

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
June 2, 2026

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, Doug Becker, Angela Huesman, Evan Sharp (arrived at 6:20 pm), and Jack VanderMeulen. Also present were Community Development Director Corey Broersma, Assistant Planner/Zoning Administrator Kate White, and Recording Secretary Sheila Webb

Absent: Leo Barajas and Gretchen Molotky

Public Comment: None

Minutes:

** It was moved by Becker and supported by Huesman to approve the minutes of the regular meeting of May 12, 2026. 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 Special Land Use Permit approval for an indoor commercial recreation facility consisting of an indoor golf simulator facility. The petition is submitted by Marc Smeyers on behalf of Holland Town LLC for property located at 12330 James Street, Suite B90 described specifically as Parcel Number 70-16-21-200-080. The subject property is zoned C-2 Community Commercial.

Present for this request was Marc Smeyers, 5984 88th Avenue, Zeeland, MI 49464.

Mr. Smeyers stated that he is requesting a special use permit for 12330 James Street, Suite B90 which is in the Holland Town Center for The Back Nine Golf, an indoor golf simulator facility. Mr. Smeyers noted that the business is designed to provide a high-quality recreational experience for the residents of Holland Township. Mr. Smeyers stated that the facility will occupy approximately 3200 square feet inside the existing commercial space. Mr. Smeyers said that there will be 5 simulator bays and some lounge seating areas and that there will be no exterior modifications. Mr. Smeyers noted that all activities will occur entirely inside the facility. Mr. Smeyers stated that their business model is similar to a membership-based fitness facility where members will have secure access through electronic access controls and non-members will have access during normal business hours through advanced online reservations.

Mr. Smeyers stated that they chose the Holland Town Center due to the momentum building there and want to contribute to the positive growth by bringing a unique recreational amenity. Mr. Smeyers noted that they will have security and accountability measures including controlled access systems, video surveillance, and monitored entry records to ensure a safe environment. Mr. Smeyers stated that their goal is to provide a unique recreational experience that complements the existing businesses in the area.

Chairman Kortering asked if alcohol will be sold on the premises. Mr. Smeyers stated that there will be no sales of alcohol or food. Mr. Smeyers noted that customers may bring in food and non-alcoholic drinks. Mr. Smeyers stated that The Back Nine Golf has been a franchise group for about 5 years, and they have about 540 franchises including several in Michigan.

Mr. Smeyers explained that their facility will have a high-end feel to it with three private bays and two open bays creating a membership atmosphere. Mr. Becker asked how the membership policy works. Mr. Smeyers stated that initially they will offer free demos to promote the business. Mr. Smeyers noted that there will be 3 tiered membership types available and the members will be able to go online for reservations. Ms. Huesman asked about their regular business hours. Mr. Smeyers stated that their regular business hours will be an 8:00-10:00 time frame and that there will be an employee available to assist customers. Mr. Smeyers noted that times outside of the regular business hours would be blocked out online and only available to members.

Staff noted that there is a lack of easements on the property for the utilities intended to be public, so there are no rights granted to the Township to maintain and repair those facilities. Staff noted that the easements have been drafted by the Township and are awaiting the property owner's signature. Staff noted that this is not the responsibility of the applicant, but it would be appreciated if he shared this information with the property owner.

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

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

The Commissioners discussed that this is an empty space and this is a good use for the space.

The Commission then reviewed 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 Commissioners agreed that the use is compatible with the surrounding businesses.

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 Commissioners agreed that currently it is served but that the easements need to be addressed by the owner.

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 Commissioners have no concerns 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 Commissioners agreed that this standard was met.

- 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 Commissioners noted that the use is inside, so this standard does not apply.

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

The Commissioners stated that there is plenty of parking in the area.

- 7. There is need for the proposed use within the township, and the use will not be detrimental to the community.**

The Commissioners agreed there is a need for the use in the community.

** It was moved by Becker and supported by VanderMeulen to approve the Special Land Use Permit for an indoor commercial recreation facility consisting of an indoor golf simulator facility at 12330 James Street, Suite B90. 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 approval for a contractor facility consisting of a residential construction contractor. The petition is submitted by Eric Schippers on behalf of Bracken Properties LLC for property located at 2336 112th Avenue, described specifically as Parcel Number 70-16-23-100-098. The subject property is zoned I-1 Light Industrial.

Present for this request was Lena Stob of Schippers Construction, 26 Holly Court, Holland, MI 49423.

Ms. Stob stated that she is representing Schippers Construction who would like to purchase and move to 2336 112th Avenue as a general contractor. Ms. Stob stated that they currently reside in the City of Holland and have outgrown the space. Ms. Stob noted that the new building is 50% larger and that their goal is to have all storage contained inside the building. Ms. Stob stated that they have a shop where they do light work within, but they have mostly office space and storage for tools. Ms. Stob said that most of the work for their projects is off site at different locations. Ms. Stob noted they would be the sole owner and occupy the entire building. Ms. Stob confirmed that there would be no outdoor storage.

Mr. VanderMeulen asked if they would have to create the offices. Ms. Stob noted that there currently are offices, and they would be adding a few more offices. Ms. Stob stated that they hope to be good neighbors and good occupants of the space. Ms. Stob said that they are looking for a space to grow and currently have 22 employees.

Chairman Kortering noted that the site plan provided in the applicant's submittal is from a 2019 site plan approval for a parking lot expansion. Chairman Kortering read the following notes from Staff: these are existing improvements already made to the site, however, the paved "leg" leading to the eastern pond has been removed and a dumpster pad has been installed without proper screening, the applicant is not proposing any additional improvements to the site, and that the

applicant has not indicated they are adding an outdoor storage area and should the applicant desire outdoor storage in the future, the owner may seek site plan approval.

Mr. VanderMeulen asked if they had a roll-off dumpster. Ms. Stob noted that they have several dump trailers. Ms. Stob stated that currently they have a small container inside the warehouse and one at the back of the property. Ms. Stob stated that they have a purchase agreement but were waiting for this approval.

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

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

Chairman Kortering asked about installing a garbage container enclosure. Staff stated the garbage container pad and two dumpsters were added without site plan approval so that should be brought up to code. Staff noted that an improved front yard landscape should also be considered. Ms. Stob stated that neither would be an issue, and they would appreciate some direction to be in compliance.

The Commission then reviewed 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 Commissioners agreed that the use is similar with the surrounding businesses.

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 Commissioners agreed that this standard was met.

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 Commissioners have no concerns with this standard since the work is done off site.

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

The Commissioners agreed that this standard was met.

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 Commissioners noted that they are not modifying anything, using an existing building, and will be installing front yard landscaping.

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

The Commissioners have no concerns with this standard.

- 7. There is need for the proposed use within the township, and the use will not be detrimental to the community.**

The Commissioners agreed there is a need for the use in the community.

** It was moved by Huesman and supported by Becker to approve the Special Land Use Permit for a contractor facility consisting of a residential construction contractor at 2336 112th Avenue including installing an approved garbage container enclosure and installing approved front yard landscaping. A roll call vote was taken. Yes – 4, No – 0, Absent – 3. Motion carried.

Commissioner Sharp arrived at 6:20 pm.

Planning Commission Discussion

Draft Ordinance Discussion on Battery Energy Storage Systems

Staff noted that on Friday they received a copy of the draft ordinance with comments from the attorney and haven't had a chance to review it in detail yet and will also need to do some further research. Staff stated that they are just providing an update so that the Commissioners can review the attorney's comments. The Commissioners stated that they did not have any additional comments to add.

The next regular Planning Commission meeting is scheduled for Tuesday, July 7, 2026, at 6:00 pm.

The meeting adjourned at 6:24 pm.

Respectfully submitted,

Sheila Webb
Recording Secretary