

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 10, 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, Members, Leo Barajas, Angela Huesman 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, Doug Becker and Evan Sharp.

Public Comment: None.

Minutes:

** It was moved by Barajas and supported by Huesman to approve the minutes of the regular meeting of August 13, 2024. A roll call vote was taken. Yes – 4, No – 0, Absent – 3. Motion carried.

Public Hearings:

Chairman Kortering opened a public hearing for consideration of a Zoning Ordinance Map Amendment submitted by Steven M. Krommendyk of Sikkel & Associates Law PLC on behalf of Bauvan Land Co. LLC. Said lands are located at 0 (vac) Perry Street, described more specifically as Parcel Number 70-16-24-300-038. To conditionally change the subject land from R-2 Moderate Density Residential to R-2A Medium Density Residential. The proposed condition of the rezoning would be that any development of the property will meet all applicable requirements for the R-2 Zoning District with an exception from the requirement that the lot of record have frontage on a street classified as a Primary Road by the Ottawa County Road Commission in order to construct two-family dwellings.

Present for this request was Mr. Bill Sikkel of Sikkel & Associates Law PLC, 42 E Lakewood Boulevard, Holland, 49424 on behalf of Bauvan Land Co.

Mr. Sikkel indicated that they are asking for a conditional rezoning from R-2 Moderate Density Residential to R-2A Medium Density Residential. They feel this zoning classification would be more suitable for the traditional condominium development they are proposing for this location. He noted that the original proposal for this site was a single-family site condominium. Since that submission, they have determined that a traditional condominium development would fit in better with the surrounding uses and will utilize the land more efficiently. Mr. Sikkel said that after the last Planning Commission meeting, they felt it would be better to rezone to R-2A as that classification would allow duplexes on a non-primary road, as duplexes are only allowed on primary roads under the R-2 zoning classification. With duplexes to the south and west of this parcel they feel this plan fits in well with the surrounding uses.

Mr. Sikkel noted they will voluntarily offer an additional condition that no more than 32 units to be built, as they know the Commission was concerned about the density on the parcel.

Mr. Sikkel addressed the Criteria for Map Amendments. The first criteria is whether or not the proposed rezoning would be consistent with the goals and policies of the future land use map and consistent with recent trends in the area. They feel they meet this with the plan to develop less than 5 units per acre and with the projects to the west and south having duplexes, they fit in well with surrounding uses. The second condition is if the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site. They feel that nothing about this site would be inconsistent with the proposed project. Third, the potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses and they feel they have addressed that. Lastly, whether or not the infrastructure is capable of accommodating the proposed uses and there are no issues there.

Mr. Sikkel recapped that they are requesting a rezoning to R-2A with two conditions. The first is detailed in the packet submitted and the second would be limiting the number of units to 32.

Chairman Kortering confirmed with Mr. Sikkel that they would not build any more than 32 units on the parcel even though changing the zoning to R-2A does allow them to increase that density. Mr. Sikkel agreed that they would not go above the 32 units proposed on the preliminary development plan that is currently tabled. Chairman Kortering also asked if they are changing the look and feel of the development since they were here the last time. Mr. Sikkel said that the design of the development would be consistent with the Hudsonville project that was shown to the Commission previously.

Ms. Huesman asked if these would be for sale units. Mr. Sikkel said that yes, they will be for sale units.

Staff indicated that Mr. Ed Zylstra sent an email requesting that the development be limited to no more than 32 units.

Staff also noted that Mr. VanderMeulen, Vice-Chairman/Secretary, could not be in attendance tonight but submitted some comments regarding this proposal. Mr. VanderMeulen stated that he has no issue with the development of condominiums because of adjacent land uses.

Chairman Kortering opened up the hearing for public comment.

Ms. Diane Walters, 1730 104th Avenue, said that it was her understanding at the last meeting that the Commission stated the project exceeded the standards of density, but now it sounds like 32 units is meeting the density requirements. She would like to understand the change. Staff was asked to address this item and replied that back in July, the applicant assumed a parallel plan with 18 lots at 2 units per lot for a total of 36 unit maximum was an acceptable parallel plan. In their mind, they felt they complied with that density by proposing 32 units. However, that parallel plan was incorrect; they cannot compare a parallel plan to a duplex plan, it would have to be compared to single family lots given the lot's current zoning of R-2. Staff stated that the limit on that parcel for single family homes would actually be 22 units not the proposed 32 units. However, with the proposed rezoning to R-2A that would allow a greater density, and the 32 units would be allowed.

Mr. Dennis Smith, 10294 Castletown Court, stated that his concern is with the increased traffic that this new development will produce. He said that as a blind person the most dangerous thing he does is cross Perry Street to get to the bike path to go for a walk. And with the potential of 64 more vehicles going down the road, it makes him nervous.

Mr. TeSlaa asked if traffic is an issue and if more signage is needed, would that be an Ottawa County Road Commission issue? It was indicated that yes, the Ottawa County Road Commission could take care of signage upon a request from the Township.

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

The Commissioners then reviewed the Criteria for Map Amendments:

- 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.**

The plan is slightly different than the 22-unit site condominium previously approved, but we are in approval of an owner-occupied development.

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

No issues anticipated.

- 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.**

No incompatibility issues are expected.

- 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.**

No issues foreseen given the offered conditions.

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

None.

