

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
December 3, 2019

Present: Chairman Marion Hoeve, Vice-Chairman/Secretary Jack VanderMeulen, Members 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 Tricia Kiekintveld.

Absent: Ken Bosma.

Public Comment: None.

** Motion to approve the minutes from the regular meeting of November 5, 2019, with two amendments was made by Mr. Zylstra supported by Mr. VanderMeulen. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for a Zoning Map Amendment submitted by Steve Bulthuis, Manager of Holland Charter Township for land addressed as 12640 James Street, described more specifically as Parcel Number 70-16-21-100-038. The applicant seeks permission to rezone the property from the existing I-2 Light Industrial to C-2 Community Commercial.

Staff stated that this parcel is currently the home of Holland Charter Township's Fire Station #2 which is relocating to a newly constructed fire station on James Street near US-31. The rezoning of this parcel from Industrial to Commercial will bring this parcel into compliance with the Master Plan and will be a better fit with the neighboring parcels. This change will also accommodate the potential use of the new owner. Staff also noted that the legal notice in the paper and the agenda included a typographical error in stating that the parcel is currently zoned I-1 Industrial when actually it is zoned I-2 Industrial, staff apologizes for that error.

Mr. Hoeve pointed out that this change would meet the Master Plan.

Mr. VanderMeulen commented that leaving it zoned industrial would be disastrous to that neighborhood with the mobile home community right next door.

Mr. Gebben inquired about the shape of the building. Mr. Bulthuis stated that the building is still in very good condition. Mr. Gebben asked what the list price was. Mr. Bulthuis responded that the asking price was \$395,000. He also mentioned that there were 5 offers on the parcel and the Township Board voted to accept an offer at the November 7, 2019 meeting.

Public Comment: None.

** It was moved by Mr. VanderMeulen and supported by Mr. Zylstra to close the hearing. All in favor. Motion carried.

** It was moved by Mr. Nykamp and supported by Mr. Zylstra to approve the request. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for a Zoning Map Amendment submitted by Magnus Capital Partners/Kent and Whitney Engle for land addressed as 12191 and 12199 Felch St. The applicant has requested that this item be tabled at this time.

Public Comment: None.

** It was moved by Mr. VanderMeulen and supported by Mr. Nykamp to close the hearing. All in favor. Motion carried.

** It was moved by Mr. Zylstra and supported by Mr. Gebben to table the request. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for preliminary approval of a Planned Unit Development (PUD) submitted by Magnus Capital Partners/Kent and Whitney Engle for land addressed as 12191 and 12199 Felch St. The applicant has requested that this item be tabled at this time.

Public Comment: None.

** It was moved by Mr. VanderMeulen and supported by Mr. Kortering to close the hearing. All in favor. Motion carried.

** It was moved by Mr. Zylstra and supported by Mr. VanderMeulen to table the request. All in favor. Motion carried.

Chairman Hoeve opened the Public Hearing for preliminary approval of a Planned Unit Development (PUD) submitted by Jean Ramirez of The Shops at Westshore for land addressed as 12331 James St., 12360 Felch St. and other adjacent unaddressed parcels described more specifically as Parcel Numbers 70-16-16-400-086, 70-16-16-400-051, 70-16-16-400-052, 70-16-16-400-048, 70-16-16-400-081, and 70-16-16-400-087. The applicant seeks preliminary approval for a mixed-use project containing residential and commercial uses (called "The Commons at Westshore") on the subject property between Felch and James, east of US-31 and west of 120th Ave., which in total contains approximately 66 acres.

Mr. Greg Erne, owner of Westshore Mall Investors, LLC, Ms. Har Ye Khan of HYK Consulting, Ms. Jean Ramirez of The Shops at Westshore, and Mr. Nick Rolinski of Broad Street Studio Inc. were present to speak to this request.

Mr. Erne stated that they had requested the pre-application conference with the Commission back in August to be sure that this was a collaborative effort between the ownership and the township on the project. They have had multiple meetings with staff and traffic consultants since the August meeting. They have also had discussions with the county in regards to drainage. This is the next step and they realize there are still a lot of miles to go yet in this project. Mr. Erne stated that Ryan Kilpatrick with Housing Next were present to answer housing market questions as well.

Mr. Erne stated in the new presentation they took into consideration a lot of the questions and items that the Commission had at the pre-application conference. These items include things like bus stops, bike lanes, bus access, a post office, green areas, recreation areas for children, connecting the Eco-Park to the Macatawa Greenway, connecting to the counties drainage system, lighting, mail collection points, landscape improvements, and recycling. They feel they have really come up with a good plan taking all of these items into consideration.

