

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
February 4, 2020

Present: Vice-Chairman/Secretary Jack VanderMeulen, Members Dennis Gebben, Randy Kortering, Norm Nykamp, Ed Zylstra, and Miska Rynsburger. Also present were Community Development Director John Said, Assistant Community Development Director Corey Broersma, and Recording Secretary Laurie Slater.

Absent: Chairman Marion Hoeve.

Vice-Chairman VanderMeulen informed the audience that the public comment time for 275 Lakewood Blvd, the Scott Geerlings PUD was closed and if anyone was in the audience for that item, they should speak at the public comments period.

Public Comment

Mr. Matt Topping of 307 Hill View Drive commented that he would like a berm behind his house to help with blocking the view of the walking trails and the lights. Could the berm continue to the parking lot?

Mr. Ken Kruis of 195 Surry Oak would like to see speed bumps. Also, the light pollution. The façade looks like a hotel. It is not consistent with what is in the area. All the other buildings are single story or two story. It would look out of place with the other businesses.

Mr. Gary Bouwman of 335 Hill View Drive asked for ten-foot fences from the beginning to the end or a berm of trees to screen adjacent properties and stop people from walking through the neighborhood. He would like to see no more than a two-story building, the three story will look out of place. If they were to move the three-story building to the east away from the property line F, H, and G could handle it better. On the map it shows a North Retention Pond or more parking on the border of the property (in letters so small you can hardly read it). Could they talk with Mr. Geerlings about these issues and try to work them out.

Mr. Ron Knapp of 2685 – 112th Avenue. His concerns were about his land locked property. He was hoping that when the School goes in on the 40 acres east of Mr. DeVries' residence that any access on 120th might have the opportunity for access to his 40-acre property east of the school.

** Motion to approve the minutes from the regular meeting of February 4, 2020, was made by Mr. Kortering and supported by Mr. Nykamp. Motion carried.

Rezoning

Vice Chairman/Secretary VanderMeulen opened the Public Hearing for a Zoning Map Amendment (Rezoning) submitted by Bob Cammenga/Jack D. Warner on behalf of First Protestant Reformed Church for property located at 3641 104th Avenue described more specifically as Parcel Number 70-16-11-200-021. The applicant is requesting an amendment from AG Agricultural to R-1 Low Density Residential.

The applicant explained that they would like to expand the existing building to the east. Currently the Agricultural zoning requires a 100-foot front yard setback. If the request is approved, the setback would be 35-feet.

Mr. VanderMeulen advised the applicant to make sure to leave enough room in the front of the building for drives and walkways so that they don't end up too close to the road (i.e. Community Reformed).

Staff is comfortable with the surrounding zoning and feels that this parcel fits in well being zoned R-1.

There was no one present in the audience to speak to this request.

**** It was moved by Mr. Kortering and supported by Mr. Nykamp to close the hearing. Motion carried.**

The Commission reviewed the Zoning Map Amendment Standards and found that this parcel meets all of the criteria.

**** It was moved by Mr. Kortering and supported by Mr. Nykamp to recommend to the Township Board approval of this request. Motion carried.**

Special Use

Vice-Chairman VanderMeulen opened the Public Hearing for consideration of a special use request submitted by Jeremy Lorence/Concept Motors, for land located at 12640 James Street, described more specifically as Parcel Number 70-16-21-100-038. The applicant is seeking permission for vehicle sales and repair. The property is currently zoned C-2 Community Commercial.

Mr. Lorence explained that the repair part of it would be minor – brakes and oil. The repairs would only be done to vehicles that they intend to sell. When they grow into a full-service business, they would come back and ask for more services and the ability to service cars of the general public.

The Commission had concerns about the accumulation of vehicles in the back-parking lot, as well as buffering landscape to the west from the trailer park.

Mr. Lorence again stated that they would only be working on vehicles they intend to sell, no customers.

The building is less than 15 feet from the property line making it difficult to buffer the front area from the trailer park. However, the back-parking lot would be buffered in a manner approved by staff. The stones would be taken out and replaced with grass and vegetation.

There are 52 parking spaces in the back. There would be 12 cars on the existing concrete for sale and eight to ten cars in the back for sale. There could come a time when they rent out office space in the building as they are not going to be using all of it, so there has to be parking for them.

In the packet the applicant had the parking area broke into two sections a brown one for future tenants and a blue one for vehicles to be repaired. There would also be a gate installed to the back-parking area. There would be no junk cars on the premises.

There was no one in the audience to speak to this request.

****It was moved by Mr. Zylstra and supported by Mr. Kortering to close the hearing. Motion carried.**

The Commission reviewed the special use standards and staff report.

** It was moved by Mr. Kortering and supported by Mr. Gebben to approve the request for the special use with 15 cars in the front and 26 parking spaces in the back for sales and employee parking. They are to work with staff on the landscaping and lighting. Only vehicles they own are to be worked on, it is not to be a commercial operation. The maintenance repairs are limited to oil changes and detailing of the vehicles to be sold. Motion carried.

Vice-Chairman VanderMeulen opened the Public Hearing for consideration of a special use request submitted by Chuck Wierda/Barber Ford on behalf of Presidential Partners LLC, for land located at 151 Coolidge Avenue, Suite 10 Street, described more specifically as Parcel Number 70-16-28-299-048. The applicant is seeking permission for vehicle wash and vehicle repair. The property is currently zoned C-2 Community Commercial.

The applicant explained that there would be automotive detailing which would include installation of paint and fabric protection on new cars, no repairs. The number of cars on site at any given time would be 10; 5 employee vehicles and 5 vehicles to be detailed. The site has approximately 15 parking spaces. There could be some overnight parking as cars would be in the parking area to be detailed upon the business opening.

Applicant commented that McDonald's is behind them and they are open all night with cars in their parking lot. Also, their business is coming over from Barber Ford, which is very close by.

John Said read a letter from Rick Huizenga/EGL Tech of 144 Coolidge, Suite 20, stating that they were not opposed to the request, just that they would like the site to be maintained for the surrounding neighbors. Also, that all the work happens indoors, no outdoor repairs.

Mr. Weirda responded that that would not be a problem as the work has to be done inside by Township Ordinance.

There was discussion of the lighting because of a single-family residence next door, as well as landscaping.

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

The Commission reviewed the Standards of Approval for a Special Use request.

** It was moved by Mr. Zylstra and supported by Mr. Nykamp to approve the request with the conditions that 1) only vehicle detailing including installation of paint and fabric protection take place on the site and 2) revised plans are submitted with lighting and landscaping to meet ordinance requirements. Motion carried.

Rezoning

Vice Chairman/Secretary VanderMeulen opened the Public Hearing for a Zoning Map Amendment (Rezoning) submitted by William A. Sikkel on behalf of Clearview Corner LLC, for property located at the northwest corner of Riley Street and 120th Avenue, described more specifically as Parcel Number 70-16-09-400-028. The applicant is requesting an amendment from C-1 Neighborhood Commercial to C-2 Community Commercial for the purpose of constructing a service station (gas station).

Mr. Sikkel explained that this parcel has been for sale for over ten years. The applicant would be willing to have this parcel limited to use of a convenience store /gas station or any other uses allowed under the C-1 District. He further stated that this use would be consistent with the future land use plan. The

Convenience Store would have a gas station as well, which is not allowed in the C-1 Zoning District, but is allowed as a special use in the C-2 Zoning District [if approved as a special use]. Mr. Sikkel read the definition of Neighborhood Commercial and further stated that Casey's General Store (and gas station) fit the definition. Neighborhood Commercial businesses that cater to the needs of a residential neighborhood and consist of businesses that are visited often for the daily needs of life. Casey's has Pizza, a Bakery, Subs and much more including gas, but it's not just a gas station with snack food.

There is an apartment building to the north, a trailer park to the east and a church and a school. In 2014 this would have been allowed here [if approved as a special use]. It is a busy intersection convenient to people traveling the area. Mr. Sikkel read the four standards and explained how the applicant met these standards to the Commission.

Mr. VanderMeulen stated that a gas station this close to residential would create problems with lighting, noise of delivery trucks and fuel deliver trucks and noise from the coolers.

Community Development Director, John Said, questioned what had changed since last year, when a similar request was made for this property. At that time, the Commission was adamant that a gas station was not appropriate in this location.

Tom Elhart representing Casey's Convenient Store, was in the audience to speak to this request. He had a handout with information about Casey's products and services.

It was explained that the Commission is here to make a decision on the Zoning of the property tonight, not what is proposed to go on it.

Jason DeWitt, representing Colliers International, stated that he understands you want to control the number of gas stations and excluding them from zonings except by applying for a special use. To the north Speedway has residential around them. This site would be bigger than Speedway and could easily accommodate the larger trucks for deliveries. If this is not a use for this property, I don't know what is.

** it was moved by Mr. Kortering and supported by Mr. Gebben to close the hearing. Motion carried.

The Commission reviewed the Zoning Map Amendment Standards.

1. Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development trends in the area.

The proposed rezoning is not consistent with the future land use map of the Comprehensive Plan. The conditions have not changed significantly since the Comprehensive Plan was adopted.

2. Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.

No issue.

3. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.

The C-2 zoning and the service station example would be incompatible in a residential area with apartments, a school, a church and a mobile home park.

4. Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.

The infrastructure is in place. The applicant would have to work with the Road Commission and the Drain Commission.

** It was moved by Mr. Gebben and supported by Mr. Zylstra to make the recommendation to the Township Board to reject this request based on 1) it is not consistent with rezoning criteria and does not adhere to future land use plan of the Comprehensive Plan; 2) it is not consistent with adjacent zoning and land uses. Motion carried.

PUD – FINAL REVIEW – Authentic Quincy Street

The applicant, **Robert McCaigue/Continental 512 Fund LLC**, is seeking Final Development Plan and Planned Unit Development (PUD) approval for a 264-unit multi-family rental residential project, to be called 'Authentic Quincy Street', on the south side of Quincy Street, west of 120th Avenue. The applicant received Preliminary PUD approval at the November 5, 2019 meeting, after the property had been rezoned to R-2A Medium Density Residential from the previous AG Agricultural District.

Mr. McCaigue was present to speak to this request. He stated that they are looking to receive final approval. Mr. McCaigue stated that there is agreement on the majority of the site. He addressed the following items: Parking and Access, Street Names, Unit Sizes and Storage Space.

Staff stated that the applicant has completed the other matters previously noted including identifying onsite and offsite utility easements and providing landscaping to meet Township requirements.

The Commission had concerns about congestion at the mailboxes and trash compactor at certain times of the day. Mr. McCaigue explained that it is not 100% resolved yet, but explained how it worked at other sites and believes that this site will work the same way. The residents put their trash out by their door and a third-party service picks it up and takes it to the compactor.

As for the mailboxes, there would be another room either in the maintenance building or by the office, where the packages would go. Authentic Staff would let the resident know that it is there and they can come and pick it up.

The parking needs to be updated on the plan. They removed the parking on the north entrance, however, still show deferred parking there which is not acceptable. There is additional parking between the buildings. They also have two other areas where parking could be added if need be. There is an area west of the mail kiosk.

The landscaping needs to be revised to provide clustered placement to allow for snow storage.

There was further discussion of snow storage. There are deferred areas between building, and Mr. McCaigue indicated they could use up to 15% of the surface parking without an issue. It was pointed out that there is land to the east. If the snow does get too much to handle, they will hire someone to haul it off site.

Signage does not meet the Township ordinance. It was the consensus of the Commission that the 7 square foot signage that identify the building's address is needed for emergency purposes and visitors. The Monument sign that was submitted as being 50 square feet in size has been reduced to 32 square feet. They would like to keep the two signs on the club house. They are trying to create a brand and this is their branding signage. The Commission will allow only the address sign on the office building. No other signage on the Club House.

Lighting is to be revised to meet Township Zoning Ordinance.

The Commission strongly encouraged the applicant to continue pursuing an access easement to Beeline, to facilitate better traffic movement in the area.

Staff noted that the Road Commission has requested that the emergency access drive be removed if and when a new development, with appropriately-sized driveway connections to this development, was constructed, and that the Fire Chief agreed to this. The applicant agreed to this as a condition of the approval.

Because of the straight driveways internally, it was suggested that speed humps be put in to keep the traffic speeds down.

There was discussion of the undersized units with undersized storage. What do people do with bikes or Christmas decorations? Mr. McCaigue replied that there are storage units within the township they can rent. The bike could be stored in the unit. It would cost \$65 a month extra for rent to put storage in the studio apartments. It costs \$50 to rent a 50 square foot storage unit in Holland Township.

When asked what the rent will be on these units, Mr. McCaigue replied that the Studio apartments will start at \$800 and the three-bedroom apartments will start at \$1,800.

From an emergency perspective, a single street name within the develop with North, South, East and West is best.

** It was moved by Mr. Nykamp and supported by Mr. Kortering to approve with the conditions that there is a single street name within the development with north, south, east and west; there are speed humps to control traffic speed; the office is limited to one address sign; apartment building identification signs as presented, the rest to meet ordinance; landscaping and lighting – staff is to confirm it is per ordinance requirements; parking is identified and updated on a new plan; emergency access drive is to be removed at time of future development and the locked gates are to the satisfaction of the fire chief. Motion carried.

Staff needs revised plans from the applicant and if acceptable a favorable resolution and report will be drawn up for the Planning Commissions review.

Next the Board considered a Preliminary Planned Unit Development (PUD) submitted by Scott Geerlings/Geerlings Development for land addressed as 275, 245, 305, and 317 E. Lakewood Blvd. The

applicant seeks Preliminary Planned Unit Development (PUD) approval for a mixed-use project containing residential and commercial uses. The project is proposed to be called "275 E. Lakewood" (Note: applicant should confirm whether this address will be available). The subject property is located along the north side of Lakewood, between North Park Drive and Beeline Road-and contains approximately 20.7 acres total. The applicant previously appeared before the Planning Commission for a Pre-Application PUD review at the June 4, 2019 and for Preliminary PUD approval on January 7, 2020 where the matter was tabled.

The proposal includes multi-family and attached single-family dwelling units on the principal (west) portion of the site, with two proposed commercial buildings in the east portion of the site. The subject property also contains a swath of designated Floodplain roughly bisecting the site on a north-south axis. The applicant has modified the plans somewhat, after receiving comments at the January 7 Planning Commission meeting.

Mr. Mike Corby of Integrated Architecture was present to speak to this request.

Mr. Corby directly addressed the things brought up at the January 7 public hearing – Proximity of the three-story building to west property line, an increase in the setback from the property line, unit sizes and revisions to the walking trails.

He further explained, the three-story building has been moved to the east and the two-story townhouses have been placed on the west edge of the property. They are more in scale with the adjacent single-family homes. The setback for the west property line has been increased from 25 feet to 30 feet. The pathway has been removed along the west property line so a berm can be put in for an additional buffer. The Commission wanted better movement between the housing and commercial so the east/west pathways were increased and two bridges were added over the creek.

It was noted by staff to the applicant that if they want to put patios or decks along the back of the buildings along the property line, it does affect the setback if they are eight inches or more off the ground.

In regard to the unit sizes, this is a work force housing project targeted to a market that can't afford the larger units because they are too expensive to build. State government and MSHDA are allowing waivers on unit size. This is a specific and unique project that is addressing a common need around the west Michigan area. The PUD process allows us to come up with unique solutions. If they are to accommodate this need, they need the flexibility to address the units themselves. He further stated that they value the definition of "community" and have put in sidewalks, pathways and good quality construction for the buildings. They are only asking for a smaller unit sizes on the studio apartments and the one-bedroom apartments. The two-bedroom units and the townhouses will be compliant with Township ordinance. Units within this development will not be income restricted.

Staff had concerns about the studio apartments and smaller one-bedroom apartments being a trend and not truly a need.

Next Mr. Corby addressed the parking issue. The parking is currently at 1.75 spaces per unit. There are three areas where parking could be added if needed. At this time Mr. Corby would like the plan to remain

as presented as this is what other similar developments are experiencing. But if they need additional parking, the space is available.

Mr. Ryan Kilpatrick spoke to the Commission further on the size of the units and the typical person that would rent a studio unit or a one-bedroom unit. Also, the number of units available in Ottawa County and how many units are still needed. He further stated that everywhere is looking for workers and can't get them. If we don't have affordable housing for those workers, they will not come to the area. Sixty percent make less than \$20 per hour. This is a long-term thing, not this year's crisis.

There was further discussion about storage for the smaller units. There will be on site storage for people to rent for their bikes and things they want to keep close.

** It was moved by Mr. Gebben and supported by Mr. Kortering to approve the Preliminary PUD and that items A through G with the exception of E be listed as items that need to be concurred with when submitting the final PUD.

- a. Specify all proposed uses to be allowed in the PUD.
- b. Provide building elevations for all construction.
- c. Include a 66-foot wide public access easement, and an acceptable road section between the main entrance traffic signal and the west edge of the site nearest Hillview Drive.
- d. Provide detailed landscaping and lighting plans.
- e. Comply with minimum unit sizes and identify individual dwelling unit storage areas.
- f. Include all walkways in access easements and provide an instrument to establish an easement for future construction of public pedestrian bridges over the creek.
- g. Provide a parking study or other pertinent background information to justify the reduced number of parking spaces. Show where deferred parking will be held as landscaped open space.

Amend E to state applicant shall offer additional common area storage to the tenants. And, accepting square footage as presented.

Staff was in agreement that the Standards for a PUD were met based on the staff report. Motion carried.

Mr. Said reminded the Commission of the training opportunity available for them.

The meeting adjourned at 10:31 p.m.

Respectfully submitted,

Laurie Slater
Recording Secretary