

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 14, 2019

Present: Chairman Marion Hoeve, Vice-Chairman/Secretary Jack Vander Meulen, Members Ken Bosma, Dennis Gebben, Randy Kortering, 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 from the regular meeting of April 9, 2019, was made by Mr. Kortering, supported by Mr. Bosma. All in favor. Motion carried.

Chairman Hoeve explained the Public Hearing process to the audience.

Public Comment - none.

Chairman Hoeve opened the Public Hearing for consideration of a special use request submitted by Larry Cook and Kyla Cook on behalf of Fine Line Transport for vacant land at the northwest corner of Driesenga Drive and Sunnyside Drive, described more specifically as Parcel Number 70-16-05-400-053. The applicant is seeking permission for an outdoor storage area. The property is zoned I-2, General Industrial.

Larry Cook was present and summarized their request for a proposed expansion of the equipment storage yard to the south, an additional driveway access onto Sunnyside Drive at the south end of the storage area, gravel/crushed concrete for the storage area, and landscaping along the east and the west edge of the property to provide screening.

Questions and comments from the Commissioners followed:

Up to 40 trailers are on site at one time per Mr. Cook.

Mr. Kortering asked Staff about consolidating the lot. Staff responded that because the site will be functioning as one lot, it's a necessity to maintain consistency with the Zoning Ordinance.

Staff added that they will need to meet the setback and minimum lot area requirements, if they ever wanted to split the lot.

Regarding access from the south, Mr. Cook indicated their goal would be to minimize gravel onto Sunnyside Dr. Staff replied that they will work with the applicant on that, including requiring driveway paving further into the site than shown on current plans.

Mr. Zylstra commented that he found the outdoor storage area very neat and was impressed by that.

Mr. Nykamp asked about landscaping/screening. Staff addressed screening requirements in Section 9.22 Outdoor Storage.

Staff added that there may need to be a slight adjustment back in the existing storage area's proposed front yard setback.

Mr. Cook asked if the driveway will require curbs. Staff replied that's a Road Commission issue in the right-of-way area.

Audience comments - none.

Staff received and read two letters:

JR Automation (100 Aniline Ave N), dated May 9, 2019, with concerns about the area's appearance.

WelchDry (4270 Sunnyside Dr.), dated May 8, 2019, with concerns about the area's appearance and the driveway location.

Mr. Gebben asked, in regard to paving, what does the Ordinance say? Staff responded that the Ordinance requires pavement for parking areas, although gravel and similar materials may be used for storage areas. Tom Postma, Colliers International, was present and commented that heavy equipment would ruin a paved drive in a short time. Mr. Kortering asked for clarification about the proposed drive mentioned in the WelchDry letter - do they want it moved further up Sunnyside? The applicant replied that they're open to doing whatever is required. Staff added that it'll be addressed during the site plan approval process.

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

Special Use Standards and Staff Comments were presented and reviewed.

Motion to approve the special use request for outside storage to include specialized oversized load and heavy equipment trailers and similar towable equipment within the I-2 Zoning District subject to the following conditions:

The applicant shall consolidate their existing site with the subject site to form a single parcel.

The applicant shall submit a revised site plan to be approved by Staff indicating the outdoor storage setback requirements are met for the entire property.

The applicant shall obtain Staff approval for additional pavement for the new driveway.

The applicant shall obtain Staff approval for a landscape plan to provide screening for the entire storage area, as required.

made by Mr. Nykamp, supported by Mr. Kortering. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for consideration of a special use request submitted by Chelsea Penn on behalf of Sam's Real Estate for land addressed as 2190 N. Park Drive, described more specifically as Parcel Number 70-16-21-100-069. The applicant is seeking permission for a service station within the existing Sam's Club parking lot. The property is zoned C-2, Community Commercial.

The proposed fuel station will consist of a canopy and kiosk for Sam's Club members to fuel their vehicles. The station will be constructed in the north portion of the existing parking lot and will use existing parking lot drive lanes and the existing North Park Dr. entry for access.

Steve Pawlaczyk, CEI Engineering Associates, Inc. (3108 SW Regency Parkway, Bentonville AR) was present to speak to this request.

Questions and comments from the Commissioners followed:

Mr. Nykamp questioned whether another drive should be added south of the station for better traffic flow. Mr. Vander Meulen agreed and added that he doesn't want cars cutting across the lot with people pushing carts and could see that being a hazard. Mr. Pawlaczyk explained that they are proposing landscaped islands which would keep people from cutting across and pointed out the traffic pattern. He added that there will not be a whole lot of additional traffic since the gas station is for Sam's members only.

Mr. Gebben asked how the current traffic pattern arrows will align with the gas station. Mr. Pawlaczyk pointed out the intended traffic pattern again and explained that it will stay the same as it is now, with painted islands being added.

Mr. Nykamp asked if there will there be signage, and Mr. Vander Meulen wondered if there will be more traffic in the lot trying to get to the gas pumps. Mr. Pawlaczyk replied that there will be signage and that they are not anticipating additional traffic since it's a members only station.

Mr. Vander Meulen is still concerned with more traffic in the lot zipping through to get to the gas pumps and thinks it is not a good design. Mr. Nykamp asked about the existing traffic flow arrows. Mr. Pawlaczyk responded that the proposed islands will keep people from trying to dart across. Sam's Store Manager was present and commented that the majority of the people that park in the lot are parked as close to the building as possible. In her experience, based on other Sam's sites with gas stations, they do a really good job of directing traffic around the gas station. She added that there will be a staff/kiosk attendant out there for traffic control or to address any other safety concerns.

Mr. Nykamp would like to see another curb cut into drive. Mr. Vander Meulen wondered about a more continuous island to direct traffic more to the outside. Mr. Gebben commented regarding putting a driveway halfway between the existing drives, that he goes to Sam's frequently, usually uses the south entrance and has to be careful there because of competitive left turns with Walmart traffic, and the same thing happens somewhat at the drive to the north; maybe an exit midway between would make a lot of sense. Mr. Nykamp asked that they look at adding a driveway halfway between current drives. Staff's shared their concern with adding an additional drive/curb cut, and commented that could trade one set of problems for another. Chairman Hoeve added that he would hate to make it wide open with another curb cut.

Staff added that when Applicant comes in for the final site plan review, they'll have to come in with landscaped islands. Chairman Hoeve asked that if traffic is a problem, could a curb cut be added later?

Mr. Vander Meulen asked that final site plan review come back before the Planning Commission.

Mr. Gebben asked about the design process and if there was a traffic flow analysis done, and commented that now is the time to design it correctly. Mr. Pawlaczyk replied that they did not have a formal analysis done, but that having the fuel station there, traffic will not be cutting across the lot.

Mr. Nykamp asked in terms of signage, where do measurements come from for signage? Staff added that it will be off the size of the kiosk.

Audience comments - none.

Motion to close the Public Hearing made by Mr. Bosma supported by Mr. Zylstra. All in favor. Motion carried.

Special Use Standards and Staff Comments were presented and reviewed.

Motion to approve the special use request for a service station in the C-2 Zoning District made by Mr. Vander Meulen, supported by Mr. Nykamp, subject to the following conditions:

The applicant shall obtain site plan approval from Staff and the Planning Commission, including for landscaping, and shall provide a copy of the OCWRC approvals (SESC and Stormwater), prior to the start of grading and issuance of any associated building permits.

The applicant will provide further traffic analysis information concerning the proposed gas station and a possible additional curb cut.

All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for consideration of a special use request submitted by Ross Becksfort on behalf of Busscher's Septic Tank & Excavating for land addressed as 11310 E. Lakewood Blvd., described more specifically as Parcel Number 70-16-22-400-070. The applicant is seeking permission for a contractor facility and vehicle repair. The property is zoned C-2, Community Commercial.

Commissioner Vander Meulen recused himself, as he is cousins with the Architect, Jim Vander Meulen.

Mr. Ross Becksfort and Mr. Jim Vander Meulen were present to speak to the request. Mr. Becksfort summarized their plans to use the facility for equipment storage and vehicle service consisting of maintenance, engine work and tire changes on their equipment. They are growing and hiring mechanics and need to extend work into the larger section of the building.

Mr. Bosma asked if the second half of the building is equipped with oil interceptors and collectors. Mr. Becksfort responded that those things are in place.

Audience comments - none.

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

Special Use Standards were presented and reviewed.

Mr. Gebben asked about Staff's comment under item 3 of Special Use Standards:

The applicant should explain the operation in conjunction with the existing operation north of East Lakewood Boulevard. Will heavy equipment be crossing the street? Will heavy equipment be unloaded on pavement or will the site be requesting a gravel surface similar to the northern operation?

Staff clarified that they are curious as to what the connection to the existing business to the north is. Mr. Becksfort explained that they lease both pieces of property, are looking to expand to do their own in-house repair, and that heavy equipment will be crossing the street. He added that they will drive around the block if needed. Mr. Bosma doesn't see it as an issue as it's like crossing the street to get gas at Merle Boes.

Motion to approve the special use request for a contractor facility and vehicle repair in the C-2 Zoning District subject to the applicant obtaining a Township Public Works approval prior to the Certificate of Occupancy being granted, made by Mr. Bosma, supported by Mr. Zylstra. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for consideration of a special use request submitted by Dillon Ruthven on behalf of Premier Motorsport Industries for land addressed as 12200 James Street, described more specifically as Parcel Number 70-

16-21-200-003. The applicant is seeking permission for vehicle sales and vehicle repair. The property is zoned C-2, Community Commercial. The applicant plans to use the facility for "major engine repair on powersports vehicles (motorcycles, ATV's, snowmobiles, personal watercraft), as well as vehicle maintenance and repair work, such as engine work, oil changes, tires, and brakes." The applicant also proposes sales of used powersports equipment at this location.

Dillon Ruthven was present to speak to this request. Premier Motorsports is currently in Zeeland Township and is looking to move to Holland Township for more room to store and work on vehicles.

Questions and comments from the Commissioners followed:

Mr. Bosma can see why they're interested in the site, and with a hotel next door, asked how they will address noise issues. Mr. Ruthven replied that amount of noise shouldn't change from noise that's there now and that most everything, except for test drives, stays in the building with the doors shut and doesn't think noise will be a concern.

Mr. Kortering asked if anything is in the building right now. Mr. Ruthven responded that a quick lube, mufflers and brakes repair is in there now.

Mr. Vander Meulen asked if there will there be outdoor storage. Mr. Ruthven responded that maybe 1-2 trailers will be kept outside, but for the most part everything is pushed inside at night. Mr. Vander Meulen indicated his skepticism because of history of people in the Township regarding parking vehicles outside. Mr. Ruthven explained that they do not accept drop-offs after hours or on weekends, and that they won't have a drop box. Their policy is to drop off during open hours, 9A-6P.

Brent Lubbers, Five Star Lakeshore, representing Applicant, along with Jason DeWitt, was present to speak to this request and added that he, like most people, doesn't want his stuff sitting outside. Mr. Ruthven added that there will be minimal traffic going in and out during the day, maybe 20 cars per day, most days will be 5-10 cars. He added that there will also be a small retail area for parts and accessory sales, but they have no traffic concerns. Mr. Ruthven continued, that they also understand the hotel next door and shared that their building will be painted, kept neat and tidy, and that good relationships with neighbors is important.

Mr. Zylstra asked if there will be any screening along the east side of the building. Mr. Ruthven replied that the building will be painted, and that adding landscaping would be difficult since blacktop is up to the property line. Mr. Lubbers also added that traffic flow is a really good set up on this site.

Staff asked about any other site improvements planned. Mr. Ruthven replied that one handicap space will be added and that they may add shrubbery along the front side of building.

Staff added that that non-motorized connections between properties be considered. Mr. Ruthven agreed to providing a 10-foot wide easement for a path similar to the Staybridge Suites.

Mr. Nykamp asked regarding screening on the east side, what the hotel was required to put on their west boundary line. Staff responded that they are 10' off property line. Mr. Bosma suggested they might be able to eliminate 2 spaces to add screening on east side and wondered if they needed all those parking space. Applicant replied that parking requirements are at a bare minimum, so they're not sure what the greater benefit is – landscaping or parking. He added that probably no more than 3-4 cars would be parked at any one time, with 2-3 in back for employee parking. Mr. Bosma asked he think about replacing spaces by two angled doors with screening.

Mr. Gebben commented that the amount of impermeable surface is not all that much and asked where stormwater goes now. Mr. Bosma replied that it goes southeast where there's a county drain.

Audience member Brian Skaggs (3106 112th), an avid rider of dirt bikes, commented that he sees a need for more of this kind of business with Michigan DNR opening up all of the forestry roads (6,000+ miles of trails) and that it's fitting the bill for this property along with filling a need.

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

Special Use Standards and Staff Comments were presented and reviewed.

Motion to approve the special use request for vehicle sales and major vehicle repair of recreational equipment in the C-2 Zoning District, with the stipulation that Applicant take a look at eliminating 2 parking spaces and adding arborvitae, to be a good neighbor and keep noise down, keep product in the building, and provide 10' easement for pathway along James St., made by Mr. Bosma, supported by Mr. Kortering. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for consideration of a special use request submitted by Josh Nelson on behalf of Josh Nelson Builders, Inc. for unaddressed land on W. Lakewood Blvd., described more specifically as Parcel Number 70-16-19-400-002. The applicant is seeking permission for a contractor facility with outdoor storage. The property is zoned C-2, Community Commercial. The applicant plans to develop the subject site, which is currently vacant, with a building containing approximately 5,000 – 6,500 square feet, with an adjoining parking lot and a screened outdoor storage area behind the building.

Brent Folkert, Architect with Dan Vos Construction, representing Josh Nelson, was present to speak to this request. Mr. Folkert commented that the current site plan includes screening requirements and setbacks. He added that there is a gravel storage

area and paved drive areas along the back side of the building; the building will be used for office space, showroom and a small shop; the remainder of building will be used for storage. There will be no heavy manufacturing, and sound and dust will not be an issue.

Questions and comments from the Commissioners followed:

Mr. Hoeve asked if the building will be mostly for offices. Mr. Folkert responded yes, along with some trailers (parked in the storage area), equipment and supplies.

Mr. Bosma asked about signage, why not one sign centered (to share with future occupant and better positioned between the proposed driveway and future driveway)? Mr. Nelson replied that the sign location could be changed, if necessary, they were just trying to keep green space green by locating the sign off to the side. Motion to close the Public Hearing made by Mr. Bosma, supported by Mr. Kortering. All in favor. Motion carried.

Special Use Standards and Staff Comments were presented and reviewed.

Motion to approve the special use request for a contractor facility with outdoor storage in the C-2 Zoning District subject to Staff approval of the final site plan, including landscaping, prior to the issuance of any permits for the property, made by Mr. Zylstra, supported by Mr. Kortering. All in favor. Motion carried.

Riverview Estates PUD Amendment – Resolution and Report

After Planning Commission action at the April 9 meeting, a draft Resolution and Report has been prepared for the Commissioner's consideration and action.

Motion for Staff to provide the Board of Trustees with the favorable Resolution and Report and recommend its approval made by Mr. Vander Meulen, supported by Mr. Zylstra. All in favor. Motion carried.

Macatawa Legends PUD - Determination

Jack Barr, Nederveld (217 Grandville Ave., Grand Rapids MI) was present to speak to this request and is asking for an addition to the existing Macatawa Legends sign to include Red Rock Grille restaurant name, minor amenity changes near clubhouse area, and an additional parking area in middle of traffic circle.

Comments and questions from the Commissioners followed:

Chairman Hoeve commented that adding the restaurant name as shown on the drawing degrades the sign, in his opinion. Applicant is trying to figure out how to promote public businesses within Macatawa Legends development and don't want to add another sign.

Mr. Nykamp asked who owns the restaurant. Applicant replied that Watermark owns the golf course, restaurant, clubhouse, and pools. That property is not part of Macatawa Legends. The sign is actually on Watermark's property according to the Applicant.

Staff explained that the Macatawa Legends development was meant to be a residential, non-commercial development, and the existing sign was intended to be identification sign for the Macatawa Legends residential community that happens to have a golf course and clubhouse that serves it. Staff acknowledged several amenities have been opened to the public since the PUD's approval, in part due the downturn in the economy when the developers were forced to do something different.

Mr. Vander Meulen suggested that people thought Macatawa Legends was going to be the "new country club" and commented that he thinks what they're trying to do is germane to the original plan. He also asked if the sign will be at only the one entrance on New Holland. Applicant confirmed the sign location.

Applicant explained that the additional proposed parking area will take up $\frac{1}{2}$ - $\frac{1}{3}$ of the existing traffic circle, trying to add spots for guests to park closer to the building. Landscaping and sidewalk will be added on a more complete plan if these minor changes are approved.

Staff reiterated that they are looking for direction from the Planning Commission on whether this should be considered a minor PUD change or full PUD amendment.

Section 16.9 Amendments was presented and reviewed.

The Commissioners agreed that these are minor and acceptable changes.

Mr. Zylstra asked if residents would be affected by the change to parking circle. Mr. Barr replied that residents would not be affected.

Mr. Vander Meulen asked that they be careful with signage, but it can work and added that the Township wants to make sure it's successful.

Motion to declare proposed changes as minor made by Mr. Gebben, supported by Mr. Nykamp. All in favor. Motion carried.

Other Business

12659 Riley St. - Restaurant with Drive-thru (tabled 12/4/18)

Still tabled; Staff commented that they are relocating to space previously occupied by Quizno's and are expecting them to come to the July Planning Commission meeting.

582 E. 15th St. – Consideration of a proposed amendment to the Zoning Ordinance and Map, submitted by Mark Kooyers on behalf of TRT Company, to change the subject

property from R-2 Moderate Density Residential to C-2 Community Commercial. Property is described more specifically as Parcel Number 70-16-28-482-007. (tabled 4/9/19)

The Planning Commission tabled this request at the April 9 meeting, in order to allow the applicant an opportunity to consider pursuing an amendment to the Future Land Use Plan Map, and to allow Staff to research previous Comprehensive Plans (i.e. Future Land Use Plan Maps) to determine previous designations.

Chairman Hoeve commented that the Planning Commission, since most recent Ordinance changes, has asked Applicants to go through the Master Plan update process and then the rezoning, and thinks we should do that here, too, and that he'd like to have the Master Plan reviewed before voting on rezoning.

Mark Kooyers was present to speak to this request and indicated that he understands Chairman Hoeve's perspective. He commented that there is not a state statute that requires them to do that. As a result of that, he's provided some additional information. He added that there's a little piece of a block that's different than the rest and isn't developable on its own.

Questions and comments from the Commissioners followed:

Mr. Vander Meulen said it's that way because zoning wasn't right for residents who wanted to get a loan. He's thinking that's why that piece was left behind, and Mr. Kooyers agreed. Mr. Kooyers added that they had a conversation with Township Staff 15-20 years ago about the fact that this parcel was different. Mr. Kooyers continued that their only regret is that they waited. Staff at that time gave them entirely different guidance and reiterated that little piece is not developable on its own, in any configuration. Mr. Kooyers commented that they have an advantage - they pay cash for things and don't need mortgages.

Mr. Bosma suggested another option to rezone balance of other parcels to Office Service and pull together as one big block. Mr. Kooyers agreed and added that requiring them to rezone as Office Services would take 40% of value away from them, and that's taking away substantial property rights. It can be developed as a parking lot only.

Mr. Bosma suggested there is an advantage even if it's Office Service to combine all these together or you might live with 3 separate commercial sites there surrounded by an Office Service as well, if we don't do anything. He continued, that while Mr. Kooyers makes an argument that everything should be Commercial, there also could be an argument that everything could be Office Service. Mr. Bosma suspects that if it's left as is, he would have a harder time selling Commercial lots adjacent to them because of the size that they are. Mr. Kooyers replied that they can adjoin any of those parcels at any time. Mr. Kooyers replied that as a property owner with property rights on the other Commercial parcels, and based on licensed input from licensed realtors, licensed

appraisers and legal counsel, they're here to say that little piece doesn't belong. Mr. Bosma replied that in his perspective and based on history showing the Master Plan as Office Service up and down that area - and we have residents behind there, he struggles with changing to Commercial aspect when Office Service is probably the way it would go.

Staff added that history, previous 3 Comprehensive Plans showed this area as Office Services. In addition, the first criteria is the aspect of correspondence of the requested zoning to the Comprehensive Plan, not based on a particular assumption on values but on those criteria. Chairman Hoeve agreed that the Planning Commission does not look at dollar values.

Mr. Gebben added that he would want to see the appraisal report that says that Commercially this would be more valuable. Mr. Kooyers replied that all other three corners of this intersection are Commercial now. The question is whether they develop it as a parking lot or as a unified Commercial setting which grants the Township better control over the site plan.

Staff commented that there is no question of a taking here at all, this property as R-2 retains all rights as an R-2 zoned property with an existing use that complies with that. The other property to the west of this (corner of 15th/Hoover) is zoned Commercial with a Residential use on it. In this particular instance it's used as Residential and zoned Residential so the property does retain all rights to be used as it is. . Staff also emphasized that the comment about property rights is incorrect; a perceived reduction in property value due to zoning does not equate to a reduction in property rights. Economics is not really a factor, and this goes back to review of the Comprehensive Plan.

Chairman Hoeve clarified his comment to Mr. Gebben that when an applicant comes before the Commission for a rezoning from Residential to Commercial for a higher money value, they can't look at that. Mr. Kooyers replied that he agrees that the property is Residential and with Chairman Hoeve's statement; his point is that the adjoining Commercial, if we're trying to force him to switch that to Office Service, they would have a potential claim. Mr. Kooyers continued and clarified that comments made by Staff that they should develop all of their parcels as Office Service is when it would be impacted. He acknowledges that the Township can view as its own little piece. Chairman Hoeve replied that if it's left Residential the Township does not have any financial impact on the applicant. Staff added that the financial aspect is not the Township's concern here.

Mr. Kooyers said that they could develop the rest of their Commercial land but it would restrict the site plan approval because all that can go there is a parking lot. He reiterated that they're simply saying they have a little piece out of an entire block, and asking that the Planning Commission go ahead and vote on that.

Mr. Gebben added that if they voted on it and it is presently Office in the Comprehensive Plan, they'd be making ad-hoc decision.

Mr. Kooyers responded that the petition to the Township Board can be made by Mr. Kooyers or the Planning Commission, under state statute. Under common sense, Mr. Kooyers asked that the Planning Commission request of the Township Board that the entire block, including the piece that is 100' x 130', be zoned Commercial.

Motion to recommend to the Township Board to deny the rezoning request from R-2 Moderate Density Residential to C-2 Community Commercial, based upon Planning Commission's findings of the applicable factors and Comprehensive Plan made by Mr. Bosma, supported by Mr. Zylstra. All in favor. Motion carried.

Section 21.4 Criteria for Map Amendments was presented and reviewed.

Mr. Bosma noted that residential area to the west of subject property is strong and healthy and referenced a recent request to rezone to Residential.

Mr. Gebben asked for confirmation that the Planning Commission could initiate changes at any time to the Master Plan and would like to have a discussion on the reasons why Office was in the last 3 Plans.

Motion to review the Comprehensive Plan specific to the area bounded by 16th St. north to 8th St., Lane to US-31, both sides of Hoover, entire block, excluding Industrial, made by Mr. Gebben, supported by Mr. Vander Meulen. All in favor. Motion carried.

Mr. Bosma asked why we want to jump in now when we're already planning to look at the Comprehensive Plan overall. Chairman Hoeve replied that the overall Comprehensive Plan process will take one year, and looking at this one will be an agenda item, not multiple meetings.

Staff asked if there's a particular land use desired by the Planning Commission. Chairman Hoeve replied that a study by the Commissioners will determine that.

Staff will provide the Planning Commission with any and all data to support decisions made in previous Master Plans, including planning, zoning, and land use.

Mr. Vander Meulen is interested in revisiting when the Commissioners were talking about that baseball stadium near the old Hart & Cooley plant years ago, and at that point they were exiting onto Lane and something else was happening on Lane, too, and they were requesting a zoning change. He recalled Wisinski came to the Planning Commission with plans to divide up Hart & Cooley to a Towne Center-like with streets and apartments, and with a baseball stadium in the back, an extension of 8th Street. Mr. Gebben added that if that would've gone through, it would've been the center piece of this whole area, and there would've been some land use planning at that time. Staff will

see what they can find on that, and that records may not be complete on this previous proposal.

Comprehensive Plan Process Update

Based on schedules and other factors, Staff reached out to Mr. Nykamp, Mr. Gebben, and Mr. Zylstra to assist in some of the preliminary review of the Comprehensive Plan proposals and consultant candidates. Staff is hopeful to start receiving proposals soon and will keep Commissioners updated. Staff welcomes comments at any time.

The next meeting is planned for June 4, 2019, 7:00 p.m.

The meeting adjourned at 9:27 pm.

Respectfully submitted,

Sheri Thomassen
Recording Secretary