

**HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**September 7, 2021**

Chairman Hoeve called the meeting to order at 7:00 pm and asked for a roll call of members present.

**Present:** Chairman Marion Hoeve, Vice-Chairman/Secretary Jack VanderMeulen, Members Doug Becker, Ken Bosma, Randy Kortering, and Miska Rynsburger. Also present were Assistant Community Development Director Corey Broersma, and Recording Secretary Tricia Kiekintveld.

**Absent:** Member Steve Darrow

**Public Comment:** None.

**Minutes:**

\*\* It was moved by Kortering and supported by Rynsburger to approve the minutes of the August 3, 2021, meeting. All in favor. Motion carried.

**Public Hearings:**

**Chairman Hoeve opened a public hearing for consideration** of a special use and site plan request for an indoor commercial recreation facility submitted by Benjamin Hulst of Zero Latency LLC. Said lands are located at 2522 VanOmmen Drive, described more specifically as 70-16-16-377-013. The property is zoned C-2 Community Commercial.

Present for this request was Mr. Benjamin Hulst of Zero Latency LLC and Mr. Craig Gengler from Driesenga and Associates.

Mr. Hulst described Zero Latency LLC as a virtual reality arcade and will be the first of its kind in Michigan. Mr. Hulst said that they have been given exclusive rights to open locations in Grand Rapids, Ann Arbor, Detroit and Lansing as well. This facility will take reservations for 8 players at a time. The players will arrive 15-20 minutes prior to their start time, while waiting they can play on a few arcade style games that will be in the waiting area or watch a live stream of those that are currently in the area playing. They will then typically play for 30 minutes then leave.

Mr. Gengler stated that the request is for a special use for an indoor recreation facility. He stated that they have also submitted a landscaping plan. Mr. Gengler said that they will be asking for a parking variance since the requirement is 1 space for every 100 sq. ft. of building space. Which would mean they would need 84 parking spaces which is not possible on this parcel. He pointed out that there would not be more than 16 patrons and 4 staff in the building at any one time. They expect that not all patrons will come in separate vehicles that some will come together in the same vehicle.

Mr. Gengler said he would like to work with Staff on finalizing the landscaping plans. He also pointed out that they have moved the dumpster to its new location on the north side of the parking lot. Mr. Gengler also pointed out that they plan to put in a reinforced gravel shoulder to widen the drive for fire vehicle access. He indicated that they are installing a storm water retention area in

the front of the building and that at this point the applicant has no need for the truck dock so that will remain as is and not be used.

Mr. Kortering asked how many spaces they currently have? They answered 13 spaces. Mr. VanderMeulen asked how they will get up to the 20 spaces needed for the number of people that could be in the building at one time? Mr. Hulst stated that they feel that most groups will not all come in individual cars. He also stated that they have been in conversation with Long Range Archery next door and they will allow staff to park on their property. Mr. Hulst also pointed out that their customers will only be on site for 1 hour because of the necessity to schedule a time. Mr. Kortering asked how they know people will car pool? Mr. Hulst stated that they have visited other sites in different states and this was the case at those locations.

Mr. Kortering asked if they will have a concession stand. Mr. Hulst answered that they may have a simple concession stand offering pop, chips, etc.

Mr. Rynsburger asked if there is an area for spectators? Mr. Hulst stated the way virtual reality works there really is no way to watch what is happening because the players will just be in an open arena and everything happening will be within their goggles. They will have a small area where the group of 8 waiting can watch a live stream of what the current players are doing.

Mr. Becker asked when they plan to open? Mr. Hulst answered that they hope to open around October 1. He said the equipment is here from Australia, and they just need to add the second restroom, iron out some final details with Staff, and get everything set up in the building and they are ready to go.

Mr. Becker asked how much they would charge for a 30 min playing time? They answered that it would be \$45-50 for 30 minutes, players can choose one 15-minute time slot or two 15-minute time slots. They said that it is a very active play time and by the end of 30 minutes a player is tired. Mr. Hulst pointed out that with a 30-minute play time and arriving a bit early and time to leave an average customer will be on site 45-60 minutes.

Mr. Kortering said that because their business relies on electricity so heavily, he would recommend they install a generator. Mr. Hulst replied that is a very good idea and he will be looking into that.

Mr. Hulst stated that the building is 8,400 sq. ft. and will consist of a 2,000 sq. ft. arena, 2 rest rooms, and a lounge area with racing simulators and other arcade type games. They are currently working with Long Range Archery on a shooting simulator that would help with training for Long Range Archery's clients as well.

Mr. VanderMeulen stated that he loves what they are doing and feels it is great for the Township. However, he is worried about the parking if customers do not come 3-4 in a car.

Mr. Hulst stated that because they are by appointment only this limit the number of cars that could be on the site at one time. He also said that Long Range Archery and A & J Automotive offered to allow their staff to park on their property. Zero Latency feels they will not be conflicting with these other businesses as their peak times will be after those businesses close for the day.

Mr. VanderMeulen asked where they will plow their snow in the winter as that could take up some of their parking spaces? Mr. Gengler stated that they could put the snow in the retention area.

He also stated that for the parking situation they could enter into a written agreement with their neighbors.

Ms. Rynsburger said that she would like to see signage on their property indicating where additional parking is available and possibly even install a small walk way between the two parcels so that pedestrians do not have to walk on VanOmmen Drive in the winter to go around large mounds of snow. Ms. Rynsburger also feels that a written agreement would be the best way to approach this.

Staff indicated that there will need to be two motions for this request, one for the special use and one for the site plan. Staff would like to know if the applicant could fill in the loading dock to create more parking and if they are able to add any more parking on the north side of the building. Staff feels like there could be customers that stick around a bit longer and there would be a need for additional parking.

Mr. Hulst responded that filling in the truck dock would only give them space for 3-4 more parking spaces. If they did fill it in, they would want to fill it in with gravel so that the option of having a truck dock for a future business is still there. Mr. Hulst stated that he doesn't like the idea of adding parking to the north side of the building as this could encroach on the neighbor's property, he wants to be a good neighbor, and that doesn't leave much room for cars to back up and turn around.

Chairman Hoeve opened the meeting up for public comments.

There was no one from the public present to speak to this request.

\*\* It was moved by Kortering and supported by Bosma to close the public hearing. All in favor. Motion carried.

\*\* It was moved by Kortering and supported by Becker to approve the special use for an indoor commercial recreation facility, citing the special use standards. A roll call vote was taken. All in favor. Motion carried.

\*\* It was moved by Kortering and supported by Rynsburger to approve the site plan request with the stipulation that the applicant meets the requirement of 20 parking spaces which can be through a written agreement with a neighbor, as well as the following conditions:

1. Provide Front Yard Landscaping and Screening along VanOmmen Drive
2. Eliminate the gravel paving and pave as necessary, including any adjustments to the non-motorized path and drive approach within the public right-of-way.
3. Secure a non-use variance for parking.

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

## **Other Business**

**2763 120th – Brad VanderZwaag of G2G LLC – Special Land Use – Contractor's Facility.**  
(Originally tabled January 5, 2021)

This item should remain tabled at this time.

**0 Perry Street - “Peregrine Cove” (single-family residential) - Preliminary Site Condominium**

\*\* It was moved by Bosma and supported by Rynsburger to remove the item from the table. All in favor. Motion carried.

Mr. Hoeve stated that the applicant has requested their application be withdrawn.

\*\* It was moved by VanderMeulen and supported by Rynsburger to accept the withdraw of this request. A roll call vote was taken. All in favor. Motion carried.

**12501 Greenly Street – Sikkel/Krommendyk/Robert Carini Trust – Comprehensive Plan Amendment** – request to change Future Land Use Plan Map designation from Community Commercial to High Density Residential.

\*\* It was moved by Bosma and supported by Becker to remove the item from the table. All in favor. Motion carried.

Mr. Hoeve stated that the applicant has requested their application be withdrawn.

\*\* It was moved by Rynsburger and supported by Becker to accept the withdraw of this request. A roll call vote was taken. All in favor. Motion carried.

**12501 Greenly Street – Sikkel/Krommendyk/Robert Carini Trust – Zoning Map Amendment** – request to rezone the property from AG Agricultural to R-3 to High Density Residential.

\*\* It was moved by Becker and supported by Bosma to remove the item from the table. All in favor. Motion carried.

Mr. Hoeve stated that the applicant has requested their application be withdrawn.

\*\* It was moved by Bosma and supported by Rynsburger to accept the withdraw of this request. A roll call vote was taken. All in favor. Motion carried.

**11502 James Street - Angela Westfield o.b.o CBMB Properties LLC – Site Plan review for proposed industrial facility.**

Present to speak to this request were Ms. Kelly Springer of Metal Flow Corporation and Ms. Becky Page of Holland Engineering.

Ms. Springer explained that Metal Flow produces technically sophisticated custom metal components through deep draw stamping. Metal Flow has planned for growth by maintaining ownership of these 2 subject parcels for the past 20 years. This expansion will include a 60,000 sq. ft. building which will employ 40 team members.

