

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting
October 2, 2018

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

Chairman Hoeve welcomed Randy Kortering as a member of the Planning Commission.

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 regular meeting of September 4, 2018, made by Mr. Bosma, supported by Mr. Zylstra. 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 Comprehensive Plan Amendment consisting of a change to the Future Land Use Map submitted by Jason Byrd on behalf of Mission Design & Automation for vacant land adjacent to and west of 9652 Black River Court, described more specifically as Parcel Number 70-16-36-200-016. Petitioner is seeking a change from Highway Commercial (C-3) to Light Industrial (I-1) prior to seeking a re-zoning of the land.

Kevin Miller, Corporate Controller, Mission Design & Automation was present to speak to this request. They are looking to purchase land to the west of their current facility for expansion. They started their business in 2011 and are currently at capacity. They are asking for the ability to rezone land from Highway Commercial to Light Industrial. He added that they love their space and current location. Mr. Miller indicated that they have 21,000SF now and are looking to add a separate building with approximately the same square footage.

Questions and comments from the Commissioners followed.

The zoning map was reviewed. Mr. Vander Meulen's only concern is with digging into C-3 property. Chairman Hoeve agreed. Mr. Gebben asked, that if we're concerned we're going to run out of C-3 property, could we use overlay zones? Staff replied, that yes, we could add a category for specific uses within the light industrial district.

Mr. Vander Meulen added that space seems to be filling up in that area. Mr. Miller respectively disagreed due to the current number of vacancies.

Mr. Nykamp asked if the north side of Adams is all C-3, what's available, what's being used? Staff referenced an aerial image of the area and he doesn't see the issue.

Mr. Zylstra sees Commercial more along Adams St., not on Black River Ct.

Chairman Hoeve questioned how Light Industrial ended up in the middle of C-3.

Audience comments - none.

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

Comprehensive Plan Considerations were reviewed:

1. Is the change consistent with the Comprehensive Plan's goals and objectives?
2. Will the change support a rational and sequential pattern of development?
3. Is the area served with adequate infrastructure in order to support the change?
4. What are the long-term benefits of the proposed change?
5. Can the property be reasonably used as proposed?
6. Is the change compatible with surrounding uses?
7. How will it affect any future zoning implications?

Motion to approve the Amendment to the Master Plan as presented and recommend to the Township Board that it also approve the Amendment to the Master Plan, made by Mr. Bosma, supported by Mr. Nykamp. 5 in favor, 2 opposed (Vander Meulen, Hoeve). Motion carried.

Chairman Hoeve introduced for consideration a request to initiate a Comprehensive Plan Amendment including a change to the Future Land Use Map submitted by Mark Tomasik on behalf of KAL Properties LLC (Wonderland Tire) for land located at 12685 and 12671 James, described more specifically as Parcel Number 70-16-16-300-012 and -016 respectively. Petitioner is seeking to change the Future Land Use Map designation of each parcel from Moderate Density Residential (R-2) to Community Commercial (C-2) prior to seeking a re-zoning of the land.

Mark Tomasik, with Innovative Design representing Wonderland Tire, was present to speak to this request and indicated they hope to add to the front and remodel the existing building.

The site plan, zoning map and future land use maps were reviewed.

Questions and comments from the Commissioners followed.

Chairman Hoeve asked who owns property to the west. Audience member, Laurie Hekman, indicated that she did. Mr. Tomasik added that Wonderland has an agreement to purchase the property to the east to improve site access.

Mr. Vander Meulen commented that the Zoning Board of Appeals gave approval to the proposed changes pending Special Use authorization for minor vehicle repair and a request to rezone the property.

Mr. Hoeve asked if this is creating problems for the development of the property. As the land sits now, accessing the back of the property is virtually impossible. Mr. Tomasik replied that the property would be more usable as Commercial, but acknowledged the low land poses difficulty for access.

Would DNR allow filling within the floodplain and possible wetland? Staff responded that action and mitigation would need to be approved by the MDEQ/FEMA.

Audience comments - none.

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

A motion was made by Mr. Zylstra to proceed with the proposed amendment of the Future Land Use Map in the Township Comprehensive Plan, for the lot of record currently addressed as 12685 and 12671 James Street, specifically by considering that these lots of record be planned for Community Commercial (C-2) rather than Moderate Density Residential (R-2), supported by Mr. Nykamp. All in favor. Motion carried.

Staff will prepare an initiation summary and forward 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.

Chairman Hoeve re-opened the special use request submitted by Raul & Sheri Garcia/Garcia's Best Used Tires (public hearing opened and tabled on August 14, tabled again on September 4, 2018) at 290 N. 120th Avenue for Vehicle Rental (U-Haul). Mr. Said indicated that he received a written withdrawal of application from the Garcia's. Chairman Hoeve accepted the withdrawal of the petition in light of this information.

Chairman Hoeve opened the Public Hearing for consideration of a special use request submitted by Mark Tomasik on behalf of KAL Properties LLC (Wonderland Tire) for land addressed as 12671 James Street and 12685 James Street, described more specifically as Parcel Numbers 70-16-16-300-012 and -016 respectively. Petitioner is seeking permission to operate a Vehicle Repair Facility consisting of minor repair. The properties are zoned Community Commercial (C-2) and Moderate Family Residential (R-2) respectively.

Mark Tomasik, with Innovative Design on behalf of Wonderland Tire, was present to speak to this request and commented that the building will have a new look (yet to be determined), that service will be scheduled in/out quickly, and customers will be able to see tires being changed. Materials will more than likely be masonry.

Questions and comments from the Commissioners followed.

Mr. Vander Meulen added that the site has needed to be cleaned up for many years and is looking better already.

Special Use Standards were reviewed.

Where are tires stored? Jon Langerak, co-owner of Wonderland Tire and KAL Properties, was present to speak to this request and added that used tires are stored in a semi-trailer and hauled away by scrap tire hauler every 10 days. Mr. Langerak also mentioned that 6 old trailers have been removed from property within the last year and that no tires are stored outdoors anymore. Staff confirmed that the property is being cleaned up.

Staff replied that a trailer used for tire storage may have to be in a designated loading dock. Mr. Tomasik indicated that site plan details would be reviewed with Staff.

Staff Report note: As part of a recent Zoning Board of Appeals hearing the Applicant has indicated a land division (lot line adjustment) will be submitted to ensure the operation is contained as proposed.

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

Motion to approve the Special Use to operate a Vehicle Repair Facility consisting of minor repair with conditions that the Special Use is limited to the proposed southern parcel limits and that the site plan be approved by Township Staff, 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 William Sikkel on behalf of Bob and Kathleen Piers for land addressed as 11037 Paw Paw Drive, described more specifically as Parcel Number 70-16-23-300-069. Petitioner is seeking permission to operate a Mini-warehouse/Self-storage Facility with associated Outdoor Storage. The property is zoned Community Commercial (C-2).

Bill Sikkel (42 E. Lakewood Blvd.) was present to speak to this request and indicated that the property has been used for storage since 1986. It was sold to Camp America in 1992, and the Piers' purchased the property in 2009. The use hasn't changed. He also shared that when Township Staff contacted Mr. Piers a couple of years ago and told him the property was nonconforming, he was surprised. Mr. Piers wants to be in compliance so is requesting Special Use approval for outdoor storage.

Staff confirmed discussions on how to bring this property into compliance have been ongoing since December of 2016.

Mr. Sikkel shared that changes will be made per the proposed site plan, including required setbacks and asphalt. Staff pointed out the setbacks for outdoor storage are greater than the building setbacks shown.

Letters received from previous owner and building owner to the east, along with other letters of support, were provided to Chairman Hoeve.

Special Use Standards were reviewed.

Staff had concern with screening and buffering. Mr. Sikkel replied that the neighbors don't want a fence due to maintenance problems.

Improvements will be made to parking area per the proposed site plan. Mr. Piers agrees with proposed parking and setback requirements. There are motion-activated lights on the property.

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

Mr. Vander Meulen added that this special use meets a need for residents who need RV storage.

Motion to approve Special Use to operate a Mini-warehouse/Self-storage Facility with associated Outdoor Storage with the stipulation that the building is used for storage only, not commercial space, contractor's warehouse or similar usage, pending ZBA approval for any standards that cannot be met (buffering, setbacks, landscaping), with final site plan approval from Staff, made by Mr. Vander Meulen, supported by Mr. Gebben. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for consideration of a special use request submitted by Greg Bol on behalf of E&B Development Company LLC for vacant land located north of Black River Court and west of Black River Drive, described more specifically as Parcel Number 70-16-36-200-016. Petitioner is seeking permission to operate a Public Utility (SEMCO Energy) with associated Outdoor Storage. The property is zoned C-3, Highway Commercial. Note: Public Utilities are a special use within C-3.

Jeff Schutte, Visser Bros. on behalf of E&B Development Company LLC & SEMCO Energy, was present to speak to this request and confirmed the property address as 712 Black River Dr. He added that the intended use has 3 functions: 1) office component, engineering and management staff, 2) warehousing and response/intel crews and 3) treasurer's office/payment drop box. Applicant will work with Staff on all requirements for building and necessary buffering for outdoor storage needed in order for SEMCO to service their customers.

Questions and comments from the Commissioners followed.

How is stormwater being managed? Mr. Schutte replied that development was put in as regional retention. He added that they submitted and have already been granted a stormwater permit by Ottawa County.

Special Use Standards of Approval and Staff Comments were reviewed.

What are they screening from? Seems like overkill.

Site Plan was reviewed, including zoning ordinance buffering requirements.

Audience comments - none.

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

Motion to approve the special use to operate a Public Utility with associated Outdoor Storage, with final site plan review by Staff to ensure additional screening is installed, made by Mr. Vander Meulen, supported by Mr. Zylstra. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for consideration of a proposed amendment to the Final Development Plan submitted by Chuck Posthumus on behalf of Banyan Enterprises for the Crossings Court Planned Unit Development, located on Crossings Court, north of Lakewood Boulevard. The proposed amendment consists of adding Contractor Facilities to the list of permitted uses.

Bill Sikkel (42 E. Lakewood Blvd.), representing Banyan Enterprises, was present to speak to this request. Mr. Sikkel described a contractor's suite as an electrician or plumber with a small office and/or showroom, warehouse, some tools, and maybe light assembly. The only thing outside would be work truck or trailer on the north side of the building by the railroad tracks.

Shared background of PUD and uses that were approved previously. There's a precedent for contractor's suites in the area.

Acknowledged the application was for a formal PUD amendment as previously directed, but asked the Commissioners to reconsider this a minor change because the PC has ability to approve a minor change and avoid a lengthy process.

Chuck Posthumus, Architect, was present to speak to this request and indicated that the president of the Crossings building sent a letter of support (not received by Staff) for the record. Other letters of support (or interest) from individual units, T2 Construction, John Deere, Salt & Pepper, Edward Jones, Body Perfections, Lakewood Dry Cleaners, Week Ending, and Meiste Homes, were presented to the Commission. Mr. Posthumus added that they may add pavement against the tracks and that there is plenty of parking currently, along with total support. He also confirmed that a contractor's suite is not a contractor yard, and that no work will be done outside and no materials stored outside.

Mr. Vander Meulen responded that he sees this as aligning with the original vision and design of the PUD. Others agreed.

Mr. Bosma would consider this a minor change, and Mr. Zylstra agreed that it was built for contractor's suites when the original site plan was approved.

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

Mr. Gebben asked how the other contractor's suite, in particular the property west of New Groningen School, in the Township is doing? Staff replied that they've had some problems with parking.

Motion to consider this a minor change and approve the proposed amendment to add Contractor Facilities to the list of permitted uses with the stipulation that contractor's vehicles park on the north side of building, with no outdoor storage, made by Mr. Bosma, supported by Mr. Zylstra. All in favor. Motion carried.

Public Comment - none.

Other Business

Staff members Corey Broersma and John Said attended the Michigan Association of Planning annual conference in Grand Rapids on September 20-22, 2018. Mr. Said invited and welcomes all Commissioners to attend future conferences and seek training opportunities. Or if the Planning Commission ever has an agenda that's light, he could invite a presenter to the Township.

Mr. Bosma asked about the RV storage special use request (reference 10317 Paw Paw Dr.) - why are we pursuing those? Can't they be grand-fathered in? Staff responded that the property was in violation. Was there a fee? Yes. He wasn't grandfathered in per Staff. How many more of these will be dug up? It was complaint driven per Staff.

The next meeting is scheduled for November 14, 2018 at 7 pm.

The meeting adjourned at 8:45 PM.

Respectfully submitted,

Sheri Thomassen
Recording Secretary