Land Use Permit for a Contractor's Facility with Outdoor Storage with the following stipulations: outdoor storage screening, pavement removal, and soil stabilization shall be completed prior to occupancy. With the addition of a 4' landscape section on their property to be completed within 1 year. Applicant can work with Staff to finalize screening requirements. A roll call vote was taken. Yes – 6, No – 0, Absent – 1. Motion carried.

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit, submitted by Dave Ash of Lakewood Construction on behalf of Dave Rozendal of Tennant Co. Said lands are located at 12875 Ransom St., described more specifically as Parcel Number 70-16-05-200-021. Request is for Outdoor Storage related to a principle industrial use. The subject property is zoned I-2 General Industrial.

Present for this request was Mr. Bruce Zeinstra of Holland Engineering, 220 Hover Blvd., Holland, 49423.

Mr. Zeinstra said that Tennant has been storing trailers in the back parking lot for a while without a special use permit. He noted that there are two trailers they own to store items in and the rest of the 12 spaces are used for trailers that come in and out.

Mr. Zeinstra indicated that they are looking to put up chain-link fencing around the three sides of the area with vinyl slats, something similar to what DJ's Landscaping did. He said they are happy to install screening along the road right-of-way but would prefer not to install any islands in the parking lot at this time as they are in the process of a possible building expansion.

Chairman Kortering noted that the area in question is to the northeast of the building and that they never pulled permits to install the parking area and, therefore, have received a code violation.

Staff explained that the property actually has three front yards as it is bordered by three streets and one side yard that runs along the north side of the building. Because of this odd situation it brings about some unusual circumstances with setbacks and screening.

Mr. Becker asked if the area is completely enclosed or only enclosed on three sides. Mr. Zeinstra said it is enclosed on three sides.

Mr. VanderMeulen asked about lighting. Mr. Zeinstra indicated that there is one light pole in the center of the parking lot. He said they are trying to meet requirements without making too many changes at this time due to the potential future expansion on the property. Mr. VanderMeulen pointed out that chain link fencing with slats is not allowed in the Township. Mr. Zeinstra said that they could do something else like what DJ's Landscaping did with their chain link fence. Staff

noted that they are not sure that the screening fabric on the fencing DJ's installed will be considered truly opaque.

The Commissioners talked about requirements regarding enclosing the area. Staff indicated that it needs to be screened on all four sides and installing either a fence or an island with landscaping across the southern portion of the parking lot with an opening for the trucks to come in and out of would be a good way to get the necessary screening in that area. Staff also pointed out that because the property is industrial, they could have an 8' tall fence instead of a 6' tall fence which would help to screen the taller semi-trucks.

Mr. Sharp asked if they have a timeline for the future expansion. Mr. Zeinstra said that building plans are underway, but no site plans have been drawn up yet.

Mr. Kortering opened up the meeting for public comments.

There was no one from the public present to speak to this request.

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

Mr. Becker said that he likes the addition of a fence with trees to close in the area along the south and obstruct the view. Mr. TeSlaa is less concerned about the parking lot and more concerned with landscaping along 128th Ave. on both sides of the driveway. He would not have a problem with deferring the parking lot island until the expansion happens. The rest of the Commissioners agreed that they are not as concerned about adding an island with trees to close off the area. They would prefer to see the applicant focus on installing permanent front yard landscaping along 128th Ave. to bring it up to compliance, as was done by their neighbors to the east.

Staff would like to see front yard landscaping including fencing along with deciduous trees and shrubs along road. They also noted that the outdoor storage area will need to be enclosed by a minimum 6-foot-tall privacy fence, or comparable evergreen vegetative screen, berm or combination of them, which is why Staff proposed the islands in the parking lot. The owner could just add a fence without the island in the parking lot to screen the south side of the storage area if they would rather do that.

The Commissioners went over the 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.

If proper screening is provided, a semi-trailer storage area may be appropriate with the character and uses in the area.

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.

Already operating at this location.

