

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 5, 2021

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 Vander Meulen, Members, Randy Kortering, Miska Rynsburger, Norm Nykamp and Doug Becker Also present were Community Development Director John Said, Assistant Community Development Director Corey Broersma, and Recording Secretary Laurie Slater.

Absent: Member Dennis Gebben (joined at 7:26pm)

Public Comment: None

Minutes:

** It was moved by Kortering, and supported by Vander Meulen to approve the minutes of the December 1, 2020 meeting. A roll call vote was taken. All in favor. Motion carried.

Public Hearings:

Chairman Hoeve opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Brad Vander Zwaag on behalf of G2G LLC to change the land hereafter described from C-1 Neighborhood Commercial to C-2 Community Commercial. Said lands are addressed as 2763 120TH Ave., described more specifically as 70-16-16-400-007.

Present for this request was Brad Vander Zwaag on behalf of G2G LLC.

Mr. Vander Zwaag explained to the Board that they want to rezone the property where the Bauman office building is on 120th Avenue to create a Special Use to do an addition onto the existing building to be more of a contractor's facility.

The Commission asked Staff to explain the difference in the C-1 and C-2 Zones. Mr. Said explained that C-2 is more intense in allowed uses and Township wide. C-1 Neighborhood Commercial District is lighter use on a smaller scale.

C-2 is the only district where mixed use is allowed. Rezoning to C-2 would be consistent with the Comprehensive Plan.

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

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

There was further discussion of “Mixed Use”. How is it going to be looked at in the future – on a parcel basis or a broader area. It was the consensus of the Board they would look at each parcel individually. The Commission affirmed that this request met the criteria for rezoning.

** It was moved by Vander Meulen and supported by Kortering to approve the change from a C-1 District to a C-2 District. A roll call vote was taken. All in favor. Motion carried

Chairman Hoeve opened a public hearing for consideration of a special use request for a contractor’s facility submitted by Brad Vander Zwaag on behalf of G2G LLC for land located at 2763 120th Ave., described more specifically as Parcel Number 70-16-16-400-007. The property is (currently) zoned C-1 Neighborhood Commercial (with a proposed request to rezone to C-2 Community Commercial).

Brad Vander Zwaag was present for this request.

It was the consensus of the Commission that the site plan was not complete as it should be for full review. The map submitted by the applicant was a general overview of the property.

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

Mr. Vander Zwaag stated he would gladly put more detail into the map and asked for direction on what is needed.

Mr. Said replied that Staff would get back with him on what is needed on the final site plan.

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

** It was moved by Vander Meulen and supported by Kortering to table this request. A roll call vote was taken. All in favor. Motion carried.

Chairman Hoeve opened a public hearing for consideration of an amendment to the Future Land Use Plan Map of the Holland Charter Township Comprehensive Master Plan submitted by Kevin Miller/Mission Design/JKVK Enterprises LLC on behalf of Bruce G. Visser/E & B Development LLC for land located at 0 (vacant) Black River Ct., described more specifically as Parcel Number 70-16-36-200-028. Petitioner is seeking to amend the land’s designation from Highway Commercial to Light Industrial.

Present for this request was Kevin Miller of Mission Design.

Mr. Miller explained that they would like to purchase this parcel for future expansion of their existing business. They did the same thing two years ago with the property they are currently building on. They are continuing to grow and believe that they will need to expand and want to keep the buildings close together. They have no definite site plan for the proposed parcel or an exact understanding of what they want to do – knock out a wall and expand from the existing building or build a separate building.

Mr. Vander Meulen stated that this the only Highway Commercial land in the Township, if you take

all the possibilities away where adult entertainment can go, by default it could go anywhere in the Township.

Chairman Hoeve discussed this statement with Staff. There has been no request for this use within the Township.

Mr. Nykamp stated that we have an opportunity to further develop our Township and we should allow for the change.

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

** It was moved by Nykamp and supported by Becker to close the hearing. A roll call vote was taken. All in favor. Motion carried.

Member Dennis Gebben joined the meeting at 7:26 pm.

** It was moved by Kortering and supported by Vander Meulen to recommend denial of the request to change the Future Land Use Plan. Motion to deny failed with a roll call vote of 2 (ayes) and 4 (nays). Gebben did not vote, due to joining the meeting after the discussion had begun.

** It was moved by Becker and supported by Rynsburger to recommend approval of the request to change the Comprehensive Plan to the Township Board. Motion carried with a roll call vote of 4 (ayes) to 2 (nays). Gebben did not vote, due to joining the meeting after the discussion had begun.

Chairman Hoeve opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Kevin Miller/Mission Design/JKVK Enterprises LLC on behalf of Bruce G. Visser/E & B Development LLC to change the land hereafter described from C-3 Highway Commercial to I-1 Light Industrial. Said lands are addressed as 0 (vacant) Black River Court, described more specifically as 70-16-36-200-028.

Mr. Miller had nothing to add to what had previously been discussed. There was further discussion about staff's concerns about the property being sold to someone else after changing the zoning. Mr. Miller stated that the first lot was changed on faith and they were hoping to do the same with this lot. There has been discussion about flattening the parcel and using it for parking until they need to expand. They did design the current building so that they could knock out the west wall and expand that building into this parcel.

The Commission discussed the timeline for the Comprehensive Plan to be changed and the rezoning of this parcel is contingent on the Township Board approving the change to the Comprehensive Plan. The last Master Plan change took three to six months to finalize.

Mr. Miller stated that the last time the two requests occurred concurrently and he would like this request to be processed that way if possible.

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

** It was moved by Nykamp and supported by Rynsburger to close the hearing. A roll call vote was taken. All in favor. Motion carried.

** It was moved by Nykamp and supported by Becker to table this request. A roll call vote was taken. All in favor. Motion carried.

Chairman Hoeve opened a public hearing for consideration of a request to amend an existing special land use permit for a contractor's facility and warehouse request submitted by Matt Wickstra/Douglas Woods LLC, for land located at 495 Douglas Ave., described more specifically as the northeast portion of parcel 70-16-19-376-018, containing 22 units. The property is zoned C-2 Community Commercial.

Present for this request was Matt Wickstra of Douglas Woods LLC.

Mr. Wickstra explained that they received a Special Use Permit in January and July of 2020 and site plan approval on October 19, 2020 and the utilities and roads have been installed and they are working on the buildings. They cannot landscape until Spring. They would like to modify three of the buildings and add one unit to the project. They want to combine units 20 & 21 and 22 & 23 and add a unit to that building, making it 5 units. The footprint of the building east to west would not change. There would still be 23' between buildings. The new unit would add a little over 1,000 square feet to the project.

Mr. Keith Boonstra would like to lease the five-unit building. He is interested in considerably more space. He is a collector of automobiles he likes to work on and show off. He would be storing a boat there in the winter. He is hoping that the people in the condo's get together for woodworking, basketball and neighborhood fun. The units would be as much social as practical.

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

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

Mr. Broersma had concerns about the intended use of the units and subleasing. Recreational use would be expanding the use beyond warehouse and storage uses. Also, there is to be no subleasing of the units to third parties according to the original Special Use approval.

The applicant assured the Commission and Staff that this is not open to the public and there would be no subleasing. The basketball hoop would be for kids to practice while hanging out on weekends.

The Commission affirmed that the request met the Special Use Standards.

** It was moved by Kortering and supported by Nykamp to approve Special Use amendment with no conditions changed from the Special Use in July of 2020 (see summary of applicable conditions below). A roll call vote was taken. All in favor. Motion carried.

- 1) Vehicle Repair is limited to boats within the northern 4 units, and the work is limited to "minor" repair as defined by the zoning ordinance.
- 2) Proper drainage easements and/or drainage district must be completed for a drainage system spanning properties to the satisfaction of the Township and Ottawa County Water Resource Commissioner's office.

- 3) There shall be no third-party business operations, including but not limited to, contractor's facilities and/or storage businesses, operating in the warehouse units at any time.
- 4) There shall be no outside storage of any kind at the individual storage units, including but not limited to, boats, trailers, vehicles, campers, RV's.
- 5) There shall be no overnight parking at the individual storage units.
- 6) There shall be no residential presence, including but not limited to, overnight stays at the individual storage units.

Chairman Hoeve opened a public hearing for consideration of a special use request for a senior housing facility including independent, assisted, convalescent, and nursing facilities submitted by Troy Bertsch/Leo Brown Group for land located at 0 (vacant) Quincy Street, described more specifically as 70-16-09-200-044. The property is zoned R-2A Medium Density Residential.

Present for this request was Troy Bertsch of Leo Brown Group. Also, Justin Longstreth, Engineer from Moore & Bruggnick.

Mr. Bertsch explained that Leo Brown Group has senior facilities all over the mid-west. This would be the second one in Michigan. The other one is currently being built in East Lansing. This development would have approximately 154 units – 62 Assisted Living units, 32 Memory Care units, and 60 Independent Living units. They are licensed under LARA as HFA – Home For the Aged. The site will also have fine dining, casual dining, an onsite movie theater, a Chapel, a game room, outdoor gathering areas and many more amenities. It is private pay, not subsidized. It is not a nursing home.

Mr. Bertsch further explained that traffic would not be impacted. The average age of a resident is 85 and they are non-drivers. There would be some drivers within the 60 Independent Care units. There would be no impact on local school systems.

When running at full occupancy there would be a total of 40 staff members; 20 on first shift, 14 on second shift and 6 over-night. The hours workers would leave within those time frames would be staggered.

In fully operational buildings there are 10-15 visitors per weekday, usually between the hours of 6 pm and 8 pm. Visitors on Saturday and Sunday average 20-25 throughout the day and evening hours.

Mr. Longstreth addressed the five items in the Staff Report.

The primary entry point off Quincy was reviewed and approved with the Authentix site plan. The cross connection to the two sites is important. The northerly entry point is the primary entry point for visitors, it was reviewed and approved with the Authentix site plan too.

The drive aisle width in the front of the building and parking area that is one way and for drop off under the canopy is 16 feet wide, 2' in excess of what is required by ordinance. The Fire Chief is requesting 20' so they can route a fire truck through if need be. The applicant did show, as part of the application, the fire truck was able to navigate through the parking lot.

The five garages on the east property line support the independent living residents. The drive isle is 29' wide in that area, 5' wider than ordinance calls for. There is 5' of space for backing out before entering the drive isle space. This would allow for the back window to be past the garage wall.

They have extended a 26' cross-access easement to the east property line for a potential future connection to Beeline.

Mr. Said addressed Mr. Longstreth's response to the five items.

Three feet is not enough room for passing vehicles or vehicles backing out of the garages. The vehicles traveling in the lanes will be traveling faster than anticipated because it's nature to travel faster in a straight of way.

The fire code requires a wider driveway. It goes beyond the fire truck turning and the radius, in case of fire they need room to put out the stabilizers on the Fire Truck. This will need to be redone.

There was further discussion as to how big the apron area for approach to the garage should be for the safety of all. These garages are on a primary access drive within the property. At least ten feet is needed for the windows to clear the garage wall.

In entry way area, there's three intersections within less than 120'; Authentix with Quincy, Authentix with this project, and this project's one-way drives and two-way drive on site. It is very confusing for drivers and emergency responders. The aerial access road needs to be 26 feet wide. The point to the south at which the Authentix traffic splits there should be crosswalks and a four-way stop serving the proposed facility.

Vander Meulen asked if there were any plans to make the easement to the east to Beeline connect with this development. Mr. Longstreth replied no, it only goes to their east property line.

Mr. Vander Meulen further stated that it is important that there is a pathway to Beeline.

The conversation returned to the garages. When asked the width of the overhead garage door, Mr. Longstreth answered that they are the standard eight to nine feet wide. The concern is that the opening is not wide enough for seniors to back out with clipping off the mirror. It was recommended that they make the doors wider. There was concern about what the buildings would start to look like after mirrors have clipped the sides of the garage after time.

Vander Meulen stated that he checked out their website to see other communities they have built and commented that this a welcome addition to the Township. The buildings looked nice with a lot of amenities.

The garage setback was addressed again. Stating that a five-foot setback from the access road is just enough to clear the back quarter of the car. A car is 16 – 19 feet long. It would be difficult for the driver to see that far back to check traffic. A ten-foot setback would give the driver more space before entering the access road. Also, how were they going to stop the road from creeping into the ten-foot setback.

Mr. Longstreth stated that they would add solid yellow lines to the right of the vehicle to denote the drive isle so they don't meander over.

Staff suggested islands and low landscaping be used to define the ten-foot setback.

There was concern voiced about islands being put in with the possibility of drivers backing out of garages jumping the curb and driving over the landscaping. This would make it more challenging for drivers to back out of the garage. It was commented that whatever is put around the garages creates a problem for snow removal.

Mr. Broersma stated that he meant for the island and landscaping to be at the end of each building, not between every garage door.

Mr. Bertsch further commented that at the front of building and by the parking area the building is only one story tall. The portion that is three stories tall is the L shape in the very back across from the garages.

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

** It was moved by Nykamp and supported by Becker to close the hearing. A roll call vote was taken. All in favor. Motion carried.

** It was moved by Becker and supported by Kortering to table this request allowing for the applicant to have further discussions with Staff. A roll call vote was taken. All in favor. Motion carried.

Chairman Hoeve opened a public hearing for consideration of a special use request for a vehicle wash facility including detailing submitted by Mandi Brower/QCW Enterprises LLC for land located at 187 N. River Ave., described more specifically as 70-16-20-326-014. The property is zoned C-2 Community Commercial.

Present for this request was Steve Witte, Project Manager with Nederveld, Mandi Brower of QCW Enterprises, LLC (Quality Car Wash) and Megan Whiteman.

This is the old Burger King site on River Avenue. Mr. Witte explained that Quality Car Wash, a Holland based Company, would like to put a car wash with vacuums and an enclosed/attached detail shop on this parcel. The property is 1.6 acres in size. They would demo the current structure and redevelop the property with an 11,822 square foot car wash and car detail facility. Access would be as it currently is two driveways off of River Avenue and one off of Lakewood Avenue. There would be a total of 18 parking spaces. Eight of those spaces would be for the self-vacuuming area on the north end of the building. Traffic would generally be counter clockwise on the site. The detail portion of the site would be a right turn as you exit the car wash. You cannot get your vehicle detailed without going through the car wash.

Mr. Witte addressed the staff comments in regards to the drive aisle widths. The applicant is agreeable to making the changes and will work with Staff.

They are aware they need to make extensive landscaping changes and will work with Staff on the site plan.

There was concern about queuing for the detailing of vehicles. Mr. Witte explained that the detailing area has two belts like the car wash belt, more than adequate. The customer gets out of his vehicle, it continues on the conveyor belt and the customer collects his vehicle at the other

end. Quality Car Wash believes that not many will use the detailing service as it only includes vacuuming out the vehicle, clean the cup holders, cleaning the windows, and wiping down the exterior of the vehicle.

Ms. Brower also indicated they have control over the speed of the belts, they can slow them down or speed them up as needed if things were to get backed up.

There was discussion of the water dripping from the vehicles as they exit making hazardous icing on the parking lot and on adjacent streets in the winter months. Mr. Witte stated that there are trench drains next to the building. They would use snow melt and salt areas as needed. There are 3 catch basins in low areas on the property. One at the Y of the entrance to the detail area, one along River Avenue, and one at the north driveway.

There would be eight vacuums on the north side of the building with a distance of 65 feet from adjacent properties. When asked about the noise from the vacuums, Mr. Witte stated that they did a noise study at Tommy's Express in Hudsonville, which is 55 feet from the common property line, and the noise level was 70 decibels, which is equivalent to a busy office. The noise was not significant. Vacuums have been improved to run quieter.

When asked what would happen to the car wash/gas station to the north, which is a Quality Car Wash facility, Ms. Brower stated that the car wash portion would be closed and the store/gas station would remain open.

The Commission asked about their plans for signage, as the pylon sign that was Burger Kings is no longer allowed within the Township. Mr. Witte stated that a signage company comes through and handles that after the site plan approval. Every municipality has different guidelines for signs and they will comply with Township Ordinance.

When questioned about plans for the other car wash building if it is closed, Ms. Whiteman stated they would possibly demo the car wash portion and remodel the store increasing the size and make the traffic flow of the lot better on that corner.

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

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

The Commission affirmed that the request met the Special Use Standards.

** It was moved by Rynsburger and supported by Becker to approve the request for the Special Use. A roll call vote was taken. All in favor. Motion carried.

The next item on the agenda was Blue Heron Cove Condominiums (70-16-15-437-012) – PUD Resolution and Report – Planned Unit Development (PUD) Amendment – Leslie Acerra/Blue Heron Cove Condominium Association; amendment to a final PUD to extend building envelope areas.

Present for this request was Leslie Acerra.

There was one clarification on the Resolution and Report, on page 5 item C, the old October plan date, it should be December 10, 2020.