Ms. Page stated that their application is for I-2 zoning with the required set-backs. They have submitted plans to the Ottawa County Water Resource Commission and Road Commission and are waiting to hear back from both of them. Ms. Page pointed out that the Declaration of Covenant is for the neighboring parcel and not for the parcels in question. They are working with the Public Works department and the township in regards to the sanitary sewer and a water main extension.

Ms. Page stated that they would like to work with Staff on employee parking and the truck loading and turning area.

Staff stated that this is coming before the Commission because of correspondence received from the Ottawa County Road Commission during a traditional Staff review of the site plan. The information provided stated that there was a Declaration of Covenant and a previous plan to extend Greenway Drive to James Street. Greenway Drive terminates at a temporary cul-de-sac. Through further investigation it has been found that there is no Declaration of Covenant on this property, the Covenant is for a neighboring parcel to the south which terminates at the subject property's southern boundary. It is believed it was the intention for Greenway Drive to extend to James Street. The County Road Commission would still desire that to happen and Staff agrees.

Staff noted several items that need review including:

1. Staff also stated that given the location of the building and required setbacks it will be necessary to combine the 2 parcels into one parcel via a mechanism such as a quick claim deed.
2. Staff stated that the street to the west is a private street; Staff would like to see the documentation detailing allowed user(s), use(s) and maintenance requirements for this private street.
3. Staff stated that they need parking counts based on the internal building uses, modified drives, and parking arrangements adjacent to the truck docks.
4. Applicant needs to obtain approval from the Ottawa County Water Resources Commissioner.
5. Applicant needs to obtain approval from the Ottawa County Road Commission.
  - a. The current temporary cul-de-sac length of Greenway Drive is approximately 2,100 feet, which exceeds the preferred length of cul-de-sacs for the Road Commission (for maintenance and access purposes), as well as for connectivity and emergency access purposes.
  - b. Per the Ottawa County Road Commission's Procedures, Guidelines, and Specifications for Developing Public Roads, permanent cul-de-sacs shall have a minimum length of 200 feet and a maximum length of 800 feet.
6. A Type C buffer is needed along the western property line unless this proposed 29.5-acre development is to be combined with the existing property to the west. All plant material shall be outside of the easterly utility easement (20 foot wide) and southerly storm water basin limits (elev. 615).
7. Photometric plans shall be provided.
8. Staff understands there is no plan for outdoor storage, however, it is recommended that it be stated in the motion that there be no outdoor storage until approved via a Special Land Use Permit from the Planning Commission.

Mr. Kortering asked if they will need 40 parking spaces. Ms. Springer answered that they will have 40 employees in that building spread out over 3 shifts so there will not be 40 employees at

one time. She is also concerned about the safety aspects of the private road with employee traffic coming out of Gentex mixed with Metal Flow's truck traffic. Ms. Springer would like to have discussions with Gentex and the Township from a safety perspective. Ms. Springer and Staff agreed that they would like to work together on this.

Chairman Hoeve opened the meeting up for public comments.

There was no one from the public present to speak to this request.

\*\* It was moved by Kortering and supported by Rynsburger to close the public hearing. All in favor. Motion carried.

\*\* It was moved by Becker and supported by Kortering to approve the site plan citing the site plan criteria with the following conditions,

1. The property owner complies with any Declaration of Covenant(s) in favor of the Road Commission.
2. Site Plan approval be finalized by Staff to ensure items such as the lot combinations occur, internal access is acceptable, lighting, and landscaping are requirements are met.

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

Staff reported that the new census numbers are out. Holland Township's population is reported at 38,276 that is up 2, 600 in 10 years. Staff appreciates the Commission's work in applying the Code as the Township continues to grow.

Staff also reported that the housing study will be overseen with assistance from the Township Manager. The traffic study for the Quality Car Wash on Westshore Drive is moving forward as is the hotel market study. In regards to upcoming hotels, the development group for the existing Home2Suites is exploring an additional hotel to the east and the new hotel on James Street near the Staybridge Hotel (Phase 2) has submitted for building permits. Staff is concerned that the numbers of occupied rooms is a bit skewed because there were a couple organizations that rented out entire floors for a significant period of time and those rooms were not always occupied.

Mr. Becker noted that this new census data shows Holland Township up 7.4% where Park Township is at 18,625 up 4.6% and the City of Holland is at 34,378 (total) up 1.96%.

Mr. VanderMeulen expressed his disappointment that the Township Board declined the Farm Market zoning ordinance change after all of the work the Planning Commission put into it.

The next Planning Commission meeting is scheduled for Tuesday, October 5, 2021.

The meeting adjourned at 7:50 pm.

Respectfully submitted,

Tricia Kiekintveld  
Recording Secretary