

**HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**November 10, 2020**

Chairman Hoeve called the meeting to order via ZOOM due to the Coronavirus (COVID-19) pandemic at 7:00 pm and asked for a roll call of members present.

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

**Absent:** Norm Nykamp, Recording Secretary Tricia Kiekintveld.

**Minutes:**

\*\* It was moved by Mr. Kortering, and supported by Ms. Rynsburger to approve the minutes of the October 6, 2020 meeting. Mr. VanderMeulen and Staff discussed a small addition to the minutes. A roll call vote was taken. All in favor with the addendum. Motion carried.

**Public Comment:** None

**Public Hearings:**

**Chairman Hoeve opened a public hearing for a Special Use request submitted by Mike Winkler/Building Safety Consultants on behalf of Claire Kryger/8<sup>th</sup> Street Partners LLC** for property located at 500 E 8<sup>th</sup> Street, described more specifically as Parcel Numbers 70-16-28-402-005 and 70-16-28-451-001. The applicant is requesting special use approval for a contractor's facility with outdoor storage; the property is zoned I-2 General Industrial.

Mr. Mike Winkler was present to speak to this request. He said the project is basically the same as the previous request from the spring, except there will be no front storage/parking areas; these are moving to the rear of the property to a new storage/parking lot/area. He indicated that the area will be used for parking and trailer storage. He said that the storage area needs to remain unpaved, but will be covered with a durable material such as crushed concrete, and would use dust control. He also indicated that the applicant will install landscaping to meet applicable requirements, including the required buffer between industrial and residential, if the landscaping retained on the property does not meet requirements.

Further discussion was held between the applicant, Planning Commission, and Staff concerning the specifics of the storage and special use requirements. An aggregate surface with necessary dust and weed control approved by Staff was determined to be acceptable for this situation.

**Public Comment:** Mr. Craig Westerhof of 303 Lane, directly south of the new storage lot, was present to speak to this request. He said he did not like that most of the trees had been removed and that he wants a landscape barrier between his home and the new storage area. His property is at a higher elevation, so it's easier to see the industrial site and the lights there. He also believes that property values are diminished because of the industrial area. Staff clarified that a Type A buffer (described in the Zoning Ordinance) will also be required for the subject property adjacent to the residential area.

\*\* It was moved by Mr. Kortering and supported by Ms. Rynsburger to close the public hearing. A roll call vote was taken. All in favor. Motion carried.

Ms. Rynsburger summarized the conditions of approval as recommended by Staff in their Report. Discussion of parking requirements and potential needs then ensued. The Planning Commission then reviewed the Standards for Special Uses and concurred that this request was consistent with those Standards. They also specified that the action on this matter was for the use only, and did not approve the site plan.

\*\* It was moved by Mr. VanderMeulen and supported by Mr. Kortering to approve the special use request, with the following conditions of approval:

- 1) The applicant shall combine the two existing lots into a single lot of record prior to any construction or other improvements.
- 2) The applicant shall obtain Staff approval for travel area surface treatment for the storage area on the south parcel.
- 3) The applicant shall obtain Staff approval for retaining the existing 50-foot landscape buffer around the proposed storage area, or a landscape/screen consistent with the Zoning Ordinance.
- 4) The applicant shall provide parking count and usage information to Staff for the entire building and site, and, if required, shall provide an acceptable deferred parking plan and agreement or obtain Zoning Board of Appeals approval for any required parking relief.
- 5) The new storage/parking area shall be limited to industrial trailer storage only.

A roll call was taken. All in favor. Motion carried.

**Chairman Hoeve opened a public hearing for a Special Use request submitted by Curt Scholten/Holland Small Engine Repair on behalf of Joel Bouwens/LL Cair LLC** for property located at 11363 Lakewood Blvd., described more specifically as Parcel Number 70-16-22-200-059. The applicant is requesting special use approval for outdoor storage related to a principal use; the property is zoned I-2 General Industrial.

Mr. Bouwens and Mr. Scholten were present to speak to this request, including discussion of the Standards for Special Use. Mr. Scholten said he brought his business here and has improved the property, but did not know special use approval was required for his outdoor storage. He discussed his business operations and the need for outside storage.

The Planning Commission discussed the existing access easement along the east property line, the storage yard area, and required setbacks, including questions that were answered by Staff and the applicant. The existing fencing, which consists of chain-link with slats, was noted as prohibited, and the applicant was asked to work with Staff on a different fencing material. Staff also emphasized that full review of this request could only be done after a scaled survey/site plan was provided to show all aspects of the site, including building door locations, the outdoor storage, and the access easement. This will allow determination of the storage area's location and if changes and/or zoning variances are needed.

Public Comment: Staff read into the record a letter from Jim Ondersma, who owns the property at 11283 Chicago Drive, in support of the request.

\*\* It was moved by Mr. Kortering and supported by Mr. Zylstra to close the public hearing. A roll call vote was taken. All in favor. Motion carried.

\*\* It was moved by Mr. VanderMeulen and supported by Mr. Kortering to table the request. A roll call was taken. All in favor. Motion carried.

The Planning Commission noted that the matter could be reviewed again once the information Staff requests is submitted by the applicant.

### **Other Business**

**Final Planned Unit Development (PUD) – 275 (et.al.) E. Lakewood** – The applicant seeks final approval for Planned Unit Development (PUD) for this project, consisting of multi-family residential and one mixed-use building. Scott Geerlings and Mike Corby were present to speak to this request. They reviewed the outstanding items and said that plans would be amended to address them as needed. They discussed the zoning for the commercial portion of the mixed-use building would be consistent with C-2 uses, the access easement to the property to the west, the screening/fencing, and pedestrian bridges over the creek. They also addressed the parking for Building H, the landscape buffer, and lighting, which will meet the 3000K color requirement. They also acknowledged the need to combine all of the lots in the development area.

Staff noted its concerns on the remaining items, and identified the importance of ensuring all details and plans are complete. This is especially important because this is a final PUD, which essentially means that the plans become legal documents and that the PUD functions like a development ordinance for this property. That's especially important for issues like the lot consolidation and easement dedication.

Planning Commission members reviewed the incomplete items with Staff and the applicants, including parking, signage, and the items that will not meet Zoning Ordinance requirements. Signage for residential buildings to be limited to addresses as was done for the Authentix Quincy Street PUD.

\*\* It was moved by Mr. Gebben, supported by Ms. Rynsburger, to recommend approval of the final PUD, subject to the applicant completing all approvals of the other required government agencies. A roll call vote was taken. All in favor. Motion carried. The Commission noted that while they recommended approval, they concurred with Staff that the items would need to be completed before a Resolution and Report is approved by the Commission.

**Final Site Condominium – 165 Greenly – Bluejay Crossing** – The applicant seeks Final Site Condominium approval for this detached single-family home development, consisting of 19 lots. The project is located on the north side of Greenly, just east of 136<sup>th</sup>. The total area is about 7.12 acres, with three additional lots to be developed separately from the condo. project on 1.22 acres, for a total of 8.34 acres.

Mr. Dan Larabel was present to speak to this request, and mentioned that the deed and private road agreement will need to be completed. Mr. Larabel also noted that all homes will meet minimum requirements of the Zoning Ordinance for size.

\*\*It was moved by Ms. Rynsburger and supported by Mr. Gebben to recommend approval of the request to the Township Board, subject to the following condition.

1. Prior to the issuance of any permits for this site, the applicant shall complete the required deed and private street agreement.

A roll call was taken. All in favor. Motion carried.

**Special Use – 483 Douglas – Advantage Marine** – The applicant seeks Special Use amendment approval for outdoor storage related to a principal use. Bill Sikkel was present to explain this request on behalf of the applicant. Mr. Sikkel explained that everything had been finalized for this site, including the size of the enlarged storage area. The originally-proposed storage area was to be 100 x 100, but with the expansion, it will be 120 x 140. The entire area will be enclosed with a solid white vinyl-type fencing. The area will be used for boat storage. Upon a question from Staff, Mr. Sikkel confirmed that the request meets applicable setback requirements.

The Planning Commission reviewed the Standards for Special Use and found that the request meets these Standards.

\*\* it was moved by Mr. Kortering and supported by Mr. Zylstra to approve the request. A roll call was taken. All in favor. Motion carried.

**Text Amendment – Farm Stands in C-2** – Staff mentioned that per the Commission’s direction, the subcommittee will be scheduled to meet and discuss this matter before it’s brought back for review action by the Commission.

**2021 Planning Commission Schedule** – This item was discussed by Staff and the Commission. The Commission found no conflicts in the schedule and provided its concurrence for the proposed schedule.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

John D. Said, AICP  
Director of Community Development