Mr. Erne stated that many of the questions staff had were addressed during a meeting prior to tonight's meeting.

Ms. Khan stated that their goal is to make a long-term positive impact on the community. The new proposal takes into consideration parking counts, housing sizing and storage areas. She stated that the storage areas are not specifically listed in the proposal but what they are proposing will be in compliance with the township requirements of 120 sq. ft. per unit. Working with Driesenga & Associates, the Ottawa County Water Resource Commission, and the Outdoor Discovery Center The Commons at Westshore is focused on retaining the storm water retention basin and creating landscaping that will aid in drainage from the surrounding land. They are working with these organizations to elevate it to include an Eco-Park that is a place for play, education and potentially to allow the BPW to have a corridor running through it.

Ms. Khan pointed out that the housing piece is proposed to be completed in 3 phases. Phase 1 consists of Senior Housing, Townhomes, Multi-family housing and Live-Work units. She stated that the parking they are proposing does not meet the township ordinance of 2.5 spaces per dwelling unit but rather is a tiered parking system as is used in other similar communities nearby. They are also taking into consideration that there is an excess of 500 parking spaces to the west of these dwelling units on the property. They are figuring 1.63 parking spaces per unit as opposed to the required 2.5. These spaces would be able to serve the residential needs of Phase 1 as well as the residential needs of Phase 2 so that the multi-family residential units can have close access to the shared parking areas. They have taken into consideration how the parking fluctuates between daytime usage and evening/night usage. They feel that in the evenings and during the night the residential users will take up the parking spaces that during the day will be used with the commercial occupants. They are placing the higher density residential buildings closer to the shared parking to allow those residents more parking options.

Ms. Khan stated they are proposing a different type of housing that is a bit more experimental and will help to diversify the housing options in the township. All of the unit sizes are in compliance with code with exception of eight of the 2-bedroom units which are 825 sq. ft., about 45 sq. ft. shy of the 870 sq. ft requirement. For these eight units they are requesting relief. They are also seeking relief for one of the 3-bedroom units that is 1,012 sq. ft., just 8 sq. ft. shy of the 1,020 sq. ft requirement. The overall density of the entire PUD is 5.09 units per acre which is in line with other developments in the surrounding area.

Mr. VanderMeulen asked if they could define the different types of housing units, they are proposing such as Live-Work and Stacked Flats. Ms. Khan explained that a Live-Work unit would be a multi-level unit where the owner would live on the second floor and they would own a small business on the main level such as an art studio or flower shop. They are proposing that these units be directly along the sidewalk, such as along 8th Street in downtown Holland, giving pedestrians easy access to the shops. These four Live-Work units are there to encourage small businesses in the area. The Stacked Flats are like a townhouse but instead of each unit being multi-level each unit would be on one level. They are proposing two or three units stacked above each other.

Ms. Khan addressed the concern the Commission had over bus stops. She stated that currently there is one Macatawa Area Express (MAX) bus stop in the area. They are talking to MAX to see if they can move that bus stop into the plaza to make it more convenient for residents. She stated that Ms. Hoekwater at MAX is open to the idea, especially with the potential increase of riders coming and going from the new Grand Rapids Community College (GRCC) location on the property. This is a topic that they will have to be in conversations with GRCC and MAX about as the project progresses. Ms. Khan stated that they are

proposing that this bus stop be along the pedestrian plaza close to concessions and to have this also be a school bus stop location.

Mr. Kortering inquired about the aspirations for so many varied activities within the project. How do they plan on doing all of these things? Mr. Erne answered that they will do this through tenants, public uses and parks. They already are addressing the educational component by having GRCC as a tenant in the mall building. They also have Urban Air, a trampoline park, coming into the mall which will provide a form of recreation. They are currently looking for some sort of recreational community use for the old Youngers site that would draw people to and from the Eco-Park.

Mr. Gebben referred to the pictures of the boulevard view and plaza. He stated it looks very inviting but questioned if they expect the community to walk to Eco-Park past the residential units that are between the park and the mall area? Will it really be used strictly by residents or do they foresee others coming and using the park as well? Mr. Erne stated that they envision the residents, surrounding residents and employees of neighboring businesses to use the park but they hope to make it inviting so others come in and use it as well. There will be passive and active means of using the Eco-Park. An active means would be programming happening at the park possibly educational and passive means of people walking and enjoying the nature. They plan to incorporate parking to draw walkers, people that would like to sit outside for their lunch breaks, etc. Mr. Gebben also said he would like to see a deli where people could get their lunch and then eat it at the park. Ms. Khan noted that they are hoping to accommodate the community with the surrounding parking and the close proximity of the Eco-Park to the proposed bus stop.

Mr. Rolinski further pointed out that they are looking to make the ground level look and feel very inviting by adding canopies and community gathering spaces to hide the ground floor parking areas. The Live-Work units will also help to draw people in. Ms. Khan stated it will be like a downtown experience compressed into one block. Mr. Rolinski said they are really looking to co-mingle the generations. The senior housing will attract the older generation, a splash pad will attract the younger families and public spaces along the walk ways will attract all ages.

Mr. VanderMeulen inquired as to the type of construction they will be using. Mr. Erne stated that the podium with garage space under it will utilize steel and concrete plank creating a fire barrier to the stick built residential units above. They are not quite to the planning stages of types of materials they will use but their goal is to use a variety of materials to make it more inviting and appealing.

Mr. Nykamp questioned the deferred parking being shown on Ottawa County property. Mr. Erne stated that they are having discussions with the county and would like to do some give and take with them regarding the parking. They are building storm water capacity and they hope to work out an agreement with the county to gain some land to use for a parking lot through this. But at this point there are no definite plans and their plan does not depend on this parking area.

Mr. Zylstra asked them to clarify what street enhancements they plan on doing. Ms. Khan answered that they are projecting a distinction of street hierarchy within the development. The main road will be a boulevard where they would like to bring in trees as well as bio swells and sidewalks along both sides of the street. They plan to construct intentional roundabouts at the two key gateways into the development. They have already been in contact with the Fire Chief about these and he has preliminarily approved the design's concept. Mr. Rolinski stated that the zero setbacks along the store front roads are very

pedestrian friendly which adds to these enhancements. Ms. Khan also noted that they plan on installing decorative street lighting to enhance the street scape both during the day and at night.

Mr. VanderMeulen asked what the walkway through the existing mall would look like. Ms. Khan answered that their vision is to have this spine connect the western part of the property to the eastern part of the property. They are envisioning a glass atrium; however, at this point they do not have the rights to that section. Once there is a tenant for the old Younker's space, they will work with them on a specific design.

Public Comment: Mr. Henry Voetberg of 120 Storage LLC, owner of the property along the North Eastern property line to the proposed development. Mr. Voetberg questioned how many stories the stacked flats would be? The developers responded that they would be two stories and the apartments are a maximum of four stories. Mr. Voetberg also asked what percentage of the property is considered wetlands? Ms. Khan responded that the wetlands are not officially regulated; however, they plan to minimize any disturbance and to focus on enhancements as to not disrupt the natural wetlands currently there. Mr. Voetberg is very excited to see the enhancements to the natural areas on the property. Mr. Voetberg also asked at what point during the project do they plan on working on the Eco-Park. Ms. Khan responded that would be part of the first phase as they would want to beautify the area to encourage residents to purchase/lease the residential units developed in that phase.

Mr. Voetberg also asked about parking density. Ms. Khan stated that they are proposing a 1.63 ratio which is below the township's requirement of 2.5 spaces per unit. It was also stated that there are 1,500 spaces in the surrounding area. Mr. Rolinski stated that the township requirement for senior housing parking is not 2.5 spaces per unit but is closer to 1 so that lowers the overall required ratio as well. He also pointed out that the plan to develop this into a very walkable environment will encourage residents to go down to one vehicle instead of the standard two vehicles per dwelling. Mr. Rolinski also pointed out that currently there is a surplus of parking on the property and turning this around to a shortage of parking is a great problem to have.

Ms. Khan commented that in talking to the community there is a desire to green up the US-31 corridor and this Eco-Park and the proposed landscaping improvements to the development would aid in this endeavor.

Mr. Kortering asked what their plans were to accommodate electric cars and provide charging stations. Ms. Khan answered that they are engaging with the BPW on this topic.

Mr. VanderMeulen inquired as to what percentage will be rental and what percentage will be owner occupied. Mr. Erne stated that the majority will be rental and the proposed North East section will be owner occupied.

Ms. Khan stated that they are proposing 341 units which seems like a really big number but it will take 5-10 years to build them all.

Mr. Kortering asked staff how the Commission would codify the Live-Work units so that the businesses will not have to each come in individually to ask for special use permits. Staff stated that within the bounds of a PUD the Commission can specifically list businesses and uses allowed in the PUD development if they are not on the C-2 list already. Mr. VanderMeulen is thinking specifically of businesses that may require an industrial hood such as a bakery. Staff said they can deal with that when it comes to the final PUD.

Mr. Nykamp asked if there is currently excess parking on the property. Mr. Erne stated that currently there are around 529 extra spaces than required by the township.

** It was moved by Mr. Zylstra and supported by Mr. Nykamp to close the hearing. All in favor. Motion carried.

Staff stated that the staff report contained some issues that have now been resolved after meeting with the applicant. They have worked with the applicant regarding exact number of dwelling units, building requirements, parking, storage, etc. Any concerns over landscaping, screening, utilities, etc. will be able to be addressed at final the PUD. Staff pointed out that a PUD's purpose is to allow flexibility that may include granting exceptions. The exceptions that the developer is looking for specifically would be for 1) first floor parking for residents of the "C" and "I" shaped buildings along Westshore Walk rather than traditional commercial space. This concept is also used in conjunction with some of the other multi-family structures 2) private street widths and easement widths 3) floor area reductions in some of the units 4) setbacks in C-2; because they are looking for a walkable store front area with buildings right along the sidewalk.

Staff would like them to continue to work on a couple of items. The applicate needs to be in contact with Holland Charter Township's Water and Sewer Department specifically on flow projections. The Union Street connection is shown as being a straight connection to 120th but it truncates the Children's Advocacy Center and Ottawa County land so these details need to be worked out. Staff feels that connecting to 120th Ave. is a very important aspect to this project and realizes that it may not be able to be a straight road.

Staff pointed out that the preliminary approval allows them to identify the general concept and get support from it and that the final will be where all of the details and numbers are worked out.

At this point staff believes the applicant has shown the ability to meet the necessary Preliminary PUD criteria.

The Planning Commission was satisfied with the standards that have been met.

** It was moved by Mr. VanderMeulen and supported by Mr. Kortering to approve the request. All in favor. Motion carried.

Other Business

1226 136th Ave, submitted by Justin Brink/Aman Jhandi of Daasi LLC – The applicant seeks Site Plan approval for development of a two-family and multi-family condominium project. The subject property contains approximately 10.25 acres. The property is zoned R-3 High Density Residential. The project will be a conventional condominium development where individual units and structures are privately owned, while the site is a common element. The streets are proposed to be public, with ownership by the Ottawa County Road Commission.

Mr. Rob Lamer from Excel Engineering was present along with Mr. Aman Jhandi of Daasi LLC to speak to this request.

Mr. Lamer stated that this development's public road system will mirror the development adjacent to the north. The only difference is this development will be condominiums. They are proposing 4-unit buildings

with scattered 2-unit buildings. They have had conversations with the Ottawa County Road Commission and Water Resources Commission and have met all of their requirements to this point. Mr. Lamer stated they are planning to connect the two developments with a public road that will connect to the road already in place. Mr. Lamer pointed out that they have talked to the Ottawa County Water Resources Commission and stated that the drainage outlet is to the east toward 136th Ave.

Mr. Lamer also stated that staff had questioned if they could connect the development to the school property to the south. Mr. Lamer stated that they are not interested in doing that and they do not feel that the school would want that either; however, they are open to it and left room for it if something changes.

Mr. Hoeve stated that he is very glad to see that they are using the connector road in the adjacent development. Mr. Lamer stated that they do not necessarily want to connect the developments but feel that they need to.

Mr. Zylstra asked how many square feet the units are proposed to be. Mr. Lamer stated they are proposing 1,100 sq. ft. total with 2 bedrooms and 1 ½ bathrooms. Mr. Jhandi pointed out that they are looking to make the 2-unit buildings 3 bedrooms by adding a bedroom above the garage. Mr. Lamer also pointed out that these units will not have basements as the water table is too high.

Staff had a few questions for the applicant. Staff is concerned that if the buildings are slightly larger than the submitted plans that the green space between the buildings remains at least 15'. Mr. Jhandi answered that the increase in size would be to add a bedroom above the garage so the footprint of the building would not be increasing, therefore, not changing the space between the buildings.

Staff also mentioned that the applicant is requesting deferred parking that is not shown on the drawings. Staff is suggesting that the building depths from the street be staggered to make sure that the paved parking areas are not too close together as to maintain some green space. Mr. Lamer pointed out that the Road Commission is also now requiring there be only one access point per building. So, with a 4-unit building there cannot be two access points onto the public road which would have allowed stacked parking. This new arrangement only allows for one car in the garage and one in the driveway and would require shuffling of cars with neighbors if more cars were parked on the driveway.