** It was moved by TeSlaa and supported by Barajas to recommend approval to the Township Board of Trustees to conditionally change the subject land from R-2 Moderate Density Residential to R-2A Medium Density Residential with the conditions of that any development of the property will meet all applicable requirements for the R-2 Zoning District with an exception from the requirement that the lot of record to be used for a duplex dwelling have frontage on a street

classified as a Primary Road by the Ottawa County Road Commission and the property will be limited to a maximum of 32 residential dwelling units. A roll call vote was taken. Yes – 4, No – 0, Absent – 3. Motion carried.

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit submitted by SVB + Reckley on behalf of Travs Timmer of Timmer Holding LLC. Said lands are located at 0 (vac) N 120th Ave., described more specifically as Parcel Number 70-16-22-301-010. The request is for Warehousing. The subject property is zoned C-2 Community Commercial and FP Floodplain.

The applicant requested to table the request at this time.

Chairman Kortering opened up the hearing for public comment.

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

Staff indicated that there was an email received from Charles VanDuren and John VanDuren stating that they do not object to the request but do not feel it is the best use of the land. They feel the request may be acceptable with three requirements as follows. First, a requirement of an 8' tall fence around the entire area. Second, gated access should be required. Third, 4 buildings and 48 units is over developing the land.

** It was moved by TeSlaa and supported by Huesman to table the public hearing and request to a future date. All in favor. Motion carried.

Other Business:

275 E Lakewood Blvd. - Parcel Number 70-16-21-100-083 – Amendment to a P.U.D. Final Development Plan - Submitted by Scott Geerlings of Geerlings Development Group and 275 East Lakewood LLC for consisting of a reduction in one Lakewood Boulevard driveway, alterations to building façade materials, and the addition of a 6-foot-tall gabion wall along portions of Lakewood Boulevard, including some grading and landscaping adjustments. The Developer is also seeking a name change for the P.U.D. from 275 E Lakewood Boulevard to Lakewood Place. The subject property is zoned I-1 Light Industrial.

Present for this request was Mr. John Casserly of Nederveld Inc., 730 Chicago Dr, Holland, 49423. Mr. Kevin Kammeraad, Kammeraad Financial Group, 99 E. 8th Street, Suite 220, Holland, 49423. Mr. Scott Geerlings, Geerlings Development Group, 8516 Homestead Dr # 102, Zeeland, 49464.

Mr. Casserly stated that they have made some changes to the original plan due to funding they are receiving from MSHDA and HUD. During the approval process, they removed the second driveway on the part of the property to the east of the waterway. This was requested by MSHDA and supported by a traffic study and by the Fire Chief. He also noted that due to partial funding by HUD, they are requiring a Gabion Wall be put in place as a blast radius protection from the large propane tank that is across Lakewood Blvd.

Mr. Casserly described the Gabion Wall to the Commissioners. He said that there will be four (4) 6 ft. tall by 6 ft. wide wall sections across the front of the property to serve as a blast barrier. To conceal the walls, they are proposing to bury them in berms with nice landscaping on and around the berms.

Mr. Casserly noted that some minor changes have been made and approved at the Staff level. These changes include a change to the façade material, the addition of balconies (not to the west side of the property so as to not overlook the houses along that property line), and they added a bit of internal square footage to the buildings which increases the storage space in the units.

Staff stated that they are also requesting a name change of the Planned Unit Development from 275 E Lakewood Blvd to Lakewood Place.

Chairman Kortering asked if the wall should be extended over where the driveway was removed. Mr. Kammeraad indicated that there have been so many layers of approval done through MSHDA and HUD that they really do not want to have to start over with that process with a change.

Staff is concerned with line-of-sight near the smallest wall west of the waterway and the larger scale landscaping proposed. Mr. Casserly suggested they could put in smaller landscaping that would not interfere with the line-of-sight.

Mr. Geerlings added that they did not want to put in the Gabion Wall, however, now that they have it designed, they feel that this will be a good visual and noise barrier for the residents living along a busy road.

Mr. Casserly pointed out that they are working on a new traffic signal design at the intersection of Lakewood Blvd and Roost Rd; pedestrian crossings could be a part of that discussion.

Mr. Casserly noted that grading of the berms on the two (2) smaller sections of Gabion Wall will not be able to be the same as the larger sections as they are too close to the bike path and wetlands. He also stated that landscaping changes can be a condition of approval.

Staff said that the Commissioners can direct Staff to work with the applicant or say it is a major change. Staff also noted that Commissioner VanderMeulen said he is concerned about the varieties of landscaping proposed and that for a large portion of the year they will not offer screening. He would like to see something planted that is a year-round variety.

The Commissioners discussed if they would like to deal with this as an other minor or major change. They agreed this is an other minor change and would like to see a change in landscaping near the entryways to ensure a clear line-of-sight and install year-round screening.

** It was moved by Barajas and supported by Huesman to authorize Staff to proceed with authorizing an "Other Minor Change" amendment with any expected changes concerning landscaping for Staff to approve. A roll call vote was taken. Yes – 4, No – 0, Absent - 3. 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)

Item to remain tabled at this time.

Planning Commission Discussion

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

The Commissioners had a discussion about including businesses in talks about the potential changes to the outdoor storage ordinance.

The next regular Planning Commission meeting is scheduled for Tuesday, October 1, 2024, at 6:00 pm.

The meeting adjourned at 7:06 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary