

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting
September 4, 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 August 14, 2018 made by Mr. Vander Meulen, supported by Mr. Nykamp. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for a Special Use request for Vehicle Rental – Garcia's Best Used Tires (290 N. 120th Ave.) Applicant is seeking Special Use approval for a vehicle rental for U-Haul trucks on their site. The subject property contains about 1.01 acres with an existing building of approximately 1,850 square feet, is located on the west side of 120th Street, and is zoned C-2 Community Commercial. This item was tabled on August 14, 2018.

Shari Garcia (304 120th Ave.) was present to speak to this request. Mrs. Garcia shared that they are looking to become compliant and bring the property up to code. They would like to continue to rent U-Hauls from that site as they have been for 5-½ years. She added that they will add pavement around the property and crushed concrete as required, and that they've already talked to Ottawa County Drain Commission and are "good to go".

Comments and questions from the Commissioners followed:

The plan drawing was reviewed, and the Commissioners agreed that more detail is needed.

What other business is done on the property?

Mrs. Garcia responded that they do tire business in addition to U-Haul rentals, and minimal oil changes; no mechanical work.

How is U-Haul inventory determined?

Mrs. Garcia replied that inventory is determined by demand and that they have reduced the amount of equipment that comes onto the property. They also have a U-Haul business on the south side of town.

Is U-Haul franchise okay with limiting size of trucks?

Yes, they can (and have) limited the size of trucks. U-Haul requires that where a truck is driven or parked needs to be paved, so the Garcia's move equipment to south side location when necessary.

Will they compete with the new U-Haul business around the corner (on Lakewood)?
Yes, but they also work together when equipment is available at one but not the other.

Mr. Gebben commented that the Master Plan does not support this type of use and feels the plan presented is deficient.

What is the owner's long-term plan for the property?

Mrs. Garcia responded that they would like to continue doing business as usual, renting U-Haul equipment along with tire service.

What is the timing of the "three phase plan" listed on the drawing submitted?

Mrs. Garcia replied that the timing is based on a schedule that avoids months when sales tax is due. The 3 phases are proposed over the next 9 months, weather dependent.

What about required screening between them and their neighbors?

Mrs. Garcia responded that their home is to the north of the business and recalled a conversation about fencing being added.

Mr. Bosma asked if Staff has been in communication with the Applicant?

Mr. Said responded that they have not been in communication with the Applicant prior to this meeting other than the Staff Report emailed to the Applicant on August 30, 2018. Staff added that paving had been mentioned before, that vehicle circulation routes have to be paved.

Was a final plan discussed prior to this meeting?

Staff responded that the Applicant was sent a copy of the Staff Report which outlined Staff's concerns and requirements. Mr. Bosma asked if the Staff concerns are going to be addressed? Was the information received? Nothing new has been received since the original plan (dated 7/18/18).

Mr. Vander Meulen added that the business is not necessarily out of place there but doesn't want them to find out later that they don't have room to operate.

Mrs. Garcia replied that there is one employee (her husband) and that they live next door, so employee parking is not needed.

Mr. Bosma suggests the Garcia's come back with details about how the tire and U-Haul business work together.

Mrs. Garcia added that the tire shop clients park on the north side. U-Hauls are on the south side of the building next to the neighboring car dealership.

Commissioners asked that the applicant better explain how the site will be used. Staff will work with Applicant regarding concerns. The site plan needs to show true dimensions.

Motion to table pending final site plan made by Mr. Bosma, supported by Mr. Gebben. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for a Special Use request for an Indoor Commercial Recreation Facility – X Golf (12331 James Street, Suite 100, Westshore Mall). The facility will be an indoor golf simulator with six (6) simulators, food and beverages, lessons, and other activities. The proposed location is within The Shops at Westshore, in an existing tenant space containing approximately 6,000 square feet. The tenant space is located adjacent to the center main entrance on the west side of the mall (facing US-31), near Younkers. The site is zoned C-2 (Community Commercial).

Applicants Mike Bronkhorst and Mitch VanTuinen (both from Hamilton MI) were present to speak to this request and shared details about what X Golf is. They are bringing golf indoors, customers bring their own clubs (or rent), there are six simulators with a large screen (approximately 20' wide x 16' deep cells), you pick from approximately 45 different courses or select a driving range. The applicants hope a PGA Pro will be hired to give lessons. The closest X Golf facility is in Grand Rapids, and it's really taking off. It's fun with extremely accurate simulators, auto-tee, and you can play an actual round of golf. There will also be tournaments and leagues. Customers schedule tee times online. They would like to work with schools as well. Corporate events and birthday parties are also possible.

Comments and questions from the Commissioners followed:

Applicants indicated that the hours of operation will be 9A-11P. Summer hours may be tweaked similar to the Grand Rapids location which is currently closed on Mondays.

Players tend to come and go like on an actual golf course, and Grand Rapids owners aren't seeing many sticking around for food/beverages. The Grand Rapids facility was full all winter with 6 simulators.