Mr. Hoeve asked what the depth is from the road to the building. Staff stated that the closest buildings are 35' from the road. Staff also indicated to the Commission that they will work with the applicant as necessary to come up with a plan that allows for the most parking as possible but still fulfills all guidelines set by the township and the county and maintains a nice-looking development.

Mr. VanderMeulen inquired about mailboxes. Mr. Lamer stated that they will have a cluster of mailboxes along the public road. He stated that they are limited to what the Road Commission will allow them to do. Mr. Lamer stated that snow removal near the mailboxes will be part of the condominium documents. Staff inquired where the mailbox station would be located. Mr. Lamer stated because it is a public road he will have to work with the county. The two options discussed would be in front of the retention basin close to 136th St. or along the private road between the two developments. The pros and cons discussed would include the possibility of cars stacking up during busy times onto 136th as people drive in to get their mail. Where if the mailboxes were along the private road that would not be an issue. However, then the issue is people having to drive further into the neighborhood, potentially past their homes, to

get to their mailbox or they will even drive through the neighborhood to the north to get to the private connector road. Mr. Lamer pointed out that it is very common for people to have to get out of their cars and walk 3-5' to get to the mailbox cluster. It was asked by Mr. Hoeve if there would be a way to make a "U" drive with the mailbox cluster in the "U" driveway to get it off from the main road. Staff stated that would bring them too close to the retention basin if it was located near the entrance. They will work with Staff and the Road Commission to determine the location of the mail cluster.

Mr. Lamer asked what is qualified as 120 sq. ft. of storage? Staff stated it is closet or other storage space.

Ottawa County Water Resource Commission has given preliminary approval and they would still need to give final approval.

** It was moved by Mr. Zylstra and supported by Mr. Kortering to approve the site plan based on the standards. All in favor. Motion carried.

11344 E Lakewood Blvd, submitted by Mike Winkler of Building Safety Consultants LLC. o.b.o. Mark's Detailing – Special Use Hearing Tabled at November 5, 2019 Meeting - The applicant met with Staff and revised their plan to reflect Staff's recommendations, and Township requirements, to eliminate the previously proposed tandem parking. The plan now shows a central drive aisle flanked by 90-degree parking on both sides, with access to the existing overhead door on the south side of the building.

Mr. Mike Winkler of Building Safety Consultant was present to speak to this request. He is happy to report that they worked with staff and came up with a better plan than was originally presented.

Mr. Hoeve asked why they are proposing 10' spaces. Mr. Winkler stated that 9' is required but they increased the size to 10' incase the business would need a wider space for a larger vehicle. If they get any very large vehicles, such a motorhome, those can go right inside a bay in the building and will not have to sit outside.

Staff pointed out that there may be an easement that may require them to not stripe four of the parking spaces toward the middle of the parking lot. They will work with the applicant on this to make sure they are in compliance.

Mr. VanderMeulen asked where the road is along the south side of the property. Mr. Lamer indicated that this is the access road that leads to the by-pass and it goes right up to the grass.

Mr. Winkler stated that the parking spaces along the south side of the property that used to be gravel would now be paved. Staff had requested shrubs be planted near the entrance, however, due to the snow plows in the winter the shrubs would not survive the winter located there so they are going to plant the same number of shrubs in the South West corner of the property which is further away from the road edge and will not be affected by the snow plows. They will determine the species of shrubs in the spring when they see what is available.

** It was moved by Mr. Nykamp and supported by Mr. Zylstra to approve the Special Use based on the Special Use standards. All in favor. Motion carried.

2019 Planning Commission Annual Report

** It was moved by Mr. Kortering and supported by Mr. Gebben to approve the 2019 Planning Commission Annual Report as submitted. Staff will forward to the Township Board. All in favor. Motion carried.

Mr. Hoeve pointed out that tonight was to be Mr. Bosma's last meeting on the Planning Commission as he is stepping down from his seat. Mr. Hoeve wanted to give him the gratitude and the thanks he deserves as he has contributed a wealth of knowledge to the Planning Commission over his many years of service. His knowledge will be missed. A replacement Commission member will be nominated at the Township Board meeting on December 19, 2019.

Election of Officers

** Mr. Gebben nominated Mr. Hoeve as Chairperson and Mr. VanderMeulen as Vice-Chairperson; Mr. Nykamp supported the nominations. All in favor. Motion carried.

The next meeting is scheduled for Tuesday, January 7, 2020 at 7:00 pm.

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary