

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 13, 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, 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: None.

Public Comment: None.

Minutes:

** It was moved by Becker and supported by Barajas to approve the minutes of the regular meeting of July 9, 2024. A roll call vote was taken. Yes – 7, No – 0, Absent – 0. Motion carried.

Public Hearings: None.

Other Business:

4508 128th Ave. - Parcel Number 70-16-04-157-002 - Site Plan Review - Submitted by Curt Hall of LandTech WMI, LLC on behalf of Troy Elenbaas of Elenbaas Properties, LLC for site plan approval of outdoor storage area. The subject property is zoned I-1 Light Industrial.

Present for this request was Mr. Curt Hall of LandTech WMI, LLC at 4508 128th Ave, Holland, 49424.

Mr. Hall addressed the matters that Staff mentioned in the Staff report. He stated that they provided a receipt to Staff today as proof that the site plan was based on a survey. Mr. Hall noted that they heard back from the Ottawa County Water Resources Commission this afternoon and will be receiving their determination in writing soon and will pass that along to Staff. He then addressed the material that will be underneath the dumpster. Additionally, Mr. Hall noted that they will pave the proposed storage area immediately east of the building, instead of using aggregate stone. He said they are planning on putting the dumpster on concrete, not on aggregate stone as shown on the drawings, because they will need to be able to rotate dumpsters and for that they need concrete. Mr. Hall then questioned why they would need additional screening for the dumpster, as it is not visible from any public right-of-way. He noted that they plan to plant three 6' evergreen trees at the northeast corner of the building and stated that they will change those from the originally planned white fir to white pine. Mr. Hall also pointed out that there are 3 off-site evergreen trees along the south side of the property blocking the view from the road.

The Commission then discussed the dumpster in regards to the location, necessary screening, and what type of surface it needs to be placed on. Staff said that it is not mandatory that it be on concrete but generally that is the best option compared to asphalt. Mr. Hall indicated that they have the dumpster in the location shown because they will be sharing it with Carry-All Products. He said that this location also keeps it away from drive isles and employee parking areas. Mr. Kortering asked if they have a written agreement with Carry-All Products for sharing the dumpster. Mr. Hall said he would get Staff a signed copy of the agreement.

Mr. Hall indicated that they will be moving the soil pile but wanted to wait to move it until they received site plan approval.

Mr. Kortering asked what the Ottawa County Water Resources Commission said to them today. Mr. Hall said that they told them they consider this project to have “minimal impact.”

The Commissioners discussed with Staff what the screening requirements are for dumpsters. Staff indicated that if this is considered outdoor storage, then it does not comply with the 25' backyard setback requirements or the screening requirements. If the Commission decides that this is just a dumpster then the setback for the large dumpster is fine. Mr. TeSlaa asked the applicant what will be going in the dumpster. Mr. Hall indicated that it will be waste from the two companies. Staff noted that if the parking at the back of the building is not used by the general public, then the dumpsters will not require a full enclosure but they may need to provide additional screening (e.g., fence or evergreen tree) north of the dumpster area to screen views from the parking area located north of the subject property. The Commissioners agreed that it is a dumpster and therefore doesn't need any additional screening and the location is fine as well.

The Commissioners then discussed the outdoor storage area. Staff noted that the ordinance requires that outdoor storage areas be screened. Mr. Kortering asked what the Commission determined for a maximum height limit previously. It was determined that there was a 10' limit for any racking. Mr. Hall said they probably won't even go that high as it needs to be low enough for a person standing on the ground to reach.

Staff also noted that it is required that this outdoor storage area be enclosed, and that screening is for any view from any property not just from public view. Staff noted that, in this instance, it will be hard to screen this area and still allow it to be fully functional. Mr. Kortering asked the applicant what their plan is for screening this area. Mr. Hall answered that they were not planning on any additional screening because it is not visible to the public at all. The Commissioners noted that to the east there is a heavy tree line along the entire property line, to the west is the building, along the north there is a driveway which does not allow for additional screening in that area, and the south would allow for some additional screening. Mr. Becker suggested that a couple trees to the south would help with screening. The Commissioners decided that to be consistent they would require the applicant to plant a couple trees to the south for screening. Mr. Hall said he would like to plant three trees and that planting an odd number of trees would be better as things look better in odd numbers.

Mr. Kortering clarified the items that need to be completed by the owner.

1. Soil pile moved.
2. Signed agreement made with neighbor for the shared dumpster.
3. Ottawa County Water Resources Commission written approval.

4. Validation of pavement under the dumpster on the drawings.
5. Drawings showing 3 trees in the northeast corner and a minimum of 3 trees along the southern border.

** It was moved by Becker and supported by Sharp to approve the site plan for the Contractor's Facility with Outdoor Storage with the following conditions:

1. Update the drawing showing the proper dumpster location.
2. Provide Staff with a copy of the Ottawa County Water Resources Commission written approval.
3. Revise the drawings showing 3 evergreen trees in the northeast corner of the building and a minimum of 3 evergreen trees along the southern property line.
4. Provide Staff with a signed copy of the agreement with the neighbor for sharing the dumpster.
5. Revise the plan showing the soil pile moved or add a note that the soil pile will be graded.
6. Demonstrate on the revised plan the commitment to pour concrete under the dumpsters.

A roll call vote was taken. Yes – 7, No – 0. Motion carried.

0 (vac) 120th Ave. – Parcel Number 70-16-10-100-049 – Final Development Plan Approval for Smithfield Condominium PUD – Submitted by Curtis Moran of Smithfield Development, LLC. The subject property is zoned R-2A Medium Density Residential.

Present for this request was Mr. Zach Boeve of VK Civil, 12151 Linden Dr. NW, Marne, 49435.

Mr. Boeve indicated that they added trees to the north and east, and submitted plans with greater species variation. Staff indicated that they have received the appropriate plans.

** It was moved by Sharp and supported by TeSlaa to approve the Resolution and Report recommending approval of the Smithfield Condominium Planned Unit Development Final Development Plan and directed Staff to distribute the document to the Board of Trustees. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

Tabled Items

410 & 414 E 8th Street – Parcel Numbers 70-16-28-328-002 & -003 – Preliminary P.U.D. – Submitted by Paul DeBoer of MONDAY Impact Development of behalf of David DeKruyter to approve a proposed preliminary development plan for de Anker Planned Unit Development. The subject properties are zoned C-2 Community Commercial. (Tabled Sept. 5, 2023)

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. (Tabled June 4, 2024)

Item to remain tabled at this time.

0 (vac) Perry Street, northeast of 10245 Perry Street – Parcel Number 70-16-24-300-038 – Planned Unit Development, Preliminary Development Plan – Submitted by Brad VanderZwaag of Bauvan Land Co. LLC. For a residential development consisting 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. (Tabled July 9, 2024)

Planning Commission Discussion

Staff gave an update to the Commissioners of projects that are currently underway in the Township.

The Commissioners then discussed new language for the Outdoor Storage ordinance revision they have been working on. Staff took suggestions Commissioners had made in prior meetings, added those items to the existing ordinance, and presented these changes to the Commissioners. Items included changing the definition of outdoor storage, how to handle vehicle repair facilities, screening requirements, how to calculate the maximum outdoor storage area allowed on a site, as well as how to handle service industries and their related vehicles. Staff will take the suggestions made tonight and make further changes to the draft ordinance language to bring back to the Commission at the September meeting.

Mr. Kortering noted that he made a presentation to the Township Board in July. He informed them that the Commission has been working on revising the ordinances for both Outdoor and Indoor Storage and plans to have revisions to the Board by the end of the year.

The next regular Planning Commission meeting is scheduled for Tuesday, September 10, 2024, at 6:00 pm.

The meeting adjourned at 7:10 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary