

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 7, 2025

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 and Angela Huesman (6:15 pm). Also present were Community Development Director Corey Broersma, and Assistant Planner/Zoning Administrator Kate White and Recording Secretary Tricia Kiekintveld.

Absent: Evan Sharp and Gretchen Molotky.

Election of Officers:

** It was moved by Becker and supported by Barajas to appoint Mr. Kortering to the office of Chairman and Mr. VanderMeulen to office of Vice-Chairman/Secretary. A roll call vote was taken. Yes – 4, No – 0, Absent – 3. Motion carried.

Public Comment:

Staff submitted to the Commissioners a letter from Olive Township stating that they are working on their Master Plan and are accepting public comments during this period. Mr. VanderMeulen asked if Holland Charter Township provides utilities to Olive Township and Staff answered that we do not.

Mr. Logan Dykgraaf from Space Source, 240 E 8th St, Holland, 49423, asked why the Township does not have a millage to support the West Michigan Regional Airport. Mr. Becker answered that the Township put it on the ballot a few years ago and it was voted down.

Minutes:

** It was moved by Kortering and supported by VanderMeulen to approve the minutes of the regular meeting of December 3, 2024, with a minor change on page 10. 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 an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Emily Engelhart of Redwood Living on behalf of Hill Roger M Trust to rezone the property located at 12580 Quincy Street, described more specifically as Parcel Number 70-16-09-100-024, from AG Agriculture to R-3 High Density Residential.

Present for this request was Emily Engelhart, Redwood Living, 30100 Telegraph, Suite 366, Bingham Farms, MI 48025.

Ms. Engelhart stated they are asking for a change in the zoning of this land from AG Agriculture to R-3 High Density Residential. They are intending to build another Redwood Living development on this land along with two adjacent parcels to the east.

Chairman Kortering asked if the same development is to the south, and if they plan to connect the two developments with a road. Ms. Engelhart said that they do have a Redwood development to the south. She said they would like to connect the two developments with a pedestrian walkway, because at this point it is most likely too late to connect with a road as the first development has all the buildings built and they are just putting the final touches on it.

Mr. Barajas asked if these are owner-occupied or rentals. Ms. Engelhart stated that they are single story 2-bedroom apartment homes with attached 2 stall garages built on grade that are for rent. She noted that they do have a new product, with limited offerings, that is a 1-bedroom with a 1-stall garage as they are finding a demand for these.

Chairman Kortering stated that after they receive approval for the rezoning, they will need to come back for site plan approval including sidewalks and places for kids to play/community spaces. He also asked what they are doing to support electric vehicles. Mr. Kortering noted that even in some of the new developments, the infrastructure can only handle 4-5 electric vehicles. Ms. Engelhart said it is an option that can be added to a unit if requested. She said that if they find a community has a demand for it, it can be added.

(Ms. Huesman joined the meeting at 6:15pm)

Mr. Barajas asked how many units there are in Phase 1. Ms. Englehart noted that Phase 1 has 118 units and Phase 2 will have approximately 100-108 units, at a density of 4-6 units per acre. Mr. Barajas then asked why they are requesting R-3 zoning instead of R-2 with this type of density? Ms. Engelhart said that they are following the Master Plan zoning designation which has this land designated as R-3. Staff noted that R-3 is a high-density zoning designation, where R-2A is also a multifamily zoning designation but with a lower density. Chairman Kortering asked what the zoning designation is for Phase 1. Staff said that it is zoned R-3.

Mr. VanderMeulen noted that the Township is working on upgrades to the utility infrastructure in that area so it should be ready for the increased demand for this size development. Staff indicated that the new lift station should be ready in a year or so.

Ms. Englehart said they have been very successful in Holland Township as they are providing a unique option that appeals especially to empty nesters. She said they like that it will potentially connect to their other development to the south as well.

Chairman Kortering asked how the rentals are going in Phase 1. Ms. Engelhart said that rentals are going strong, some product styles are in more demand than others and they actually have a waiting list for some of the higher demand styles.

Chairman Kortering opened up the hearing for public comment. There was no one in the audience to speak to the request.

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

Mr. Barajas stated that he is having a hard time with zoning more land R-3 with the number of apartments already in the Township, he would like to see less rental and more owner-occupied housing. However, he likes the fact that they have 2-stall garages, are on one level and offer a better quality of life.

Mr. VanderMeulen indicated that he too would prefer to see more units for sale but has no problem with the zoning request to R-3.

Ms. Huesman stated that if they feel from a business perspective that there is demand in the area for this and are willing to invest in a second phase then she is good with it.

Mr. Becker noted that if the Master Plan is designated for R-3 then he feels we need to uphold the Master Plan.

The Commission went through 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 request matches the Future Land Use Map of the Comprehensive Plan.

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

The applicant is building the same type of development to the south.

- 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.**

The applicant is building the same type of development to the south.

- 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.**

Mr. VanderMeulen clarified that the infrastructure is currently being built.

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

No other factors.

** It was moved by Becker and supported by VanderMeulen to recommend approval to the Township Board of Trustees to change the subject land from AG Agriculture to R-3 High Density Residential.

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 and Map of Holland Charter Township submitted by Emily Engelhart of Redwood Living on behalf of L T Enterprises to rezone the subject properties at 0 (vac) Quincy Street, described more specifically as Parcel Numbers 70-16-09-100-023 & -025 from AG Agriculture to R-3 High Density Residential.

Present for this request was Emily Engelhart, Redwood Living, 30100 Telegraph, Suite 366, Bingham Farms, MI 48025.

Ms. Engelhart stated they would like to rezone these two parcels to R-3, the same as the previous request, so they can develop all three parcels as one development.

Mr. VanderMeulen asked if they had done a wetlands study. Ms. Engelhart said they have and there are two wetland areas on the property that they will not disturb. One of them is the drain that runs east to west along the south end of the property, and they may utilize an existing drain crossing to allow for pedestrian access.

Chairman Kortering opened up the hearing for public comment. There was no one from the public present to speak to this request.

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

The Commission went through the Criteria for Map Amendments

- 6. 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 request is consistent with the Future Land Use Map.

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

The Commission addressed drainage, and the applicant has addressed the wetlands concern.

- 8. 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.**

Yes, we approved the lot to the west and the lot to the south is also R-3.

- 9. 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.**

Mr. VanderMeulen clarified that the infrastructure is currently being built.

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

No other factors.

** It was moved by Becker and supported by Huesman recommend approval to the Township Board of Trustees to change the subject land from AG Agriculture to R-3 High Density Residential.

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

Other Business

0 (vac) Greenly Street – Parcel Number 70-16-100-048 – Hickorywoods Farm No. 6 - Final Plat Approval – Request for Final Plat approval of a residential subdivision consisting of lots 220-257 located along an extension of Elderberry Drive, south of Quincy Street and connecting south to Greenly Street.

Present to speak to the request was Jonathan DePoy of Nederveld & Associates, 730 Chicago Drive, Holland, 49423.

Mr. DePoy stated that they have received signed approval from the Ottawa County Road Commission. He noted that they have submitted the final plat plans to the Ottawa County Water Resource Commission who reviewed them and provided a few minor comments; they made those changes and have resubmitted new plans. Mr. DePoy anticipates a signed approval in the next week.

Mr. DePoy stated they can provide all approvals as needed.

Mr. VanderMeulen noted that they received preliminary plat approval last spring. Chairman Kortering asked what type of homes they will be building. Mr. DePoy explained that they have a variety of building types and square footage options on the 38 lots.

Staff explained they have worked with the developer throughout the process.

** It was moved by Barajas and supported by Becker to recommend approval of the Final Plat of Hickorywoods Farm No. 6 to the Township Board of Trustees and direct Staff to prepare the necessary letter of recommendation for action no later than January 16, 2025.

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

Tabled Business

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*)

Staff gave an update on this item stating that due to lack of progress, they have spoken with the applicant and have determined the best course of action would be to deny this request and the applicant will present a new application at a future date.

** It was moved by VanderMeulen and supported by Barajas to untable the request. All in favor. Motion carried by voice vote.

** It was moved by VanderMeulen and supported by Barajas to deny the request due to lack of progress on the plan. It is noted by the Commission that if there is some way to move forward with this development, the Commission remains positive.

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

3385 120th Avenue – Parcel Number 70-16-09-400-014 – Zoning Ordinance Map Amendment

Submittal by Darlene Huckabay on behalf of VanHoven Family Legacy Trust to rezone the subject property from AG Agriculture to R-3 High Density Residential. (*Tabled Dec. 3, 2024*)

Item to remain tabled at this time.

0 (vacant) James Street - Parcel Number 70-16-16-400-076 – Site Plan Review

Submitted by Logan Dykgraaf of James Street Storage, LLC on behalf of Myra Keuning of Jacob Essenburg Co. for site plan approval associated with a Special Land Use Permit request for Contractors Facilities and Warehousing. The subject property is zoned I-1 Light Industrial.

Present for this request were John Tenpas of Driesenga & Associates, 12330 James Steet, Suite H80, Holland, 49424 and Logan Dykgraaf of James Street Storage LLC., 280 E. 8th Street, Holland, 49423.

Mr. Tenpas said they submitted a revised plan along with a list of rules and regulations that are being proposed to be included in the condominium by-laws. He noted that the rezoning and special use have been approved to develop a 4-acre parcel into 34 storage/warehouse/contractor facility units. The contractor facility units required the special land use approval.

Mr. Tenpas indicated that the new plans show a change to the driveways. Previously both driveways were for in and out traffic. After discussions with the Ottawa County Road Commission, they have changed it to have one drive be for inbound traffic and the other for outbound traffic. Mr. Tenpas noted the Ottawa County Road Commission has approved this new design.

Mr. Tenpas read through the list of rules and regulations that address some of the concerns the Commissioners had at the last meeting. Some of the items included limiting an office space to 100 sq. ft. (or a 10' x 10' space), prohibiting semitrucks, retail food services, daycare facilities, hazardous material storage, explosive/fireworks storage, heavy manufacturing, paint manufacturing, vehicles & equipment operation including the sales, rental or outdoor storage of vehicles, outdoor storage of any personal property, etc. The rules and regulations will be part of the agreement the owners will be required to sign and adhere to. Mr. Tenpas indicated that detailing or washing or cars will be allowed for personal cars but not as a detailing business.

Mr. Tenpas addressed the parking concerns the Commissioners had at the last meeting. He stated that they will allow parking only in front of the units and will not be allowed to restrict access to other units and will have 40 parking spaces, one at each unit and 6 extra spaces on site. Proposing 40 parking spaces using the calculation of 1 parking space to 300 sq. ft. of office space per the ordinance, and 1 parking space per 2,000 sq. ft. of warehouse space.

Mr. Tenpas next addressed the refuse concern. He stated that in the by-laws, the occupants will be required to keep their dumpsters/rolling bins inside their spaces (no outdoor garbage storage will be allowed) and all waste must be disposed of properly.

Mr. Tenpas also said they will have land use restrictions indicating that landscaped areas and parking are only being used for their intended purposes.

Mr. VanderMeulen inquired whether it should be stated that hazardous materials include radioactive materials and the uses approved or prohibited could change as the ordinance changes from time to time.

Mr. Becker asked if vehicle repairs are allowed. Mr. Tenpas indicated that only repairs made to personal vehicles are allowed.

Mr. Barajas asked who their target clients would be. Mr. Tenpas said it would vary from someone that wants to store a classic car to someone who has a small business. Mr. Barajas then asked if they would have signs on their units. Mr. Tenpas said there will be one sign for the site and then each unit could have one sign for their business.

Chairman Kortering noted that these units would have water, sewer and be insulated.

Mr. Tenpas said they have updated the aesthetic of the buildings per the Commissioners request. They added texture and details to the outside of the buildings to break up the larger spans. They feel with the addition of landscaping the buildings will look nice and fit in well with the other buildings in the area. Mr. VanderMeulen indicated that this is a step in the right direction. He would still like to see a taller window in the buildings that face James Street or possibly an awning that comes off the front of the building to enhance the look of the buildings from the road.

Staff stated that the new plans show the northwest corner drive area that goes to the neighbor being removed but it does not show the gravel area going to the Holland Bowl Mill being removed. Mr. Tenpas apologized that he missed removing this from the drawings and indicated that they have talked to the owners of the Holland Bowl Mill and that area will no longer be used for vehicular traffic, and the gravel will be removed.

Mr. Tenpas then talked about the landscaping plan. He said they have the full number of required trees and shrubs for properties bordering OS Office Services and Residential properties. Mr. Tenpas noted that the ordinance requires either a 6' tall fence or berm be installed along the southern border to the residential properties. They are proposing, instead of a fence along the property line, to have the property line filled in with the existing trees/bushes and adding the shown landscaping. Then 75' in from the property line would be the back of two buildings and they would install a 6' tall fence connecting the buildings and then also have fences extending to the west and east of the buildings to the property lines. They feel that this would look better for the residential neighbors to the south rather than having a 6' tall fence.

Mr. VanderMeulen asked if the Commission can approve this or if that would need to go to the Zoning Board of Appeals. Staff indicated that if the Commission feels this is a superior design, they can approve it. Mr. VanderMeulen then asked about the color of the buildings. He would like it if they were a muted color and not a bright color like white. Mr. Tenpas said they have not gotten to the point of choosing colors yet but did note that if they installed a fence along the property line that could be a white fence. Mr. Dykgraaf stated that they do not intend to do a bright color like red or white, it will be a more muted color like gray or something similar.

Mr. VanderMeulen asked if it matters that the applicant is proposing use and character restrictions voluntarily? Staff noted that if the Planning Commission wants these rules and regulations to be

binding to the site plan approval, then the Commission would need to base any condition of approval on the criteria noted in Article 14, Section 14.6. He further explained that if by right the owner can do something and the Commissioners are saying no to any of those items, we need to say why they cannot with a good reason. Staff also noted that it needs to be very clear that the applicant is proposing limitations, and we are agreeing with those limitations.

Mr. Tenpas noted that radioactive material falls in the category of hazardous materials. He also indicated that they are offering the rules and regulations and accepting these and will self-police them.

Mr. VanderMeulen said that he likes that they will still have to align with Township zoning code. Mr. Becker clarified that if we want to ensure there is something we don't want to be allowed on this parcel, we need to make sure it is done legally.

Chairman Kortering said they still need to talk about the fence and the parking.

Staff said that the requirement would be one parking space for each office space and one parking space for the warehouse so that would require two spaces for a unit containing both an office and warehouse. Staff noted that approval of the site plan tonight with parking as indicated does not ensure building permits will be issued with parking as shown. The applicant will have to adhere to the ordinance as building permit applications define each suite's use.

Mr. Becker stated that he likes the idea of the buildings being the visual buffer with a 6' fence connecting the buildings and stretching toward the sides to the property line. He questioned if it would be a bad precedent to set.

Mr. VanderMeulen said he is not opposed to the idea. He questioned what it would look like along the southeast corner where the Holland Bowl Mill has a fence on the property line and this property would not have one. Is it a problem that there may be an area the residential neighbors can see through? Staff stated that the ordinance does not dictate there needs to be anything along the side but with the plan they have presented for landscaping, it looks like the landscaping will provide that visual screening along the southeast corner.

Staff asked where the mechanical items will be, on the back of the buildings or on the roof or on the sides? Mr. Dykgraaf stated their plan is not to air condition these units. That may make a difference between noise and visual. Staff also asked about the fence on the west and east and how they will do that with the water basin in that area. Mr. Tenpas answered, they are hoping to get that basin moved further south so that the fence will not be in the water. He also noted that the water would only ever get to be 1' deep in the fence area.

Mr. Barajas said he has a bit of a concern with any kids that live behind this property being able to run onto this lot without a fence there to stop them.

The Commissioners all agreed that they are good with the plan as drawn if acceptable to other agencies. Mr. VanderMeulen noted that this land is zoned I-1 and with that zoning there could be a tall industrial building going up here. He feels this is probably the best use of this land for the residential neighbors.

Staff said they will take the Commissioners' opinions into advisement and work with the Ottawa County Water Resources Commission to see if it will work with the water basin location.

Mr. VanderMeulen asked if the units will have restrooms. Mr. Dykgraaf answered that they haven't decided if they will build restrooms before they sell them or leave that to the new owners.

*** It was moved by VanderMeulen and supported by Huesman to approve the site plan associated with a Special Land Use Permit Request for Contractors Facilities and Warehousing pending approvals by the Ottawa County Water Resources Commission and Ottawa County Road Commission, accepting the voluntary conditions the applicant has given the Commission along with adhering to Holland Charter Township I-1 zoning code that receives updates from time to time, and the applicant to work with Staff to finalize the landscaping plans and removal of the gravel along the east property line. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

Planning Commission Discussion:

Zoning Ordinance Text Amendments

Staff presented the Commissioners with the Text Amendment verbiage as approved by the attorney; if the Commissioners felt comfortable with the language, Staff could move forward with a public hearing for the February meeting.

Chairman Kortering reviewed the text amendment verbiage and asked for Commissioner approval to direct Staff to finalize the Amendment and notice it for a public meeting at the next Planning Commission meeting. The Commissioners unanimously approved to direct Staff to move forward with the public hearing for February as presented.

The Commissioners received updates from Staff as to current projects in the Township. Chairman Kortering informed the Commissioners of opportunities for training in the area that they can attend.

The next regular Planning Commission meeting is scheduled for Tuesday, February 4, 2025, at 6:00 pm.

The meeting adjourned at 7:55 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary