

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
July 10, 2018

The meeting was called to order by Chairman Marion Hoeve at 7:00 p.m.

Present: Chairman Marion Hoeve, Vice-Chairman/Secretary Jack Vander Meulen, Members Ken Bosma, Dennis Gebben, Norm Nykamp, and Ed Zylstra. Also present were Community Development Director John Said, Assistant Community Development Director Corey Broersma, and Recording Secretary Sheri Thomassen.

Motion to approve the minutes for regular meeting of June 5, 2018, made by Mr. Vander Meulen, supported by Mr. Gebben. All in favor. Motion carried.

Motion to approve the minutes for joint meeting/training session of Township Board, Zoning Board of Appeals and Planning Commission on June 28, 2018, made by Mr. Nykamp, supported by Mr. Bosma. All in favor. Motion carried.

Chairman Hoeve explained the Public Hearing process to the audience.

Chairman Hoeve opened the public hearing for consideration of a Special Use request submitted by Tim Kraal/Butch Properties LLC – 912 N. Black River Dr., for a contractor's facility. The subject property is approximately 1.6 acres and is located on Black River Court, north of Adams Street, near the Adams/I-196 interchange. The property is zoned C-3 Highway Commercial.

Tim Kraal was present to speak to this request. They would like to use the building as an electrical contracting facility. Their business, Excel Electric Inc., is currently located in Grandville, MI and Colorado. Mr. Kraal and his two brothers also have controlling interest in Haveman Electrical Services in Holland, and their purpose would be to use this building like the three other spaces they have - warehouse and office area. Outdoor storage is integral to their business, to park job trailers, storage and open trailers, and some poles. Their purchase agreement is contingent on this approval.

Questions and comments from the Commissioners followed:

What about the trailers – how big are they?

Mr. Kraal indicated small 8'-10', some 24' enclosed are used for office and storage, some semi-trailers (rarely on site, moved from job to job)

What will the existing building be used for?

Mr. Kraal indicated the existing building will be used for warehousing.

What about C-3 zoning?

Staff indicated there is currently no provision for outdoor storage in C-3 district, unless

associated with a defined Contractors Facility. Further, Staff pointed out that this use is not a church or one of the limiting factors in a C-3 district for a sexually oriented business on another C-3 property.

When do “some poles” turn into transformers or a bone yard of related equipment? Mr. Kraal indicated outdoor storage won’t take up any more than current business/building use. they don’t operate that way, and they don’t inventory supplies – they deliver to sites and try not to handle things at their facility.

Staff added that no part of the approval tonight is an authorization of outdoor storage, however, Staff will review the site plan for compliance.

Mr. Steve Kraal added that they might prefer a crushed aggregate, and as far as poles go, 16’-20’ would be the maximum length, and maybe 3-5 at a time on site. They pride themselves in taking care of the grounds. The back two-thirds of the building is an open shop; there’s 2,500SF of office space. Anything of value will be stored inside.

Mike Strating, Strating Properties (912 Black River Dr.), was present to speak to this request. He’s been a Holland Township business and property owner for years and hopes that the policy remains as it was 12 years ago. He wants these guys and their business in Holland Township. They’re not just relocating, they hope to expand here.

Motion to close the public hearing made by Mr. Bosma, supported by Mr. Nykamp. All in favor. Motion carried.

The General Standards of Approval including Staff comments (reference Staff Report 07/10/18) were reviewed and agreed upon by Commissioners.

Motion to approve the special use request for a contractor’s facility and warehousing in the C-3 Zoning District made by Mr. Zylstra, supported by Mr. Nykamp. Mr. VanderMeulen asked about how outdoor storage will be monitored. Staff responded that they will work with the applicant to make sure they comply with the Ordinance. All in favor. Motion carried.

Chairman Hoeve opened the public hearing for consideration of a Special Use request submitted by Adams Outdoor Advertising – 350 E. 8th Street for Conditional Rezoning, C-2 General Commercial to I-1 Light Industrial. Petitioner is requesting approval of a conditional rezoning for purposes of installing one new electronic message billboard on the property. The property is approximately 0.4 acers and currently has two billboards on it, which the petitioner proposes to remove.

John Tenpas, Driesenga & Assoc. (12330 James St.), was present to speak to this request and shared some background information. Issues from the Zoning Board of Appeals denial in 2014 have been addressed, and after discussions with Staff they decided to pursue it again. Mr. Tenpas indicated that they will go through all steps recommended in the Staff Report dated July 10, 2018. He added that the existing

billboards do not comply and are grandfathered in. Adams Outdoor Advertising wants to replace two existing billboards with one digital sign which would be fully compliant (no setback variances, lighting, display change intervals, etc.).

Mr. Tenpas also addressed the Criteria for Map Amendments in the Staff Report.

Questions and comments from Commissioners followed:

Chairman Hoeve asked Staff about the new Ordinance.

Staff responded that the applicant may need to seek a separation variance and will work with the applicant to ensure that the new billboard meets new standards.

Is this spot zoning?

Staff responded that this is not spot zoning because of the conditional aspect.

What about the masonry base and landscaping in the 2014 application.

Mr. Tenpas commented that they are not committed to adding those elements at this time, however they will be fully compliant.

Does the Township have an obligation or is it a courtesy to the City of Holland because of this being the gateway to the City?

Staff responded that as good neighbors we should (and have) notified them and surrounding property owners.

Mr. Tenpas added that this is a prime location for area businesses to advertise; they're trying to improve it. A site plan hasn't been prepared yet.

Adams has moved the new sign to the east, and that improves the line of sight.

Will the tree be removed? Who mows the property?

They are unsure if the tree will be removed at this time; Adams mows the property.

Greg Mayberry, representing Hope College (141 E. 12th St.), was present and prefers there be no billboards there but appreciates the new plan that pushes it further east for better visibility to soccer stadium and fieldhouse. He encourages the Township Board to consider a masonry base as was designed earlier (2014).

Motion to close the public hearing made by Mr. Vander Meulen, supported by Mr. Zylstra. All in favor. Motion carried.

Criteria for Map Amendments and conditions in the Staff Report were reviewed and agreed upon.

Motion to approve the conditional zoning map amendment request for the subject site from C-2 General Commercial to I-1 Light Industrial for one proposed billboard with the conditions that the petitioner obtain approval of any required variances from the Zoning Board of Appeals and finalize the Agreement with the Township to the satisfaction of the

Township Attorney and Staff prior to Board action on this item, made by Mr. Nykamp, supported by Mr. Bosma. All in favor. Motion carried.

Chairman Hoeve opened the public hearing for consideration of a Rezoning from R-2 Moderate Density Residential to R-2A Med. Density Residential submitted by KJK Real Estate Management Inc./Keven Kammeraad – 2502 120th Ave., for purposes of developing a new multi-family condominium project. The vacant land contains approximately 7.6 acres.

Kelly Kuiper, Nederveld, was present to speak to this request. Ms. Kuiper indicated that this rezoning would facilitate a condo development and is consistent with the Master Plan. She added that the site is capable of uses that the Zoning Ordinance allows.

Charles Doherty, who lives west of the proposed property, was present and shared concerns about the number of accidents on 120th and James St., and with the addition of M231 120th has gotten even busier. Mrs. Doherty added that there are back-ups in the morning and afternoon when school buses are picking up/dropping off, so many accidents in the past 5 years, more so since Speedway went in. What has to be done to stop it? The community keeps growing, and Mrs. Doherty added that lives are at stake with all the traffic, cars aren't stopping for the buses, there's too much traffic. When they use their turn signals, other drivers think it's for the corner and don't slow down. Kimberly Gunn (11858 Seven Pine Dr.) was present and is interested in the site plan for the proposed development and wanted to point out that there is a wetland preserve that exists in this area.

Motion to close the public hearing made by Mr. Bosma, supported by Mr. Vander Meulen. All in favor. Motion carried.

Ms. Kuiper indicated Nederveld has not completed a formal wetlands delineation, but their research didn't find any wetlands on the proposed site.

The Criteria for Map Amendments was reviewed and agreed upon.

Motion to grant the zoning map amendment request for the subject site from R-2 Moderate Density Residential to R-2A Medium Density Residential for a proposed multi-family condominium development made by Mr. Zylstra, supported by Mr. Nykamp. All in favor. Motion carried.

Chairman Hoeve opened the public hearing for consideration of a PUD Amendment, Riverwalk Site Condominiums – Riverwalk Drive (104th Ave, north of Adams Street) submitted by Brian Slagh, on behalf of Riverwalk Association, to accommodate an additional accessory building on the property at 10512 Riverwalk Drive.

Brian Slagh was present to speak to this request and asked for approval to add a pool house on subject property. He indicated that he had received letters of support from the neighbors.

Motion to close the public hearing made by Mr. Zylstra, supported by Mr. Nykamp. All in favor. Motion carried.

Standards of Approval in Staff Report were reviewed and agreed upon.

Motion to approve the PUD Amendment as presented made by Mr. Bosma, supported by Mr. Nykamp. All in favor. Motion carried.

The Resolution and Report will be the first item on next month's agenda per Staff.

Chairman Hoeve introduced for consideration a Site Plan Review requested by KJK Real Estate Management Inc./Keven Kammeraad – 2502 120th Ave. Petitioner is seeking Site Plan approval for development of a new multi-family condominium project. The vacant property is located at 2502 120th Avenue and contains approximately 7.6 acres of land (7.53 acres less right-of-way).

Kelly Kuiper, Nederveld, was present to speak to this request. Ms. Kuiper described the condo project as being allowed in R-2A multi-family condo development to include 10 buildings, 8 units, 2 floors, 4 units per floor, a total of 80 units on 7.53 acres. Ms. Kuiper added that the zoning ordinance will permit a density of 4,000SF per dwelling unit. She also commented that there is a serious need for housing in this area, and that allowing density should be done where possible to make sure moderately priced market-rate homes are available.

Ms. Kuiper responded to Staff Report items including providing project schedule, confirming and defining unit sizes, outdoor storage limitations, pavement details, and easement along 120th. She added that they will gladly address these items as either conditions of approval or upon final site plan review with Staff. Other approval processes will be addressed with the Water Commission, Road Commission and Consumer's Power. Regarding the southeast garbage enclosure, they will adjust the setback as required and noted in the Staff Report. The landscaping plan detail will be addressed with Staff, and Ms. Kuiper asked Commissioners that be a condition of approval.

Ms. Kuiper continued, regarding connectivity for emergency services, they are proposing a private road and because of that it's not necessarily the same type of feel as the Seven Pines to the north, also R-2A. They're proposing to create a 20' wide emergency access lane, which would always be available for future development and emergency services while preserving the integrity of a private street.

Kevin Kammeraad, KJK Real Estate Management (317 Garden Ave.), was present to speak to this request and added that this condo project ("Waverly Woods") is focused on entry level or market-priced housing in the \$175-\$180K range while utilizing an undeveloped parcel that's very well situated. With the Master Plan pointing to this kind of density, with the proximity it has to other moderate density housing, and with the commercial amenities nearby, Mr. Kammeraad added that it's the right parcel for this

project. The need for affordable housing is very well-documented. He referred to Ryan Kilpatrick of Housing Next, that Ottawa County needs up to 15,000 housing units at an affordable price to keep up with employment demands. Cost of ownership would be at or below the cost of a rental. They're proposing an attractive product and a good price point for first time and transitional buyers and are excited to help meet a housing need in the Township.

Questions and comments from the Commissioners followed:

Each unit is planned to be 2 bedroom/2 bath, 1,175SF per unit with a deck or porch.

There will be an interior staircase, common entry hall.

There will be a "T" turnaround for emergency vehicles. Staff will work with applicant and Fire Chief on emergency access and any limitations on density for the development.

There will not be a pool; they are planning walkways (1,300' front to back), sitting area, pet walk area, and an aesthetically pleasing retention area (to be determined yet – wet or dry); it's primarily quiet and wooded and they'll try to maintain as much of the natural surroundings as possible.

Each unit will have one individual garage stall, walled, enclosed; 2-1/2 spaces total per unit builds in guest parking. Staff pointed out each group of garages will have to be at least 10' apart/separation.

Connectivity is important, will add access road at end to east - or tie in to Seven Pines, if possible.

Regarding utilities, they're working on easement to water main.

Kimberly Gunn (11858 Seven Pine Dr.) shared a survey that showed Seven Pine Drive Lot 13 and an area marked "Wetland Preserve". Staff will work with Ms. Kuiper on this issue to determine the facts. David, audience member, added that tax statements say R-2, not R-2A, for Seven Pines. Also, the private road standards need to be looked at more based on new ordinance per Staff.

Mr. Vander Meulen asked how residents like the Doherty's might have their traffic and safety concerns heard. Could they request that the Road Commission lower the speed? Staff commented that they could make that request but the County will most likely defer back to the Michigan State Police standard, and speed limit could be increased instead of decreased based on the 85th percentile. Mr. Gebben added that school bus traffic is a valid concern as well. Ms. Kuiper agreed and will contact the Road Commission.

The Site Plan Conditions of Approval were reviewed.

Kim Gunstone (11857 Seven Pine Dr.) was present and expressed concerns with the safety of the intersection since the entrance of the development being so close to the intersection with 160 residents trying to turn left. Also, there is a deceleration lane on 120th for a bus stop at Seven Pine Drive. She added that fire trucks have had to back out of Seven Pines due to the "stub" that is there. She also asked at what point does a private road become a driveway, with essentially flag lots off a driveway? Ms. Gungst is also concerned with preserving the wetlands and trees, along with drainage for Seven

Pines. She'd like a survey to be done.

Motion to approve the preliminary site plan review with condition that applicant continue working with Staff on details before coming back to the Planning Commission for final review and approval made by Mr. Vander Meulen, supported by Mr. Zylstra. All in favor. Motion carried.

Chairman Hoeve introduced the Resolution and Report for Legends View Association PUD Amendment.

Motion to approve and recommend the Legends View Association PUD Amendment Resolution and Report to the Township Board made by Mr. Zylstra, supported by Mr. Nykamp. All in favor. Motion carried.

Chairman Hoeve introduced Proposed Changes-Master Plan Amendments (Future Land Use Plan Map Amendment), Mission Design & Automation – Parcel west of 9652 Black River Ct.

Andy Mulder, Cunningham Dalman, representing Mission Design & Automation, was present to speak to this request and handed out a Master Plan Land Use Plan Map Amendment document. He shared the background and nature of the request and asked that the Commissioners recommend to the Township Board an amendment to its Land Use Plan Map which would include the existing facility for light industrial and the land approximately 386' to the west. Factors supporting the amendment and request were also reviewed. Mr. Mulder added that Mission Design & Automation has gone through tremendous growth and has a buy-sell agreement for two properties to the west, currently zoned Highway Commercial (C-3). Their facility is currently zoned Light Industrial (I-1). The area immediately to the south of the facility is wetland and floodplain.

Mr. Vander Meulen shared that he doesn't think we made a mistake with the map and we don't have to change it. Mr. Gebben isn't in total agreement and would like to see the property not held hostage or preserved for a developing enterprise that no one wants. Mr. Nykamp agreed and looks at a guy that wants to do something in the Township and is "the real deal", existing and ready to go. Mr. Zylstra added that the C-3 district should have been north of Black River Court. Mr. Bosma added that the existing business wants to expand and would like to move forward with industrial. Mr. Hoeve's initial concern is with getting rid of too much C-3 zoning and the legal ramifications. Mr. Mulder showed what's left of C-3 (on map) if they grant this request, still a significant amount of space in the strip mall, in his opinion.

Motion to proceed with the proposed amendment of the Future Land Use Plan Map in the Township Comprehensive Plan, for the parcel west of 9652 Black River Court, specifically by considering that parcel to be planned for Light Industrial rather than Highway Commercial; the Planning Commission forwards this recommendation to the Township Board for review and for a determination that the proposed amendment is

acceptable for distribution to the surrounding municipalities and designated agencies under the Michigan Planning Enabling Act, who will in turn have a 42 day comment period, made by Mr. Bosma, supported by Mr. Gebben. 5 in favor, 1 opposed (Vander Meulen). Motion carried.

Chairman Hoeve introduced Proposed Changes – Master Plan (Future Land Use Plan Map Amendment), Geenen DeKock Properties – NW Corner, 136th Ave. and Quincy St.

The petitioner is requesting that the Township amend the Future Land Use Plan Map, and then consider a rezoning at a future date, the portion of the subject property, which is primarily located on the northwest corner of 136th Ave. and Quincy St., from the existing Agriculture Plan Designation to a Light Industrial Plan Designation. The petitioner wishes to develop this 94-acre site with light industrial uses. This site had been the subject of a similar review in 2014.

Randy Schipper, Cunningham Dalman, was present to speak to this request and summarized their request. Many options were discussed including affordable housing, dense apartment complex, or mobile homes. No one wants that there, in his opinion, and suggested light industrial would be suitable, and is in close proximity to US31. Mr. Schipper suggested light industrial would be compatible with residential with buffering, and suitable for a campus-style development, attractive to site location professionals. In a survey done in 2017 results showed that a lot of the area's industrial property had been taken up. He added that light industrial puts less burden on property taxes. Mr. Schipper asked that the Commissioners proceed with amending the future land use map for light industrial.

Chairman Hoeve commented that they put in the Agriculture (Ag) zone to begin with because they didn't know what to do with it.

Doug DeKock, Geenen DeKock, was present to speak to this request and commented that a light industrial campus development would fit in nicely. They're willing to cooperate on things like buffers and all entrances would be off 136th, it will be very attractive. Industries have approached him on it, but he can't give them anything. Mr. Vander Meulen is concerned with how they can guarantee a nice industrial development in I-1 zoning. Anybody can do anything they want, and he's protective of the nearby residents who are not expecting industrial in their backyard. Mr. DeKock responded that because of the size of the property they will not be up against the property line, there will be room for buffers and they can put them in to begin with.

Mr. Nykamp asked what they would look like. Mr. DeKock replied that they're talking about a rezone at this point and they're not in a position where they could/should demonstrate that kind of detail. Mr. Nykamp would like to know what the property might look like. Mr. DeKock mentioned that he's thinking of something like Metal Flow or Gentex, a nice looking industrial property. Mr. DeKock indicated that some people in Macatawa Legends would like to see something like the this because they're afraid of what else might go in there. There had been talk that the Township might want to add

on a little bit to Quincy Park, too.

Mr. Bosma asked about the possibility of a conditional rezoning or PUD. Chairman Hoeve added that we can't enforce conditions unless they volunteer to give them.

Mr. DeKock asked if the Commissioners would be okay with it if they can get support from Macatawa Legends. Mr. Gebben added that an R-2A would be a good fit there, and Mr. DeKock asked if he would like a development like that next to Macatawa Legends. Mr. Gebben replied that if it was designed right, yes; if industry was designed right, yes.

A lot of this could be controlled with a PUD application, and at that time they can present a plan for the property. Chairman Hoeve clarified the Master Plan Amendment process and the time it may take to get it done. Mr. Bosman added that a conditional rezoning is also an option. Mr. DeKock agreed that might be the way to go.

Mr. DeKock thanked the Commissioners for the conversation, acknowledging that it was helpful in order to know what to do next.

Motion to proceed with the proposed amendment of the Future Land Use Plan Map in the Township Comprehensive Plan, for the approximately 94 acre site primarily located on the northwest corner of 136th Ave. and Quincy Street, specifically by considering that parcel to be planned for Light Industrial rather than Agriculture; the Planning Commission forwards this recommendation to the Township Board for review and for a determination that the proposed amendment is acceptable for distribution to the surrounding municipalities and designated agencies under the Michigan Planning Enabling Act, who will in turn have a 42 day comment period, made by Mr. Zylstra, supported by Mr. Bosman. 4 to 2 in favor (Gebben and Vander Meulen opposed). Motion carried.

Public Comment – None.

Other Business

Staff received an "Intent to Plan" letter for the Macatawa Park Sub Area Plan. Commissioners are invited to participate.

Mr. Gebben wondered about the Green Conference and if the Township would support their participation? Yes, per Staff. Mr. Said asked that the applications be sent to him and he would make sure they were registered and paid for.

The next regular meeting is scheduled for Tuesday, August 14, 2018 at 7:00 pm.

The meeting adjourned at 9:52 p.m.

Respectfully submitted,

Sheri Thomassen,
Recording Secretary