** It was moved by Rynsburger and supported by Nykamp to approve the PUD and recommend final approval of the Blue Heron Cove Condominiums PUD to the Township Board. A roll call vote was taken. All in favor. Motion carried.

The next item on the agenda was 0 Quincy Street (vacant parcel; 70-16-09-200-043) – Planned Unit Development (PUD Amendment – Robert McCaigue/Continental 512 Fund LLC; amendment to a final PUD to install garage structures.

Present for this request was Evan Weiss of Continental.

Mr. Weiss explained that they would like to add garages to the parking plan. The plan shows 6 for now and 6 for the future as a part of the deferred parking plan. The Planning Commission needs to determine whether this is a minor or major PUD Amendment.

Mr. Weiss commented that they agree with a lot of the comments made in the Staff Report and them will address them.

They realize they have similar setback conflicts and are eager to hear the Commissions views.

The Commission asked Staff if the location of the proposed garages was the only thing open.

There is also landscaping, and storm water issues that need to be addressed all in connection with the location of the garages.

Mr. Weiss sated that he could work things out with John and Corey, so this should be considered a minor amendment.

Staff stated that some of the proposed garages encroach on landscape buffers, side yard setbacks, and the future garages fail to show paving or vehicular connections which makes it a major amendment.

Staff had concerns about approving this request without an updated plan.

There was discussion of the side yard setback. Staff stated that G-4 and G-3 do encroach on the 20' side yard setback. Zach Voogt of Moore and Bruggink stated that the PUD has approved side yard setbacks of 15' on the approved plan.

Mr. Broersma replied that the PUD was not approved with 15' side yards – there were no reductions on the setbacks.

It was the consensus of the Commission that this is a major amendment. Placing all this decision making on Staff would place a lot of burden that's Planning Commissions responsibility. This is not close to being settled.

** It was moved by Vander Meulen and supported by Kortering to treat this request as a major amendment. A roll call vote was taken. All in favor. Motion carried.

Staff will work with Mr. Weiss and the team on setback guidance, aprons to the garages, more detail on future garages.

Mr. Weiss stated they are trying to balance the garages throughout the site. The locations are not final. They are willing to work with Staff on this. Mr. Weiss asked for direction on the site plan.

The Commission and Staff recommended the width of the garage doors needs to be wider, garages comply with building setbacks, a 10' apron from road edge to garage door, and accommodate required landscaping.

** It was moved by Vander Meulen and supported by Nykamp to table this request. A roll call vote was taken. All in favor. Motion carried.

Next on the agenda was consideration of a Special Use – 11363 E. Lakewood (70-16-22-200-059). Curt Scholten/Holland Small Engine Repair LLC on behalf of Joel G. Bouwens/Start Space, LL Cair LLC seeking approval for outdoor storage related to a principal use. The property is zoned I-2 General Industrial. (Originally tabled Nov. 10.)

There was no one present to speak to this request. It will remain tabled.

The next item on the agenda was Planned Unit Development (PUD) Amendment – 470 & 471 Howard (70-16-30-150-035, 70-16-30-150-036, 70-16-30-126-056). Mike Evenhouse/ME Yacht Restoration seeking approval of amendments to a final PUD to allow: boat ramp, marina, new residential two-family dwellings, new clubhouse/event space, single-family home site, expanded warehouse/service building, and storage building. (Originally tabled Dec. 1.)

Present for this request was Kelly Kuiper, Project Manager of Nederveld.

Ms. Kuiper explained that the plan had been revised according to the detailed list. They addressed a number of items in the site plan and there was a memo to explain included in the packet. There are still a number of items in the Staff Report that need to be addressed. She continued to address each one.

The outdoor washing area would be a change from the original PUD approval. The previous PUD approval required all activities to occur indoors. The pressure wash is helpful on larger boards. The washing area would be limited to the center of the hard surface area to shield adjacent properties from noise and particles.

Vander Meulen stated that they are asking for something that is not allowed. A big about face to the previously approved PUD. Power equipment outside pushes the limits – he is not in favor of it.

Staff wanted to know if there was a water drain somewhere, somewhere for debris to go with the water. Is the area tented.

Mr. Mike Evenhouse explained that it would be vapor blasting. This doesn't need to be done inside. They are using no silica. They would clean up the glass and miscellaneous debris. It is not noisy. The noise process is contained. They have 170 boats soon to be over 200. They would like to get the Zebra mussels off the bottom of the boat before taking it into the garage. They are trying to do everything by the book – trying to be a good neighbor.

Ms. Kuiper continued with the landscaping on the northern most property line. They are asking for special consideration along the north property line. They would like to put up a solid wall with landscaping in front of it. The wall would give added protection to the site. They service almost 200 boats. They are big and beautiful and people are pulling into the site to see them. It is not always safe with the magnitude of boats moving about the property

The Commission had questions of where the wall would be placed and how high would it be. Mr. Evenhouse continued that wall would be six feet high in plane with the black fence next door.

The existing driveway needs to be positioned to allow for emergency access. Ms. Kuiper stated that this would not be easy as there are mature trees they are hoping to save to the west. They will look further into shifting it to the east. The Fire Chief wants it aligned for fire access.

Staff wants a drive lane around all four phases of the bigger building. Ms. Kuiper stated that they don't want to do it, but will consider it. It was never brought up with the old PUD and it was not required in the old PUD language. They will work with Staff and the Fire Chief to install a fully paved looped drive. Ms. Kuiper would like to discuss other option for this, such as a shorter paved area with gravel drives, with the Fire Chief.

The outdoor washing area would not be a storage area. At this point, the boats are in transit. They would stay in the washing area no longer than a couple of days.

There was discussion about the amount of uses and being expanded beyond ME Yacht. Ms. Kuiper stated that the uses in the club house do not include a full-service restaurant and the services being proposed are not for public use.

There was discussion of available parking spaces – 60 for the southern parcel.

Ms. Kuiper explained that there are a total of 100 spaces for parking as they could use the northern property as well. They have shared parking. The clubhouse is not for commercial use, it is limited to the neighborhood residents. They can add the handicap spaces. By ordinance the drive only needs to be 24', it is now 26' .

Although the Parking Ordinance requires a 24' drive aisle, the Fire Chief requires it to be 26' by the buildings. Aerial access roads must be 15' – 30' away from the buildings.

The cul-de-sac will need to be larger.

The right-of-way for the condo area is 50', they are seeking a smaller right-of-way.

There is no trailer parking on the southern parcel. It is not conducive of trailer parking. It is launch and return only. There is proposed parking at the end of the ramp closer to the trails for day users.

There would be no parking signs on the drive to the condos. Density is 2.67 unit per acer. They did add more detail to the landscaping plan

The remaining issues can be taken care or easily taken care of with the Fire Chief.

It was the consensus of the Commission that conditional approval is not an option at this time. They want to see it all in a plan.

The Board gave the applicant direction on the issue of outdoor washing of the boats. They had further question about the use of the clubhouse and the docks. Parking and traffic issues from use of the clubhouse and docks. Crossing the street to access more parking. There can't be parking on Howard Avenue.

Ms. Kuiper stated that they have 2,000 square feet of building sitting empty with lots of room. The boats are gone for the summer, so there is parking available there.

Mr. Said commented that Staff will work with Ms. Kuiper on the landscaping buffer on the SW edge of the property.

Mr. Evenhouse commented that the slips are only for people whose boats they service and store. They are not looking to make the business larger.

Ms. Rynsburger commented that the washing of the boats outside is a reasonable request. We do not want to impose something so restrictive that the business fails.

Since it is strictly water and glass beads type of water blasting the Commission was more acceptable to it.

Mr. Evenhouse added that the pressure wash only runs from September 15 to around November 1. It is a small window of time.

In and out service was discussed compared to the original PUD's approval for launching boats in the Spring and pulling them out in the Fall as well as the use of docks. The ramp is not designed for every day traffic of boats in and out of the water. Mr. Evenhouse indicated they have a very limited amount of people who use the docks year-round – 15 at this time. They store their boats year-round and two are residents of the condos.

** It was moved by Kortering and supported by Rynsburger to table this request. A roll call vote was taken. All in favor. Motion carried.

The last item on the agenda was Zoning Ordinance Text Amendments – Proposed amendments to the text of the Holland Charter Township Code of Ordinances, Appendix A – Zoning. The proposed text is generally described as amendments to allow farm stands as Special Uses in the C-2 Community Commercial District. (Originally tabled Aug. 11)

This item shall remain tabled.

The meeting adjourned at 10:13 pm.

Respectfully submitted,

Laurie Slater
Recording Secretary