

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
March 1, 2022

Chairman Randy Kortering called the meeting to order at 6:00 pm and asked for a roll call of members present.

Present: Chairman Randy Kortering, Vice-Chairman/Secretary Jack VanderMeulen, Members Leo Barajas, Doug Becker, Steve Darrow, Miska Rynsburger, and Evan Sharp. Also present was Community Development Director Corey Broersma, and Recording Secretary Laurie Slater.

Absent: None

Public Comment: None.

Minutes:

** It was moved by Rynsburger and supported by Darrow to approve the minutes of the February 1, 2022, meeting. A roll call vote was taken. All in favor. Motion carried.

Public Hearings:

Chairman Kortering opened a public hearing for consideration of an amendment to the Future Land Use Plan Map of the Holland Charter Township Master Plan submitted by Mark Tomasik of Innovative Design o/b/o KAL Properties LLC for land located at 0 James Street (vacant), described more specifically as Parcel Number 70-16-16-300-011. Petitioner is seeking to amend the land's designation from Low Density Residential to Community Commercial.

No one was present to speak to this request.

Corey Broersma explained that the Planning Commission previously made motions to recommend approval for the distribution of the Intent to Plan Letter and for distribution of the proposed amendment to the utilities, railroad, road commission and publish it in the paper giving a 42-day period for comment. There were no comments received.

Mr. Broersma further gave some history on the property. In 2018 the owners of the existing Wonderland Tire store property located to the east applied to change their zoning to C-2 because of a desire to expand the tire business. That request was approved. The current comprehensive plan designation for this property, the neighborhood to the east, and the Wonderland Tire store to the east remains Low Density Residential.

The owners of the Wonderland Tire have since purchased the subject property and they would like to combine the two parcels, tear down the existing building, and construct other buildings for Commercial use.

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

** It was moved by Vander Meulen and supported by Rynsburger to table this request and allowing public comment to continue. All in favor. Motion carried.

Chairman Kortering opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Scott Geerlings on behalf of JLSMD, LLC for land located at 2921 120th Avenue , described more specifically as Parcel Number 70-16-16-200-061. Petitioner is seeking to amend the land's designation from C-1 Neighborhood Commercial to R-3 High Density Residential.

Present to speak to this request was Steve Grilley of 5800 Lakeshore Dr, Holland, MI

Mr. Grilley stated that they would like to change the zoning on the property from C-1 to R-3 for a residential development. The existing house on 120th Avenue is currently under contract to be sold. After the rezoning, they plan to split the house off from this parcel. The existing house will not be a part of the development. The Commission questioned Mr. Grilley as to whether the intended buyer was aware of their plans and traffic the it would generate. Mr. Grilley answered that yes, they were aware.

Mr. Broersma explained to the Commission that discussions with the Township Attorney led to the recommended process of seeking a rezoning of the entire property and then splitting off the house. That would get the zoning on the single-family residential use one step closer to being in the correct zoning district, although it would remain a legal non-conforming use in a R-3 High Density Residential District.

The split would leave the shed on a vacant lot separate from the house. The developers would have one year to establish a principle use on the land or they would need remove the accessory structure. The accessory structure must remain vacant during this time.

Mr. Grilley explained that they kept the section with the barn to have a connection to Falcon Woods if they need for two points of ingress and egress. They have no plans to use the barn.

There was discussion among the Commission about the setbacks of the house and that there should be no driveway to the shed. Mr. Broersma agreed the accessory building would need to be accessed from within the new development and the existing drive must be removed.

Discussion began about a western access point. Mr. Grilley replied to Mr. Broersma's concern about a secondary entry/exit via the existing Falcon Woods driveway onto Felch Street. He stated that they have no plans to use the Falcon Woods driveway.

It was commented that Home Flats tried to get access and was turned down by Falcon Woods. Mr. Broersma stated it would be required for a future development to proceed given the reduction in frontage being proposed by the land division. Further, he would like the Planning Commission to require something in writing from Falcon Woods stating that they are not allowing the connection.

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

Mr. Broersma received four letters in opposition of further housing developments in this neighborhood from nearby residents and provided them to the Planning Commission before the meeting started. They were from: Monica Grotenhuis of 2875 N 120th Avenue, Jeanne Melton of 11975 Willow Wood South, Margaret Barry of 11842 Willow Wood Lane South, and Margo Driscoll of 2910 Willow Terrace Ct.

Mr. Broersma further noted that some of the concerns cannot be addressed as of yet given there have been no plans submitted in regard to what is planned for this property. At this time, it is only a rezoning request.

The proposed rezoning for this property does comply with the Future Land Use Map. The Commission also requests that the property is pedestrian friendly to the shops at West Shore, Falcon Woods and the two streets it will front. Also, a high-density residential zoning is compatible with the surrounding properties.

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

The Commission reviewed the Zoning Map Amendment Criteria. The change complies with the Master Plan and associated Future Land Use Map. It was noted that future development needs to be pedestrian friendly with access to existing non-motorized paths, including along the Falcon Woods drive. No driveway to the vacant non-conforming accessory building will be allowed.

** It was moved by Vander Meulen and supported by Rynsburger to recommend approval to the Township Board for the proposed Zoning Map amendment changing the subject land's zoning district from C-1 Neighborhood Commercial to R-3 High Density Residential. A roll call vote was taken. All in favor. Motion carried.

Other Business:

12169 Felch Street (70-16-16-200-063) – Vishal Arora of Magnus Capital Partners – Amendment to a Planned Unit Development Final Development Plan. The proposed amendment consists of a new maintenance building and site amenities. Review of the Resolution and Report.

Revised plans have not been received in order to finalize the Resolution and Report to the Planning Commission's Review. No action is needed at this time.

O Quincy Street (70-16-06-400-023) – **Dan Larabel on behalf of Westview Capital LLC** – Final Site Condominium Plan approval for Silverwater Phase 2, consisting of 33 detached single-family dwelling units.

Present to speak to this request was Mike West of Allen Edwin Homes. Also present was Dan Larabel of Allen Edwin Homes.

Mr. West stated that Phase 1 of Silverwater is completed and they would like final approval for Phase 2 which will consist of 33 single family detached site condo units on the end of Silverton Drive.

Mr. West addressed the issues that staff had in the Staff Report. Mr. West confirmed that lots 58, 59 and 60 comply with the 70' lot width. Mr. West further stated that a single point of access serving the 74 lots in Phase 1 and 2 of Silverwater is sufficient. He said that as previously discussed with Phase 1, a secondary access point is not applicable for a planned site condominium. There is a loop street network as you enter off Quincy Street North Silverton splits to Artisian and Tributary. The Road Commission has reviewed and approved the streets within phases 1 and 2 of Silverwater. The Road Commission allows 75 lots with one access point and Silverwater has 74.

The Township would like a financial guarantee, such as a letter of credit to ensure the secondary connection gets completed. Mr. West stated they will have two access points when they submit their plans for phase 3.

Mr. Larabel commented that a letter of credit is big financial burden. Getting a letter of credit takes away from how much they can borrow. The bank looks at a letter of credit as liability and pulls the amount

from their credit. The secondary road would need to have the sanitary sewer and other utilities put in prior to putting in the road. They wouldn't even know how much it would take to complete. They would be making up numbers.

Next Mr. West confirmed that they will abide by the provision of the convertible/contractable area. The area is between units 36 and 37. They have no intension of building there.

The next issue addressed was that of sidewalks. Mr. West stated that he has nothing against sidewalks. There are a lot of residential home areas that have no sidewalks. They will have a side walk to Quincy Park between lots 47 and 48. Also, between lots 98 and 99 connecting Oasis Avenue to Clear Tide Drive. To put sidewalks throughout the entire development would be a lot of sidewalks. These are low volume traffic streets. Sidewalks are problematic.

Mr. West addressed the landscaping issues. He said he's not opposed to street trees, but the preliminary plan was approved without trees. Just like sidewalks, street trees are optional. They are letting the individuals who purchase the homes decide where and if they want trees. They will show the landscaping on the plans before it goes to the Township Board for approval, but they will pass on the trees.

They will take the "preliminary" labels off the plans once the plans are finalized.

Regarding the minimum first floor area and garage area within the R-1 zoning district, Mr. West assured the Commission that all the houses meet this requirement. Some of the houses submitted are planned to be in the R-2 district of the development.

The Commission commented further on the lack of sidewalks and trees. Mr. West commented that it would cost \$1,500 to \$2,000 per lot to put in sidewalks. That would increase the price range of the houses to \$350,000 to \$400,000.

Mr. Broersma stated that the discussion should not be limited to all or nothing decision, but rather that there should be some sidewalks. This is a large development of 213 homes. The front part of the development should at least have sidewalks that lead out to the non-motorized bike paths. This is where sidewalks make the most sense due to the traffic generated from the development by the entries / exits.

He further commented that there doesn't have to be a tree on every lot, perhaps every third lot.

Also, International Fire Code limits the number of units on a single cul-de-sac to 30 homes.

Mr. Vander Meulen agreed with Mr. Broersma that their needs to be sidewalks within the development to take foot traffic off the road. As far as street trees, they would be on top of the utility lines within the road right-of-way. Other members stated that perhaps sidewalks got overlooked with the approval of phase 1, but they are important. Other members stated that they approved the preliminary plan without sidewalks and it's too late to impose them now. Phase 1 is complete. Phases 2 thru 6 are yet to be built, sidewalks should be considered. Not for the whole development, but at the main entrances.

Mr. West stated that the roads are wide with big shoulders, plenty of room for people to walk.

Mr. Larabel was at the approval of the preliminary and confirmed that sidewalks were not heavily discussed. Sidewalks are optional according to the Ordinance. Mr. Larabel suggested that sidewalks be looped around the ponds on one side of the road. As well as a stub to Quincy Street, a stub to 136th Street and Quincy Park. It can be budgeted for Phases 2 thru 6.

There was further discussion about the letter of credit, and the single access point. It was the consensus of the Commission that a letter of credit would not be necessary.

Mr. Broersma stated that the proposed sidewalks achieve the goal of getting people out to the Quincy and 136th points of access without being in the travel lanes.

** It was moved by Becker and supported Sharp to recommend approval to the Township Board for the proposed Final Site Condominium of Phase 2 at Silverwater, subject to the following conditions.

1. All plans shall have the “preliminary” labels removed and revised per direction from the Planning Commission prior to proceeding forward.
2. Sidewalk be added in Phase 2 along units 49 – 63 and planned for in future phases generally along units 94-107, 131-146, 147 -160, and 195-208 with crossings and associated legs to Quincy Park between units 47 and 48, Quincy Street along unit 108, and to 136 Avenue.

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

Tabled Items:

2155 112th Avenue (70-16-22-200-037) – Timothy Krueger of Evoqua Water Technologies – Special Land Use Permit for Outdoor Storage associated with an existing manufacturing facility.

This item will remain tabled.

Open Discussion:

Federal District Sub-area – Do we want to be proactive on the 8th Street paving project with sub-area zoning? This is an area where C-2 Zoning may not work given several of the lots are narrow. By the time the traditional front setbacks are met the depth of a building would not be practical. There are generally two ways to make this more practical. Create a new Zoning District such as C-2A, or by establishing an Overlay Zoning District that applies to part of the C-2 Zoning District.

Being proactive with sub area zoning could eliminate the need for PUD’s in this area as it may be unlikely that a single development group would acquire a large contiguous section of lots. With proper zoning, piece by piece each individual would come in with some consistency.

Do we want a Mixed-use Zoning District for areas similar to those on the Future Land Use Map or a targeted Overlay Zoning District?

The Commission asked Mr. Broersma to define what an Overlay Zoning District is. He replied if the goal is for a “node” of activity or a sub-area that has a different life and a different character than the broader zoning district, an Overlay can target items such as setbacks, building character, density, or required amenities within the area to create something unique.

As an example, the C-2 Zoning District along 8th Steet has established uses and spatial standards, such as the 50-foot front yard building setback. The Overlay could be established to have a lesser front setback allowing buildings closer to the street, like a built-in dimensional variance.

There are three sub-areas within Holland Charter Township that are sub areas: The Federal, the US 31 corridor, and North River area. Once the overlay is developed for one area, its framework could be used for the other two areas.

It was the consensus of the Commission that being proactive with sub area planning in these three areas is a good thing. They would like to do it with an Overlay rather than a new zoning district. They want to provide a vision for people who want to develop these areas.

The Commission wanted input for Mr. Broersma as to how to go about establishing Overlay District.

We need to decide what uses do we want there, considering existing uses and proximity to those existing in downtown Holland. Mr. Broersma recommended that the Commission members reference the Master Plan and take a drive through the areas. Think about what they want the character of the area to be.

One final comment by the Commission was that when the ordinances get redone to consider sidewalks to be mandatory, not an option in housing development such as Silverwater.

Staff Updates:

The Township Board requested some clarifications on the Housing Report about affordability and how the calculations were done. A clarification memo was received on February 28 and will be sent to the Board for March 17, 2022.

The next Planning Commission meeting is scheduled for Tuesday, April 12, 2022 at 6:00 pm.

The meeting adjourned at 7:45 pm.

Respectfully submitted,

Laurie Slater
Recording Secretary