

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 3, 2023

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, Doug Becker, Steve Darrow, Evan Sharp and Russ TeSlaa. Also present were Community Development Director Corey Broersma and Assistant Planner/Zoning Administrator Kate White.

Absent: Leo Barajas.

Public Comment:

Maureen Patterson, 3813 Elm Ridge Dr. Ms. Patterson stated that she is concerned about the proposed PUD on 120th Ave. connecting to the Hickory Woods neighborhood via Hickoryrun Trail. She read a letter to the Commissioners signed by 19 neighbors living on Elm Ridge Drive and Hickoryrow Dr. that stated their opposition to connecting the two developments through Hickoryrun Trail due to the expected increase in traffic on Elm Ridge Dr. Ms. Patterson said that the neighbors have noticed a lot of vehicles already on Elm Ridge Dr. and are concerned that this will increase the volume of cars even more. She also noted that when a previous development went in nearby, there were very large construction-related trucks that came down Elm Ridge Dr. They are worried that this will happen again and would like to see the contractors restricted to only using the entrance off 120th for the safety of the Hickory Woods neighborhood.

Minutes:

** It was moved by TeSlaa and supported by Darrow to approve the minutes of the December 6, 2022, meeting. A roll call vote was taken. Yes – 5, No – 0, Abstain – 1, Absent - 1. Motion carried.

Public Hearings:

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit for minor vehicle repair, submitted by Christopher Enright of Christopher Enright Architects on behalf of Caroline Roberts of Belle Tire. Said lands are located at 3101 West Shore Dr., described more specifically as Parcel Number 70-16-16-130-003.

Present for this request was Mr. Christopher Enright of Christopher Enright Architects on behalf of Caroline Roberts of Belle Tire.

Mr. Enright said that Belle Tire is growing, and they need additional parking spaces. They are proposing an additional 13 spaces along with an additional one-way access point off West Shore Dr. He stated they have been in communication with the Ottawa County Road Commission. During those conversations, the Ottawa County Road Commission requested that if Belle Tire were to put in an additional curb cut that they then change the two access points to have one entrance and one exit driveway.

Mr. Enright said the proposal shows an extension of the parking spaces on the north side of the property from 9 spaces to 11 spaces and then adding a 3rd row of 9 parking spaces along the east side of the property.

Mr. VanderMeulen asked about the picture that was provided showing a large number of tires being stored outside. Mr. Enright apologized for not being aware of this situation. He understands that this should not be happening, and stated the building has a scrap tire room for used tires and that they should be picked up regularly. He said that he would talk to the owner about this problem.

Mr. TeSlaa asked if the addition of the trees and shrubs along the west side of the property will interfere with signage? Mr. Enright said that they positioned the landscaping so that it would not affect the signage.

Chairman Kortering opened the meeting up for public comments.

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

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

The Commissioners went over the Standards of Approval for Special Land Uses.

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.

It was noted that the building and associated use is already in place.

2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.

It was noted that the building and associated use are already in place, so there will be no change to public services.

3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.

As long as the tires are moved, not stored outside, and the doors are kept down, no disturbances are anticipated.

4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.

Vehicle Repair (minor) is permitted when approved as a Special Land Use.

5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.

It was noted that the applicant will be adding landscaping and removing the tires so the property's aesthetic will improve.

6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.

The applicant is working with the Ottawa County Road Commission to alleviate that.

7. There is need for the proposed use within the township, and the use will not be detrimental to the community.

The business has been there for years and is doing well.

The Commissioners had a discussion regarding adding a condition of approval regarding the number of vehicles that can be left on the property overnight. The Commissioners concluded that due to supply chain issues and not being able to always stock all the materials, they need to provide customers with the ability to leave their vehicles there overnight.

The Commissioners asked Staff if they need to wait to approve the use until the applicant gets Ottawa County Road Commission approval. Staff answered that they do not need to wait as the applicant will provide the letter of approval or denial from the Ottawa County Road Commission per their site plan review requirements. Staff noted that they are not in favor of the second curb cut but will defer to the Ottawa County Road Commission for approval of it.

** It was moved by Darrow and supported by TeSlaa to approve the request for a Special Land Use Permit for Minor Vehicle Repair. A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

Chairman Kortering 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 Todd Johns of Blue Water Industrial Development LLC. Said land is located at 0 (vacant) Ransom Street, described more specifically as Parcel Number 70-16-04-200-018. Petitioner is seeking to amend the subject land's Future Land Use (FLU) designation from Public/Quasi-Public to Light Industrial.

Present for this request was Mr. Justin Longstreth of Moore & Bruggink Inc.

Mr. Longstreth started by providing some basic information regarding this project for the new members of the Commission that were not present at the previous meetings. He said that this project started when his client entered in to a purchase agreement for the property with West Ottawa Schools. Mr. Longstreth said his client would like to be able to use the property for light manufacturing and logistics uses.

Mr. Longstreth said that they have met with Holland Township Department of Public Works, Ottawa County Drain Commission, and Ottawa County Road Commission and they are all on board. The applicant knows all the requirements they need to follow with each of the entities.

Mr. Longstreth pointed out that this is the third meeting at the Planning Commission level. If they get approval tonight then their next step would be to come back next month in February, with the rezoning request. They are looking to keep this project moving forward and therefore, are looking to bring a site plan to the Commission for approval at either the March, or more likely, the April meeting.

Staff clarified that tonight the decision is for the recommendation for approval or denial of the FLU Map amendment to the Township Board of Trustees. The 42-day waiting period has expired and Staff did not receive any comments for or against the FLU Map change. Mr. Kortering asked if the Commission approves the amendment tonight, what is the next step for the applicant? Staff answered that they would then go to the Township Board for approval. If they receive approval, then the applicant can then file for the rezoning request.

Chairman Kortering opened the meeting up for public comments.

Andrea Paul, 12200 New Holland St. Ms. Paul asked if there are any restrictions or requirements to having an industrial property border a residential property. Staff answered that there are larger buffer requirements when an industrial property is next to an agriculturally zoned property with a residential use. The applicant would be required to have a 6' high wall, fence, or 4' high berm and a 30' wide landscaped buffer with no parking or buildings within that 30' buffer. Ms. Paul said that she wanted to state her opposition to changing the property to Light Industrial.

Jim Raak, 12330 New Holland St. Mr. Raak stated that all the water from New Holland St. goes through that property and at times comes within 200' of his property. Mr. Raak also noted that his property is tiled and that the tile goes all the way to the drainage ditch on the applicant's property. Staff asked Mr. Raak if there is an easement for the tile. Mr. Raak did not know if there was or not. Mr. Raak is also concerned because across the street they tried to move the ditch but water still goes to the old area; he doesn't want that to happen on this property as well. Mr. Raak is also concerned with potential noise coming from an industrial building on the property as they already can hear a lot of noise in the summer from the industrial business along Superior Court that is a half-mile away.

Mr. Longstreth understands that they cannot restrict the flow of water and do not intend to do so. As for a buffer between them and the bordering residential properties, they plan to adhere to the landscaping requirements and may possibly leave an even larger buffer than what is required. Mr. Longstreth then addressed the noise concern by stating that they plan to build two long buildings with overhead doors facing the interior of the site so that will help to alleviate noise coming from the property.

Staff said that the noise ordinance does not specifically address situations like this; however, it does state that quiet hours are from 11:00 pm – 7:00 am. The Ottawa County Sheriff has the ability to determine if noise during the day or night qualifies as a violation.

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

Mr. Becker said that because this land is currently Public/Quasi Public, the Future Land Map should be amended given West Ottawa Public Schools is selling the property. Amending the Future Land Use Map to either Light Industrial or Agricultural Preservation makes the most sense with the surrounding parcels. Our job as Commissioners is to determine which option we feel is the best for this parcel moving forward. Mr. Becker pointed out that this should be done outside of how the applicant is proposing to develop the land.

Mr. Kortering said that he understands the difficulty in developers finding Light Industrial land to develop. Mr. TeSlaa agrees that Light Industrial land is getting full and this seems like a good fit in this area. Mr. TeSlaa asked the applicant if they don't touch the 2 drainage ditches, will they

have enough space to develop the land? Mr. Longstreth said they have a plan that does not interfere with the drainage ditches.

** It was moved by Becker and supported by Darrow to recommend approval to the Township Board for the proposed FLU Map amendment, changing the subject land's designation from Public/Quasi-Public to Light Industrial. A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

Other Business

Smithfield Condominiums PUD – 0 (Vacant) & 3846 120th Avenue – Parcel Number 70-16-10-100-006 & -007 – Submitted by Smithfield Development, LLC on behalf of Smith Trust & Payback Properties, LLC.

Mr. Kortering noted that this item is to remain tabled until the February 7, 2023, Planning Commission meeting. He also noted that the public hearing was previously held and is closed. It was also noted that if anyone from the public would like to view the newly submitted plans, they can do so after January 10, 2023, by coming into the Township offices.

Planning Commission Discussion – Master Plan Sub-Area Overlay Zoning District(s)

Staff presented the Commissioners with a copy of a proposal from McKenna for assistance in developing a Federal District Overlay Zoning Text Amendment. The Commissioners asked if these are fixed costs or not-to-exceed costs? Staff stated that they are fixed costs unless the Township initiates changes.

The Commissioners then had a discussion if they would like more detail on the proposal to include an itemized list of what exactly the Township would be getting for each task from McKenna. The Commissioners concluded that the proposal was good as submitted; however, they would like to see summary reports from McKenna regarding their proposed Corridor Analysis and Stakeholder Meeting.

** It was moved by Becker and supported by TeSlaa to recommend approval of the proposal for the Federal District Overlay Zoning Amendment from McKenna & Associates, dated December 6, 2022, to the Township Board of Trustees. A roll call vote was taken. Yes – 6, No – 0, Absent – 1. Motion carried.

Election of Officers

The Commissioners discussed whom they would like to elect as Chairman and Vice-Chairman/Secretary for 2023.

** It was moved by Darrow and supported by Becker to elect Randy Kortering as Chairman and Jack VanderMeulen as Vice-Chairman/Secretary. A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

The next Planning Commission meeting is scheduled for Tuesday, February 7, 2023, at 6:00 pm.

The meeting adjourned at 7:20 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary