

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
March 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, Gretchen Molotky, Evan Sharp, and Angela Huesman. Also present were Community Development Director Corey Broersma, and Assistant Planner/Zoning Administrator Kate White and Recording Secretary Tricia Kiekintveld.

Absent: Doug Becker.

Public Comment: None.

Minutes:

** It was moved by Barajas and supported by Sharp to approve the minutes of the regular meeting of February 4, 2025. A roll call vote was taken. Yes – 6, No – 0, Absent – 1. Motion carried.

Public Hearings:

Chairman Kortering opened a public hearing for consideration of an amendment to the Macatawa Legends Planned Unit Development Final Development Plan, submitted by Kelly Kuiper of Eastbrook Homes on behalf of Signature Land Dev. Corp. for land located south of New Holland St. and east of 144th Ave. The proposed amendment includes changes in the Clubside Villas and Sunset View Development phases. The proposed amendment generally affects the future development phase containing the following parcels: 70-16-06-100-051, -053, -054 and -055.

Present for this request was Kelly Kuiper of Eastbrook Homes behalf of Signature Land Dev. Corp., 1188 East Paris Avenue, Grand Rapids, 49546, and John Tenpas of Driesenga & Associates, 12330 James Street, Suite H80, Holland, MI 49424.

Ms. Kuiper explained that they are here for another amendment to their original PUD and that each new phase is a new amendment. She thanked Staff for working with them on each of these amendments.

Mr. Tenpas stated that this amendment affects the northwest corner of Clubside Villas Phase 2. He noted that the changes are relatively minor compared to previous amendments as the effective change is only a one-unit increase.

Mr. Tenpas explained they added one unit to Sunset View along the golf course and have decreased the number of units in Sunset View along the west side by eight units. They are instead proposing eight additional Clubside Villas in place of the original eight Sunset View homes. These Villas are zero step, no basement homes that are in high demand right now. Mr. Tenpas said they have four different condos in this phase including 11 – Sunset View, 22 - Clubside Villas, 20 - Courtyard Homes, and 16 - Trailpoint Condos, which comes to 69 proposed units in this next

development phase. He noted that the setbacks, grading, utility layout, etc. will remain consistent with Phase 1.

Staff said that the Fire Chief will need to see the street connection to 144th Avenue completed prior to any units being constructed in this next Phase. Mr. Tenpas said that the completion of the 144th Ave. entrance is part of this project.

Mr. VanderMeulen asked about the decrease in parking. Mr. Tenpas explained that in Sunset View they removed two spaces from one area but then added five spaces to the west. He also said that Sunset View are traditional homes with larger driveways that can accommodate visitor parking. He said that the Clubside Villas driveways also have space for visitor parking. Because of the available visitor parking in these driveways, they feel that there is adequate visitor parking in this area.

Ms. Kuiper then addressed some issues they have been working on with drainage. She said they are in active construction for the Fairway Phase. During this process, they are dewatering in the area but with the recent snow melt and all the rain, they are experiencing some flooding problems. She said that Eastbrook Homes, as the developer, is no longer under the main Macatawa Legends HOA as there are now multiple HOA's within the development. She read an email from a concerned resident from another HOA that has complaints about the drainage. Ms. Kuiper explained that there are drainage pipes that run under the ground from Ponds 6 to 5, then on to Pond 4 which drains into Pond 3, which then drains to the Kamphuis drain. Eastbrook Homes took it upon themselves to look into this problem and found that the drainage pipes between Ponds 4 and 3 had tree roots in them blocking the flow. Ms. Kuiper said they have one blockage cleared and have slowed the dewatering process. Mr. Tenpas stated that they now have needed to shut the pumps down entirely as of today. Ms. Kuiper explained that Eastbrook has taken on the problem to make sure it is fixed. They are going to be suggesting to the main HOA that they should televise the pipes every 5 years or so to make sure the tree roots are not blocking the draining pipes again. They are also in conversation with the Ottawa County Water Resources Commission.

Chairman Kortering asked about the minor changes to the proposed lots on Mattson Drive that were noted in the Staff Report. Ms. Kuiper said that they will be building large ranch homes with three stall garages which required them to shift property lines to accommodate the larger homes.

Mr. VanderMeulen asked about public green spaces for people to throw a ball, etc. Ms. Kuiper noted that Sunset View are single family homes with large yards with their own private space for recreational activities. The Clubside Villas also have backyards with space for recreation. The Courtyard Homes do not have yards but they also do not have many kids in those homes. She said they do not have a dedicated green space in the area but have also not heard of any complaints from residents in their other phases that do not have large green spaces that they would like them.

Chairman Kortering asked about a bike path. Ms. Kuiper said that putting it in when the grading happens for the lots may make a lot of sense for the Township.

Mr. VanderMeulen asked about the triangle near Sunset View - does this have a gazebo and how big is that space? Mr. Tenpas explained this is a pocket park with green space and a gazebo. This area will have 5 parking spaces. He noted that it is large enough to throw a ball around but not large enough to play a soccer game. He also noted that there is a walking path that cuts through the middle of the phase connecting the different types of homes together.

Ms. Kuiper noted that the styles that are selling the best are price driven and that makes the single detached condo the hottest selling style right now. She said the cheapest of the attached condos are selling for \$375-\$400K, the Courtyard Condos are selling for \$375-\$450K, the slab on grade Clubside Villas, which are the most customized product they sell, are selling for \$450K+, and the single-family homes are starting at \$400K and most in West Michigan selling for around \$600K. Ms. Kuiper noted they are seeing more multi-generational families all living in this development.

Chairman Kortering opened the floor for public comments.

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

Staff presented a letter to the Commissioners from Mr. Tom Leonard of 4537 Point Superior Court. Mr. Leonard stated that if there is a problem with availability of memberships when only ½ the units in here have been built, imagine how big the issue will be in the future. When homes are tougher to sell/resell, and home values fall (and property taxes too), someone is going to wish there were amenities available for all residents. Mark my word, this will occur if it is not addressed. The simplest way to address this is by getting Redwater/MGC to give preference to residents, but there is bad blood between Redwater, Eastbrook and residents so that is not likely to happen, and although this is not the Township's problem, I wish the Planning Commission would withhold approval of the latest changes until Eastbrook outlined a plan/solution to address this issue before it is too late. There is only one other piece of land in here which would be a candidate for recreational assets and that is the area north of Harrington Landing.

Staff noted that the last two amendments have requested a two-year deferral for top-course paving of the private streets; Staff asked if they are requesting the same condition for this amendment. Mr. Tenpas said they would like the same allowance for this phase. This would allow the base course to be laid and allow the top course to be put down 2 years from the date of the first building permit being issued. Mr. VanderMeulen asked if that timing is working well for them in the building processes and Mr. Tenpas answered that is working well.

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

** It was moved by VanderMeulen and supported by Sharp to advise Staff to prepare a Resolution and Report recommending approval of the proposed Macatawa Legends PUD Amendment for review at the next Planning Commission meeting with the stipulation that (1) the entrance and street connection to 144th Avenue be completed and (2) affirm a deferral of 2 years for the top course installation on the private streets from the time the first foundation building permit is issued, as per the last 2 amendments. A roll call vote was taken. Yes – 6, No – 0, Absent – 1. 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.

The applicant has requested to withdrawal the rezoning application.

** It was moved by Sharp and supported by Molotky to un-table the request. All in favor. Motion carried by voice vote.

** It was moved by Sharp and supported by Barajas to accept the request the withdrawal of the rezoning application. A roll call vote was taken. Yes – 6, No – 0, Absent – 1. Motion carried.

Planning Commission Discussion

Chairman Kortering said that the Comprehensive Plan needs to be updated every 5 years and that means this needs to be completed by November 2025. He noted that the County's updated Housing Next Assessment should be available by June, which will be a helpful tool as they look to update the Comprehensive Plan.

Staff said that today the Township entered into a contract with McKenna & Associates for an update to the 2022 Township housing analysis. This housing analysis is required to be included in the Comprehensive Plan going forward.

The Commissioners discussed what items they may want to review to have either changed or included in the Comprehensive Plan update. They identified Transportation and Economic Development as topics they would like to focus their attention on. Staff further explained what the purpose of the Comprehensive Plan is, which is to provide a vision, goals, and implementation steps for the development of the Township over the next 20 years. If the Commissioners would like to see very specific items addressed and put into ordinance requirements to further the vision of the Comprehensive Plan, those need to happen through Zoning Ordinance Text Amendments, which is separate from a Comprehensive Plan update and review.

The Commissioners will read through Sections 2 and 3 of the current Comprehensive Plan and be ready to discuss those items in the May meeting as the April meeting looks very full.

Staff then gave the Commissioners an update on projects that are currently happening in the Township.

The next regular Planning Commission meeting is scheduled for Tuesday, April 1, 2025, at 6:00 pm.

The meeting adjourned at 7:14 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary