

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
October 5, 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, Members Doug Becker, Ken Bosma, Steve Darrow, Randy Kortering, and Miska Rynsburger. Also present were Community Development Director Corey Broersma, and Recording Secretary Tricia Kiekintveld.

Absent: Vice-Chairman/Secretary Jack VanderMeulen

Public Comment: None.

Minutes:

** It was moved by Kortering and supported by Rynsburger to approve the minutes of the September 7, 2021, meeting. All in favor. Motion carried.

The first item on the agenda was a Final Plat for Hickorywoods Farm No. 5. DeYoung Developments, LLC is seeking approval of an extension of Elderberry Drive, south of Quincy Street (70-16-10-100-046).

Present to speak to this request was Jack Barr of Nederveld, Inc.

Mr. Barr informed the Commission that construction and paving are complete and there are just some final items that need to be finished. He stated that later this week they will submit the final deposit to the County.

Mr. Bosma asked if there will be any conflicts with the drain and power easements that run through lots 216 – 218? Mr. Barr answered that is an historic electric easement and line that also runs through Phase 4. He said this is not a problem and access will be granted for any maintenance that needs to be done on those lines.

Mr. Kortering asked how many more phases there are in this development. Mr. Barr answered that this is Phase 5 and there are likely 5 more phases to go.

Staff asked what the status is with the Water Resource Commission? Mr. Barr said that he has not seen the approval letter yet. Staff asked the applicant to provide a copy of the letter once it is available.

** It was moved by Bosma and supported by Becker to recommend approval of a Final Plat for Phase 5 of the Hickorywoods Farm Development to the Township Board. A roll call vote was taken. All in favor. Motion carried.

The next item on the agenda was a Final Site Condominium for Patriot Meadows. Baumann Building, Inc. is seeking approval for a 42-unit development at 300 N. Franklin Ave (70-16-13-300-029).

Present to speak to this request was Jack Barr of Nederveld, Inc. and Brad VanderZwaag with Baumann Builders.

Mr. Barr said that they have received construction plan approvals and they are ready to start construction in a couple of weeks. They have been in discussion with the neighbor that had concerns and those discussion have gone very well.

Ms. Rynsburger asked about their landscaping plans and why there isn't any landscaping by the neighbor located at 10154 Felch? Mr. Barr answered that Mr. VanderZwaag with Baumann Builders has been in discussion with the owner of the property. Mr. VanderZwaag said that he has talked to the owner and her concerns were losing the trees along the property line, and the cost if major tree trimming needed to be done with the trees in her front yard. Mr. VanderZwaag stated that he told her the trees along the property line were going to remain and that Baumann Builders would cover the costs of any tree trimming that may need to be done in her yard. He said that they are on good terms with the owner.

Staff stated that there are a few lots that do not meet the required depth to width ratio. Although this was not caught previously, the extra deep lots do serve a purpose with the storm water retention and the way it allows a tie-in to Strawberry Lane. Staff stated that they would be comfortable with a recommendation to approve the plans as shown.

Mr. Kortering asked what Staff's concerns were with the bus stop? Staff stated that they just need verification that the Commission approves of the location of the stop. Mr. Barr noted that the school system wants the bus stop on Felch instead of on Franklin. He also said that this would not have a shelter of any sort it would just be a bus stop.

Staff also asked if the Master Deed was complete showing maintenance for common elements? Mr. Barr stated that they have not received it from their lawyer yet. He asked if they would need that before the Board of Trustees meeting? Staff answered that they would just need to be able to provide to the Board the section concerning the common elements maintenance plan.

** It was moved by Bosma and supported by Kortering to recommend final site condominium approval to the Township Board. A roll call vote was taken. All in favor. Motion carried.

Other Business

2352 N. Park Dr. – QCW Enterprises LLC – Staff update on traffic study.

Staff noted that copies of the traffic study that QCW had done has been given to the Commissioners for review. In the report it suggested the following:

- Restripe North Park Drive to extend northbound left-turn storage length and provide a southbound left-turn lane for Burger King.
- Add signage on the north- and southbound approaches to identify lane usage.
- Provide turning movement tracks on James Street to guide northbound right-turn vehicles.

- Staff notes that this would need to be in conjunction with OCRC approval for improvements within their James Street right-of-way.
- Closing the driveway to the parking lot opposite the Burger King driveway to reduce conflict points.

Staff also noted that the applicant is considering making the following site changes;

- South drive “entry only” and the north drive “exit only.”
- Adding a 3rd payment lane via shifting the building to the north.
- Moving the garbage container to the east.
- Eliminating a few vacuum stations.

Staff noted that Tolson Investments, LLC is the owner of the property to the west and they would have to make or authorize any of the changes to the private road.

Mr. Hoeve asked Ms. Mandy Brower from QCW Enterprises if she had any additional information regarding this traffic study?

Ms. Brower stated that they are planning to do 3 pay lanes. She also stated that they have been in communication with the owner to the north, Chick-Fil-A, because Chick-Fil-A would like to potentially expand their location to the south in order to add an additional lane for their drive-thru. Ms. Brower stated that they cannot do any of the changes suggested in the traffic study as Tolson Investments, LLC is the one that owns and maintains the road. She has contacted them but has not heard back from them. Ms. Brower said that someone restripes the road every year in the spring and is wondering if at that point they can restripe with the changes suggested in the traffic study. She also said that Tolson Investments, LLC doesn't really have any motivation to make the changes suggested and asked the Commission if the Township could help in any way.

Mr. Bosma said that Tolson Investments, LLC should come to the plate and be willing to talk. Mr. Hoeve asked Staff if we can ask Tolson Investments, LLC to talk to the Commission? Staff answered that it is really up to QCW to talk to Tolson Investments, LLC. However, Staff is willing to make a phone call in support of the changes.

Mr. Bosma would really like to see the road restriped to show the changes requested in the traffic study as well as closing the driveway to the north across from the Burger King entrance. Mr. Kortering said that not closing the driveway to the north would not cause him to deny this request. Mr. Bosma agreed it may not cause him to deny the request either.

Mr. Hoeve asked if the Commission is asking Staff to make a phone call to Tolson Investments, LLC. The Commission confirmed that they would like Staff to do that.

Mr. Kortering also stated that he likes the proposed changes that QCW considering for their plan to increase the flow of traffic. He did state that the Commission would like to see a new plan with the changes they are proposing.

Staff stated that they will need a letter from Tolson Investments, LLC stating what changes they would be willing to make to the roads.

Mr. Bosma said that it may be helpful for more businesses along that road to contact Tolson Investments, LLC. He mentioned that possibly Chick-Fil-A could contact them too since they generate a significant amount of traffic as well. Ms. Brower said she can try having them contact them as well to see if that would help.

Mr. Kortering feels that as the Planning Commission we should have some weight for the concern of traffic flow on the property.

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

Staff noted that the applicant is waiting for storm water retention approval from the Ottawa County Drain Commissioner and would like to be put back on the agenda as soon as possible.

This item should remain tabled at this time.

Staff updated the Commission on a few items they are currently working on.

- 2022 meeting dates will need to be discussed next month.
- There is a small list of ordinance amendment topics to review as well as have further discussion on larger amendments such as a Mixed-Use zoning district.
- The Revised Housing Study.
- A Hotel Market Study.

The next Planning Commission meeting is scheduled for Tuesday, November 2, 2021.

The meeting adjourned at 7:33 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary