

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
SUBCOMMITTEE TO REVIEW A TEXT AMENDMENT CONCERNING FARM STANDS
December 8, 2020 Meeting Minutes

Community Development Director, John Said opened the meeting via Zoom video conference at 9:00 a.m.

Present: Vice-chair Jack VanderMeulen, Members Randy Kortering. Also present were Community Development Director John Said, and Assistant Community Development Director Corey Broersma

Absent: Member Dennis Gebben.

Public Comment: Attorney William Sikkel indicated he was present and was available to answer any questions about his proposed text amendment application concerning the Farm Stand definition or associated regulations.

Mr. John Said began discussions by providing a summary of the text amendment request and Staff's analysis of the request. Staff found the request to be a response to code violations at a single property and did not address the broader regulations needed for implementation on a Township wide basis. Details related to parking, number or size of structures, property line setbacks, or the duration of such sales were lacking.

Staff continued with their comments related to the 9 criteria used to determine if a text amendment is appropriate, including that any proposed regulations need to be applied township wide and consider the impacts on brick-and-mortar businesses. Ultimately Staff recommended the proposed amendment was not justified based on the 9 criteria

Discussion continued with acknowledgement that the newly adopted Comprehensive Plan designates additional land for Agriculture and there should be accommodations for field grown produce, however, little to no pre-packaged goods should be involved in such sales. Mr. VanderMeulen and Mr. Kortering agreed that a venue for such a market should not be established or operated by the Township.

Discussion also focused on the possibility of establishing a licensing procedure for farm stands in lieu of addressing them through the Zoning Ordinance. Members also noted that any potential zoning amendment should focus on allowing these uses in limited areas, such as larger parcels in central locations such as properties along US-31, or potentially limiting them to larger properties with a certain minimum parcel size.

Mr. Sikkel agreed to review and provide more information about the farm stand near 152nd and Ottawa Beach Road in Park Township and the regulations used to establish it, and Staff agreed to review if Michigan Department of Agriculture could provide any guidance on this matter, and to coordinate a future meeting sometime after the 1st of the new year.

Meeting adjourned at 10:00 a.m.

Respectfully submitted,

Corey J. Broersma, PLA
Assistant Community Development Director