No gaming or gambling are planned.

Mr. Bronkhorst emailed the X-Golf franchise representative regarding violations and received a response that there have been no issues, that it's been a good, clean operating business.

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

The 10 Special Use standards were reviewed.

Motion to approve the Special Use as submitted made by Mr. Bosma, supported by Mr. Vander Meulen. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for a Special Use request for Outdoor Display and Vehicle Repair submitted by Blain's Farm & Fleet (0 Quincy Street, east of US-31). These items were tabled on August 14, 2018.

Justin Longstreth, Moore & Bruggink, Inc., and Neal VanLoo, Blaine's Farm & Fleet, were present to speak to this request.

The applicant's request is for 105,800 square feet of retail space. The overall project includes parking, stormwater management and landscaping. It also includes a vehicle repair operation along the north side of the building, and outdoor sales/display areas along the east and south sides of the building. Vehicle repair operations will consist primarily of tire service, batteries, brakes, and other minor repairs. Major repairs are not planned as part of this business, nor is there to be outside storage of vehicles. The vehicle repair operation will occupy approximately 6,526 square feet of the building along Quincy Street, with six service bay doors and a separate entrance.

The outdoor sales/display areas will consist of a 7,705 square foot area along the rear (east) portion of the building, and a 50,500 square foot area along the south (side) of the building. The rear area will be accessible from the interior of the store, while the side area will be accessible via a drive-up area at the southwest corner of the building.

Staff added that based on new standards, Blain's will have to seek ZBA approval based on their percentage of outdoor display/sales area exceeding 20% of the principle building's square footage.

The applicant proposes to enclose the outdoor display areas with 8' high black-coated chain-link fencing and the east side of the rear area, and the east and south sides of the side area will be screened by a solid 12' high PVC fence. The applicant understands the need for screening, but added that if it's too high first responders would not be able to see what's going on in the yard.

Questions and comments from the Commissioners followed:

No overnight parking is allowed - how will that be controlled?

Mr. VanLoo replied that the service center opens at 7A, and cars dropped before or after hours can use key box. Cars not done by end of work day are parked inside. There are no plans for long term overnight parking.

Blain's burns all drained oil for heat - how does that work from April-October?

Mr. VanLoo responded that they store oil in fire-rated storage barrels inside - or whatever is required by local or state fire marshal.

Site plan has been updated in response to Staff comments last month. Staff will continue to work with Applicant on details.

Staff has concern with the 55' wide drives. How will safety be addressed and speed be controlled?

Mr. VanLoo replied that parking spaces will be shifted and marked fire lane will be added to narrow north drive. There will also be stop signs.

Mr. Vander Meulen asked if the parking lot design meets new requirements for trees?

Staff hasn't had a chance to review all the details on revised plan yet. They will continue to work with Applicant on requirements.

Staff added that no storage trailers can be on site long term.

Semi-trailers (completely enclosed) will not be on site long term, however they are used for junk tires before they're moved off-site. The applicant suggested that the truck bays could be used for semi-trailers. Applicant will continue to work with Staff on solution, but Staff noted that the Applicant will be required to meet code requirements prohibiting outside storage.

Because the south side of Quincy Street is the planned path for a bike path to be constructed, Staff respectfully requests that the applicant designate a 15' wide easement for the bike path. It appears that this can also be overlaid on the proposed 20' utility line easement. Mr. VanLoo specifically noted that Blain's agrees to providing the 15' wide easement for the bike path.

Sewer will be extended from Quincy south. This will be looked at in more detail when utility review is done.

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

The 10 Special Use standards were reviewed.

Motion to approve Special Use request for Outdoor Display including recommended fencing and to work with staff on landscaping, subject to ZBA approval, made by Mr. Bosma, supported by Mr. Nykamp. All in favor. Motion carried.

Motion to approve Special Use request for Vehicle Repair with no outside storage made by Mr. Vander Meulen, supported by Mr. Nykamp. All in favor. Motion carried.

Motion to approve the Site Plan made by Mr. Bosma, supported by Mr. Nykamp, subject to the following conditions:

1. The applicant shall provide a development schedule for this project.
2. Detailed plans for screening of all ground- and roof-mounted equipment shall be provided for review and approval by Township Staff.
3. The applicant shall obtain Staff approval for a revised front driveway and pedestrian area layout, including a narrowed driveway width and wider pedestrian walkways.

All in favor. Motion carried.

Public Comment - None.

Other Business

FYI - Future Land Use Plan Amendment Requests for consideration in October:

Mission Design (Black River Ct)

GDK (Quincy/136th)

Wonderland (formerly Reed's) Tire (James St.)

Mr. Gebben asked if 11"x17" plan sheets would be possible for review instead of full size plan sheets. Mr. Vander Meulen supported the idea. Staff will revise instructions on application.

Next Meeting - October 2, 2018 at 7:00 p.m.

Adjournment - 8:05 PM.

Respectfully submitted,
Sheri Thomassen, Recording Secretary