

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
March 5, 2019

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

Absent: Chairman Marion Hoeve, Member Ed Zylstra

Motion to approve the minutes from the regular meeting of February 5, 2019, was made by Mr. Gebben, supported by Mr. Nykamp. All in favor. Motion carried.

Vice-Chairman Vander Meulen reported on the following items:

1. The 2019 calendars sent by Staff were received by Commissioners
2. There will be no further action taken on 12659 Riley St. per Staff report
3. Commissioners received a copy of Zeeland Township's Master Plan

Vice-Chairman Vander Meulen explained the Public Hearing process to the audience. Vice-Chairman Vander Meulen opened the Public Hearing for consideration of an amendment to the Zoning Ordinance and Map of the Charter Township of Holland, to change a portion of the land at 168 Aniline Ave. from AG Agriculture to R-1 Low Density Residential. Subject property contains approximately 13 acres (total), and is located at 168 Aniline Avenue, described more specifically as Parcel Number: 70-16-19-300-036.

At the February 26, 2019 Zoning Board of Appeals meeting, the applicant obtained a front setback variance for the existing home along Aniline. The applicant is also requesting an easement width variance; that request was tabled at the February 26 meeting.

Adam Potter, property owner, was present to speak to this request. Staff summarized Mr. Potter's request. Staff presented the Criteria for Map Amendments and indicated that they have no objections to the proposed amendment. Mr. Vander Meulen asked Mr. Bosma if the 33' easement was adequate for public utilities? Mr. Bosma replied that 33' would be adequate.

Kathy Potgeter, 162 Aniline, contacted the Drain Commission, and shared that if there are going to be 3 new homes added to the property, then there needs to be sufficient run-off – and if a home is added, he would need to connect to city sewer and water. She added that if they go with well water, there have been some neurological things that have gone on there and doesn't know if the problem has been taken care of with the DEQ.

Audience comments – none.

Motion to close the Public Hearing made by Mr. Gebben, supported by Mr. Kortering. All in favor. Motion carried.

The Criteria for a Zoning Map Amendment were presented and Commissioners agreed the proposal is consistent with the Township's Future Land Use Map, compatible with the site as well as the surrounding land, and has public infrastructure along the property's frontage.

Motion to recommend to the Township Board of Trustees that the proposed Zoning Map Amendment for the land presented be approved from AG (Agriculture) to R-1 (Single-family Residential) based on the responses to the five Zoning Map Amendment Criteria made by Mr. Nykamp, supported by Mr. Bosma. All in favor. Motion carried.

Mr. Gebben asked if public water and sewer is something we need to address. Staff replied that Tom Vander Kolk's office and/or the County Health Department will get involved if they decide to build.

Vice-Chairman Vander Meulen opened the Public Hearing for consideration of an amendment to the Zoning Ordinance and Map of the Charter Township of Holland, to change the lands at 12685 James Street, described more specifically as Parcel Number: 70-16-16-300-012, from R-2 Moderate Density Residential to C-2 Community Commercial.

The applicant already obtained an amendment to the Future Land Use Plan Map (from Moderate Density Residential to Community Commercial) for the subject property, and now requests approval of this rezoning to establish full conformance between existing use, zoning, and for potential future commercial development.

Mark Tomasik, Innovative Design, was present to speak to this request and summarized the project. Staff presented the Criteria for Map Amendments and indicated that they have no objections to the proposed amendment.

Audience comments - none.

Motion to close the Public Hearing made by Mr. Kortering, supported by Mr. Nykamp. All in favor. Motion carried.

Commissioners were comfortable with the request given the previous discussions and the subsequent approval of the Future Land Use Map amendment for this site.

Motion to recommend to the Township Board of Trustees that the proposed Zoning Map Amendment for the land presented be approved from R-2 (Moderate-family Residential) to C-2 (Community Commercial) based on the responses to the five Zoning Map Amendment criteria made by Mr. Bosma, supported by Mr. Kortering. All in favor. Motion carried.

Public Comment - none.

Vice-Chairman Vander Meulen suggested we consider moving the public comment period to the beginning of meeting, maybe following roll call. Staff will follow up with Township Attorney, Ron Bultje, and report back.

Other Business

Vice-Chairman Vander Meulen introduced for consideration a proposed minor amendment to the Final Development Plan for Waverly Shores. The amendment consists of establishing provisions for garages. Staff is submitting the change for the Planning Commission's determination based on inquiries received for attached garages in the Waverly Shores development. Staff shared that while garages have been previously installed for some units within Waverly Shores, there has never been a formal approval of such as it relates to the Planned Unit Development for this project.

Staff presented aerial views, drawings, and standards considered in establishing the original PUD. Staff reported that when the PUD Amendment is viewed under the current zoning ordinance and the qualifying conditions of Section 16.2, the addition of provisions concerning attached garages could be viewed as being consistent with the Comprehensive Plan. In this case the property has PUD approval for a detached single-family manufactured home community, and a Low Density Residential Future Land Use map designation, therefore, attached garages would be consistent with the intent of the Comprehensive Plan.

Bob Bouwkamp, 11905 Northern Shores, was present to speak to this request.

Staff presented the Recognizable Benefits of Section 16.2 to determine if the PUD as a whole (with attached garages) and would meet at least 4 of the site design elements.

Staff indicated that if the Planning Commission determines that this matter should be considered as a minor PUD amendment, garages anywhere (all phases) in Waverly Shores Village PUD should be subject to the following rules:

1. Must be no visible separation between the garage and the subject dwelling unit.
2. Must be set back a minimum of 7 feet from the designated plot/lot/yard line of the dwelling unit.
3. Must match the architectural design and color of the dwelling unit.

Motion to approve Staff's recommendation that the provision for garages be addressed administratively as a minor amendment, subject to the 3 rules above, made by Mr. Gebben, supported by Mr. Kortering. All in favor. Motion carried.

The next meeting is planned for April 9, 2019, 7:00 pm.

Mr. Gebben asked about the subject of Short-Term Rentals. Staff replied that on February 7, 2019, the Township Board accepted the Planning Commission's recommendation to deny the proposed ordinance and rejected the Planning Commission's recommendation of further study of the matter. Staff added that a letter has been sent to known Short Term Rentals indicating this decision and that reservations taken before February 7 may be honored only if stays are concluded by July 15, 2019. Staff indicated, however, that a bill has been reintroduced at the state level which could prohibit local municipalities from regulating Short Term Rental uses.

The meeting adjourned at 7:40 pm.

Respectfully submitted,

Sheri Thomassen
Recording Secretary