

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
February 4, 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, Evan Sharp, and Angela Huesman. Also present were Community Development Director Corey Broersma, and Assistant Planner/Zoning Administrator Kate White and Recording Secretary Laurie Slater.

Absent: Tricia Kiekintveld, Recording Secretary and Gretchen Molotky (arrived 6:03 pm)

Public Comment: None.

Minutes:

** It was moved by Barajas and supported by Becker to approve the minutes of the regular meeting of January 7, 2025. A roll call vote was taken. Yes – 5, No – 0, Abstain – 1, Absent – 1. Motion carried.

Ms. Molotky joined the meeting at 6:03pm

Public Hearings:

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit approval for Vehicle Sales submitted by Mark McComb of CC Equities, LLC for land located at 2065 112th Avenue, described more specifically as Parcel Number 70-16-22-200-055. The proposed Special Land Use Permit is for an expansion to an existing Vehicle Sales facility. The subject property is zoned C-2 Community Commercial.

Present for this request was John Tenpas of Driesenga & Associates, 12330 James Street, Suite H80, Holland, MI 49424. Also present was Mark McComb of CC Equities, LLC, 2065 112th Ave, Holland, MI 49424.

Mr. Tenpas explained that Auto Exchange is a small used car sales business. They would like to expand the business by adding on-site parking for retail vehicle display. The property is approximately 9/10th of an acre in size. The vehicle repair service they have is to ready their own vehicles for sale. It consists mostly of changing fluids in the cars, oil, antifreeze, etc.

Mr. Tenpas noted their plan is to leave the building as is. They would be adding parking in the back of the building to the west. There is a small portion of asphalt on the south property line they would be demolishing and removing as it is not in compliance.

Mr. Tenpas stated there is no dumpster on site. They are proposing to add Type D buffer landscape of trees to the south and the west property line. There are no plans to modify the front of the lot. They do not intend to add landscaping to the front of the lot. There is an overhead utility

line and easement limiting the addition of trees. Fiber optics underground create a problem for shrubs to be planted. The front area is paved up to the bike path.

Mr. Tenpas indicated the plan provides 44 parking spaces. They have 2 repair bays in the building to prepare the cars for sale. Mr. Tenpas noted after running the parking calculations, they are required to have 15 parking spaces available for employees, customers and vehicle repair. They are proposing another 31 spaces for vehicles for sale without striping the sales area of the lot, for a total of 46 parking spaces. If they stripe the lot, it would be 29 spaces, for a total of 44 parking spaces.

Member Vander Meulen asked what drainage would be provided for the newly paved area. He sees the pond being put in the back but does not see how the water gets there - it looks like maybe one big sheet. The front has dry well and catch basins on the site drawing. Also, Mr. Vander Meulen noted there are pipes out to the south beyond the property line.

Mr. Tenpas responded that they have enough grade across the site by construction of the detention pond in the back, that they are proposing to sheet flow the runoff from that paved area in the back out to the detention area. They will provide vegetative stabilization between the parking and the detention area so that they do not get erosion. They are not proposing to put any catch basins or pipe in for that new paving in the back.

As for the existing paving up front, Mr. Tenpas stated there are a couple of structures and some miscellaneous piping up there, but they are not sure what it does or where it goes. They do know that it is functional as it currently stands and, with no plans to modify any of the paving up front, they have no intention of modifying any of the existing drainage infrastructure currently.

Mr. Tenpas stated they are planning to design and submit plans for approval to the Ottawa County Water Resources Commissioner for all new impervious areas. That would be built and designed to current standards, but existing up front would be left as is.

Planning Commission discussion continued regarding ensuring a fire truck would be able to maneuver to the rear lot in case of an emergency. The Fire Chief will need a turning exhibit from the applicant showing that the fire truck can access the back lot. Community Development Director, Corey Broersma, commented that the drive aisle is 29 feet wide, 26 is required. The hard turns may be problematic and the applicant may have to eliminate two parking spaces for the fire truck to make the turn. Mr. Tenpas noted the applicant is willing to work with that.

Member Vander Meulen asked about the size and location of the shed on the property. Mr. Tenpas stated that the shed is a Rubbermaid Plastic Shed of roughly 8' by 10' (80 square feet) and is being relocated to the back of the building. It will meet all setbacks.

Chair Kortering opened the floor for public comments. In the audience to speak to this request was Patrick Gentry of 2096 112th Avenue, Holland, MI 49424. He owns the property to the east. Mr. Gentry asked how Auto Exchange is getting their vehicles delivered to them, is it by semi car haulers? His property seems to be the turnaround for all the car haulers. Semis are parking in his lot with cars to drop off, sometimes up to three times a day. The semis are digging up the gravel and twice a year he has new fresh gravel brought in. There is a car lot across Chicago Drive too that some of the semis are delivering to. Some of the haulers park on 112th Avenue to drop off the cars and then use his parking lot as a turnaround. There have been accidents.

Mark McComb spoke to address Mr. Gentry's concerns. Mr. McComb stated that they use different transport companies. He does always request them to come south bound on 112th Avenue to off load where the road opens up to another lane. Similarly, Van Dams has car haulers that will pull into that same location.

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

The Commissioners 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 Commission noted that this is an expansion of an existing use that has been at the property for several decades; the expansion would be harmonious.

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 Commission found that they are expanding a parking lot area which does not impact public services and facilities. They will need to address access and maneuverability with the Fire Chief.

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 Commission found that the expansion of the sale lots does not create issues with this standard.

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

The Commission found the use is already existing and is seeking to expand on the existing Vehicle Sales use. It is consistent with what is already in the area.

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 Commission found this standard met as they are adding Type D Landscaping to the south and west property lines and providing for on-site drainage.

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

The Commission noted there is the issue of the haulers parking on the road and in the neighbor's parking lot. The applicant will continue to address these with the haulers.

There was further discussion on this issue between Staff and Commission. Mr. Broersma asked the Commission if there should be loading and unloading space in the site plan. The semis getting out of the property could be a problem.

They are using a public roadway for delivery of vehicles. Other car sales businesses use this same method of delivery. Is it fair to hold different standards to this site? It is new development versus modifications to an existing development.

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

It is a new Special Use Permit on an existing site with an existing Vehicle Sales use.

** It was moved by Becker and supported by Huesman to approve the Special Land Use Permit for an expansion of an existing Vehicle Sales use with the condition that the drive aisles and fire truck turning exhibit must be approved by the Fire Chief; that the vehicle sales display spaces are limited to 31 display spaces; that repair on the premises is only for the repair of the vehicles for sale and that repairs would only be to the extent of getting the vehicles ready for resale; and it does not permit any additional outdoor storage in these 31 display spaces. A roll call vote was taken Yes – 7, No – 0. Motion carried

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit approval for Mini-Warehouse/Self-Storage submitted by Kurt Glupker of Quincy Street Capital, LLC for vacant land located on Quincy Street, described more specifically as Parcel Number 70-16-05-400-014. The subject property is zoned I-2 General Industrial.

Present for this request was Craig Gengler, 525 Ottawa Avenue NW, Grand Rapids, MI 49503 of Spalding Dedecker. Also present was Kurt Glupker, 3980 Harvest View Lane, Hamilton, MI 49419 of Quincy Street Capital.

Mr. Gengler explained that the property is on the north side of Holland and east of Chips Groundcover on Quincy Street. JR Automation is to the north. The property is currently vacant. It is a long, narrow lot. It has some trees and low shrubs on site. It is serviced by public utilities. It is in the Industrial Zoning District, but self-storage units are allowed with a Special Use Permit.

Mr. Gengler noted they are proposing 358 units with the front building having climate control and caretaker office and a bathroom. There would be 25 climate-controlled units in this building. Everything to the north is your typical self-storage with access from the exterior of the building.

Mr. Gengler indicated that typically, self-storage is a mixture of different sizes of units throughout the site. We mix and match the sizes to best fit the property to allow wider lanes around the outside for circulation of the fire trucks. The back units are much larger units with smaller units in the middle. The units to the back are larger to house campers and boats which allows them to make the circle with the wider lanes. Smaller driveways in the center are one direction towards the back to allow the units to fit better and parking is on the sides of the aisles.

Mr. Gengler pointed out that midway through the plan, there is a Phase 1 and Phase 2 line; they are asking approval of both Phase 1 and 2. There is a drive aisle that cuts east and west to allow better access to lays fire hoses and access between hydrants. There are two hydrants proposed for this site with watermain looping throughout the site to allow adequate coverage to all buildings.

Mr. Gengler stated they will meet the requirement for maximum unit size for each storage unit. All setbacks will be met, and landscaping will be met on all sides. However, where they don't meet the ordinance is in the number of parking spaces. They are required to have 1 space per 2 units, which would be 179 spaces and they currently allocated 165 in total for both phases. The parking space count would be 14 short of what is required by ordinance. They plan to go to the Zoning Board of Appeals for a variance to reduce the number of parking spaces; if denied, they will make adjustments to get to the 179 parking spaces required.

Mr. Gengler noted stormwater will be retained in a perforated pipe and infiltrated back in the soil on site. They have done some soil boring tests on the site and have good sand for infiltration. They would have a network of trench drains or other inlets with large, perforated pipes connecting them to allow the storm water to enter back into the ground. This has kept them from needing to have large detention basins. Ground water is somewhat high in this area so conveying water through pipe to an above ground basin would be very inefficient on this site. They expect review and approval from the Ottawa County Water Resources Commission. They are also seeking approval for the driveway on the east side of the property from the Ottawa County Road Commission. It lines up directly with the property across the street, so they are confident the Road Commission will see that as an acceptable location.

Mr. Gengler stated they will provide a landscaping plan for Staff to review. They are confident they can meet the requirement for that. They will provide a lighting plan as well that will meet the requirements of the Zoning Ordinance. They plan to meet the signage requirement on the front of the building.

Mr. Gengler pointed out the layout of the site. They tried to limit the fencing. Providing fencing in between the buildings. There is a single automatic gate at the entrance. They would like to start construction on Phase 1 this year. Demand should be there for the units. Then proceed with Phase 2.

Mr. Gengler turned the presentation over to Mr. Glupker.

The Commission questioned what they planned to do with the snow in the winter.

Mr. Kurt Glupker addressed the Commission on the need for self-storage. He purchased the property a couple of years ago with the intent to put in self-storage units. He has been in the industry for several years. The growth on the north side of Holland and the separation from other facilities indicates that there is a need for storage units here. A lot of the current facilities within Holland Charter Township are more than 90+% filled up. In the next couple years, Mr. Glupker noted there will be 1,000 new housing units and rental units on the north side of Holland. He would not put up the storage units if he did not think there was a need. He is very confident in the market and the need and the design concept with units of 5' x 10' up to 600 square feet for fishing boats and the like.

Mr. Glupker stated there are no hazardous materials allowed in the storage units and no mattresses stored there. No vehicles that cannot drive in are allowed on the premises. Nobody working out of these units. There is no electricity in the units, only motion-activated lights. There would be full security cameras on the entire site.

Chairman Kortering asked Mr. Glupker if he knew how many storage units were in Holland Charter Township? Mr. Glupker answered about 1800. Mr. Kortering said it was more like 3,745 based

on a Staff summary. How many of these are units used by Holland Charter Township residents and how many are from surrounding areas, was one concern Mr. Kortering had.

Mr. Glupker said that studies they have done show that storage unit tenants are usually from 3 to 5 miles from where they live or work.

Ms. Huesman commented that one concern is that Industrial land is limited in the Holland Charter Township. This property is in a great location with proximity to US-31 and other industrial sites.

Member Sharp brought up the question of where the snow was to be stored. Mr. Glupker responded that there would be loaders, and the snow would go between the buildings. There are no units on the end caps. They can stack it quite high with the loaders. There is also space in the back corners. If they ran out of space, they would take it off site.

Member Vander Meulen commented that he feels industrial land is intended for employment. There are not many Industrial zoned properties left. Even if it were a smaller business, it could still employ 20 to 30 people. The difference with the storage units on 120th Avenue, north of Westenbroek Mower, is that they are in between wetlands. The one on James Street, west of Holland Bowl Mill, is in a residential area. He questions whether Industrial zoned property in a prime industrial area should be used for self-storage.

Member Molotky stated that she is sure there is a need with all the apartments and smaller family homes being built. They need storage for their stuff. The lot may not be large enough for anything industrial and the best usage for that lot may be storage units.

Others felt with Industrial sites being very limited, storage units should not be allowed.

When the Commission asked for input from Staff, Mr. Broersma stated that future land use for this property is I-2 Industrial. One cannot just assume this will always be the shape of the lot. It could consolidate with another adjoining vacant property to create a larger property for an industrial development.

Member Vander Meulen had questions concerning the perforated pipe drainage. How do you clean the pipes out, won't sediment build up? Mr. Glenger addressed the Commission that there is a sump pump and stone around the pipes to block a substantial amount of the sediment. They would also have a maintenance agreement to have the pipes cleaned out on regular intervals.

Chair Kortering opened the floor for public comment. There was no one present in the audience to speak to this request.

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

There was further discussion among the Commission about the right use for the property, storage units with no employment opportunities or Industrial use as it is zoned. Holland Township has a limited number of Industrial Zoned parcels.

The Commissioners 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 Commission found that the use would not be harmonious. It would not be appropriate with the existing and intended character and land uses in the general vicinity. It's all industrial and the area is intended to be used for more intense industrial users and larger industrial complexes

- 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 Commission found the use would 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.

- 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 Commission found this standard met. Hazardous materials are not allowed to be stored there and the applicant would not permit overnight stays, junk cars, etc.

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

The Commission found this standard has not been met. The Township Comprehensive Plan designates the property and surrounding area for "General Industrial" and is intended to be used by medium to high intensity industrial uses as well as large corporate campuses. The intention is for this property to be Industrial.

- 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 Commission found that although no landscape plan has been provided, there appears to be adequate space for the required landscaping.

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

The Commission found this standard to be met. It is an Industrial zone and a self-storage use tends to have less traffic, so no adverse impact is anticipated.

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

The Commission found that the applicant personally believes there is a need; however, the Commission questioned whether there is a need for more self-storage or more industry.

** It was moved by Vander Meulen and supported by Barajas to deny this Special Use Permit for mini warehouse/Self-Storage for reasons stated in the standards, particularly Standard #4 that the use would not be consistent as the land is zoned and planned for General Industrial, which means people come to work and there are no employment opportunities; and Standard #1 that

the use would not be harmonious and appropriate for the area given its industrial character. A roll call vote was taken Yes – 5, No – 2. Motion carried

Chairman Kortering opened a public hearing for consideration of amendments to certain sections of the Zoning Ordinance of Holland Charter Township. The sections under consideration are:

- Article 5 – Commercial and Office Districts
- Article 6 – Industrial Districts
- Article 9 – Specific Use Requirements
- Article 22 – General Definitions

The proposed text is generally described as amendments to add references to the outdoor storage use requirements in the schedule of uses tables, add minimum floor requirements for dwellings over commercial or office use, allow outdoor storage as permitted by-right accessory use in industrial districts, amend interior storage area requirements for multi-family and single-family attached dwellings, amend outdoor storage area use requirements, and amend definitions related to a Contractors Facility, Marina and Boat Storage, Business Services, Outdoor Storage, Service Station, and Vehicle Repair.

Chairman Kortering asked if there was any discussion or clarification needed on any of the proposed changes to the Zoning Ordinances. The Planning Commission has been looking at and discussing them for the last 8 months.

There was further discussion on the maximum area for outdoor storage, what vehicles are considered commercial vehicles and count toward storage, and that vehicle repair cars awaiting parts would be required to be in a designated parking space.

Chair Kortering opened the floor for public comment. There was no one present in the audience to speak to this request.

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

The Commission went over the criteria for making the changes to the ordinances.

1. The proposed text amendment would clarify the intent of the ordinance.

The Commission found that the proposed text amendment would clarify the intent of the ordinance which will help with code enforcement issues.

2. The proposed text amendment would correct an error or oversight in the ordinance.

The Commission found that the proposed text amendment would correct an error or oversight in the ordinance which will help with code enforcement issues when it comes to knowing what is allowed and not allowed.

3. The proposed text amendment would address changes to the State legislation, recent case law or opinions from the Attorney General of the State of Michigan.

The Commission found that this criterion is not applicable as the proposed text amendment would not address changes to the State legislation, recent case law or opinions from the Attorney General of the State of Michigan.

4. The proposed text amendment would promote compliance with changes in other County, State or Federal regulations.

The Commission found that this criterion is not applicable as the proposed text amendment does not relate to changes in other County, State or Federal regulations.

5. In the event the amendment will add a use to a district, that use shall be fully consistent with the intent of the district and the character of the range of uses provided for within the district.

The Commission noted the amendment will not add a use to a district.

6. The amendment will not create incompatible land uses within a zoning district, or between adjacent districts.

The Commission found the amendment will not create incompatible land uses with a zoning district or between adjacent districts as they had discussed and studied this thoroughly over the last year.

7. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.

The Commission found the proposed text amendment is supported by findings by Zoning Staff.

8. As applicable, the proposed change shall be consistent with the township's ability to provide adequate public facilities and services.

The Commission found this criterion is not applicable.

9. The proposed change shall be consistent with the township's desire to protect the public health, safety, and welfare of the community.

The Commission found the proposed changes are consistent with the Township's desire to protect the public health and safety, and welfare of the community.

There were no further comments or recommendations by the Commission.

** It was moved by Sharp and supported by Becker to recommend approval of the proposed amendments to the Zoning Ordinance of Holland Charter Township, as presented, to the Township Board of Trustees. A roll call vote was taken Yes – 7, No – 0. Motion carried

Tabled Items

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

Submitted by Darlene Huckabay on behalf of VanHoven Family Legacy Trust to rezone the subject property from AG Agriculture to R-3 High Density Residential.

Item to remain tabled at this time.

Planning Commission Discussion

Staff presented a general summary of housing activity in Holland Charter Township that was requested by Bowen Nation Research for inclusion within the Ottawa County Housing Needs Assessment. The summary was for approved projects and those in the process of being constructed. The numbers included multifamily – 675 units, some single-family units – 202 attached, and 311 - detached.

Staff provided an update on current site plans they were reviewing.

Chair Kortering noted that the Township will be looking at doing a Housing Study update to the one completed in early 2022. Staff noted that Comprehensive Plan requirements have been modified by the State of Michigan, which now requires housing needs to be included as part of the Comprehensive Plan. The needs assessment can be rolled into the Master Plan with the 5-year update.

Chair Kortering discussed other items the Commission may want to review with either the 5-year Comprehensive Plan update and/or with the Zoning Ordinance. Chair Kortering asked Commissioners to look at the Implementation Plan and priorities in the Comprehensive Plan and prepare to talk about it at the next meeting.

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

The meeting adjourned at 8:00 pm.

Respectfully submitted,

Laurie Slater
Recording Secretary