- 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.**

What they are doing will not change.

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

They are in the Industrial District so the use is allowed.

- 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 additional work beyond a fence is proposed.

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

That is the case.

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

The Planning Commission determined they are already in business so there is a need.

** It was moved by TeSlaa and supported by Barajas to approve the Special Land Use permit for Outdoor Storage related to a principal industrial use with the following conditions:

- Applicant is to install a 6' high opaque fabric covered fence on three sides of the outdoor storage and install landscaping, meeting minimum requirements, along the front yard on 128th Avenue from the north going to the driveway; and
- Applicant is required to choose one of the following two options for 4-sided screening of the outdoor storage area: 1) add an opaque fence with landscaping to the south side of the driveway extending the equal distance as the landscaping on the north side of the driveway, or 2) add screening in the parking lot.

A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

Chairman Kortering opened a public hearing for consideration of a proposed preliminary Planned Unit Development for Eagle Meadows Condominium PUD, submitted by Brad VanderZwaag of Bauvan Land Co. LLC. Said lands are located at 0 (vac) Perry St., described more specifically as Parcel Number 70-16-24-300-038. The proposed residential development consists of 2 single-family units and 15 two-family units served by a public street and utilities. The subject property is zoned R-2 Moderate Density Residential.

Present for this request was Mr. Jeff VanLaar of Excel Engineering, 5252 Clyde Park SW, Grand Rapids, MI 49509. Tom Witteveen of Bauvan Land Co. LLC, 2763 120th Ave., Holland, MI 49424.

Mr. VanLaar explained that they are here to present a new plan for Eagle Meadows Condominium PUD. He said that the previously approved site condominium plan was for 22 single family homes; this new plan is for 15 two-family buildings and 2 single-family buildings totaling 32 units. Mr. VanLaar explained that the reason for the change is because the land has been sold to a new owner and they decided to go a different route than the previous owner wanted to go.

Mr. VanLaar said the reason they are proposing a PUD is to boost density to allow for two-family condominiums, as well as to help control costs. He noted that the previous development was tight with small yards. They feel this new design fits in better with the neighborhood as there are PUD condominium developments both to the west and to the south. Mr. VanLaar pointed out that this is a transition zone with industrial to the east. He also stated that in the surrounding area is some agricultural land designated Low Density Residential in the Master Plan and a campground to the North.

Mr. VanLaar indicated these condominiums would be owner occupied.

Mr. VanLaar noted that according to the Township ordinance, a two-family unit needs to be on a County primary street. He pointed out that both Windemere and Waterford Condominiums are PUDs that would not meet today's ordinance. Mr. VanLaar said their road allows access to a primary road. He said that they have received positive feedback from Windemere as they like the change they made to the development.

Mr. VanLaar pointed out some benefits he feels this new plan has. First, this plan allows for various housing types such as single-family, two-family, walk out basements, daylight basements and slab-on-grade homes. Second, it allows for walkability, which the other condominium developments, other than Savannah Lakes, do not offer in their PUDs. Third, they plan to add evergreens along with landscaping along the entrance. Fourth, they are providing connectivity to future development to the northwest and they are providing a sidewalk on the west side of the road. Lastly, there is a storm water drain along Perry St. which is an orphan drain (not maintained) and they will be adding provisions to allow for County maintenance. They will also be extending sewer from the southeast allowing neighbors to be able to hook up if they choose to.

Mr. Kortering opened up the meeting for public comments.

John & Diane Walters, 1730 104th Ave. – Mr. Walters said that they own 22 acres off 104th Ave. He stated that in the past it has been noted that the Township doesn't like cul-de-sacs, so he is wondering how this got approved as a cul-de-sac. Ms. Walters noted that the proposed road connection would go right in front of their house, and right over their driveway. Staff noted that the Master Plan of the Township identifies the property that is currently AG Agricultural for future residential development.

Mary Elhart-Kraai, 1614 Highpoint Dr. – Ms. Elhart-Kraai said she feels this is an improvement over the original plan that was approved. She is, however, concerned about drainage. She stated that that property has always been very wet and believes that the springs would allow for water to flow to Windemere. She also noted that the southwest part of the farmland was never farmed because it is so wet all the time.

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

Mr. Barajas is happy to see that the development will be owner occupied and not rentals, he also said they are very nice-looking condominiums.

Mr. VanderMeulen asked if they have taken into account in their calculations the increase in roof area on the property and how that affects drainage. Mr. VanLaar said they have not recalculated that with the change in roof tops. He did point out that the detention area is below the existing drain which may actually cause more water to be pulled to their detention pond from surrounding areas. He said there is a large detention area that is a little higher which would feed into a lower section, which then drains toward Perry St.

The Commissioners had a discussion to determine if this application fits the qualifications for a PUD. The Commissioners liked that there are other condominiums around this proposed development and feel like it would fit in well there. Staff said that the density is too high for the Commission to approve. If Staff were to use the formerly approved Site Condominium plan which consisted of 22 units as their parallel plan, the developer can only go up to 26 units, not the 32 they are proposing. It was also discussed that if they can add some sort of community area like a gazebo, park type area, etc. that would help them to qualify for a PUD.

Chairman Kortering summarized what the applicant should work on to bring back to the Commission. He said they need to address the number of units, the amount of green space, keep the sidewalk, add a community amenity, and possibly increase the width of the garage doors as 16' wide doors are quite narrow.

Mr. VanLaar asked Staff to clarify that a duplex product would only be allowed on this plot under a PUD. Staff answered that is correct.

** It was moved by Becker and supported by Barajas to table the preliminary PUD request. A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

Other Business

3940 West Shore Dr. – Parcel Number 70-16-09-100-027 – Site Plan Review – Submitted by Jason Lohman on behalf of Farm and Fleet of Janesville, WI. Said lands are located at 3940 West Shore Drive, described more specifically as Parcel Number 70-16-09-100-027. To establish a Vehicle, Recreational Equipment, Manufactured Homes, Heavy Equipment Sales and Rental area for small trailers The subject property is zoned C-2 Community Commercial.

** It was moved by Sharp and supported by TeSlaa to approve the site plan associated with a Special Land Use Permit Request to establish a Vehicle, Recreational Equipment, Manufactured Homes, Heavy Equipment Sales and Rental area for small trailers as conditioned by the Special Land Use Permit pending final layout approval with Staff. A roll call vote was taken. Yes – 6, No – 0, Absent – 1. Motion carried.

0 (vac) 104th Ave – Parcel Number 70-16-36-300-015 – Future Land Use Map Amendment - Request by Stephanie Hoekstra of Agora Flats, Inc. on behalf of Scott Potter of Ridge Point Community Church to initiate an amendment to the future land use map and designate 7.05 acres of the subject property from Low Density Residential to Medium Density Residential.

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

Staff noted that they have sent out letters to the surrounding jurisdictions. The MACC sent out an email of support that Staff read into the minutes.

** It was moved by Becker and supported by TeSlaa to recommend approval to the Township Board for review and determination that the proposed amendment is acceptable for distribution to the surrounding municipalities and designated agencies, who will in turn have a 42-day comment period.

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.

0 104th Avenue – Parcel Number 70-16-36-300-015 – Zoning Ordinance Map Amendment – Submitted by Stephanie Hoekstra of Agora Flats, Inc. on behalf of Scott Potter of Ridge Point Community Church. To conditionally rezone 7.05 acres of the subject property from R-1 Low Density Residential to R-2A Medium Density Residential.

Item to remain tabled at this time.

Planning Commission Discussion

Staff and Chairman Kortering presented some new information for outdoor storage that was found during researching other jurisdictions outdoor storage policies and will present it to the Commissioners for discussion at the meeting in August.

The next regular Planning Commission meeting is scheduled for Tuesday, August 13, 2024, at 6:00 pm.

The meeting adjourned at 8:20 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary