

**HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION**  
**Special Meeting**  
**February 23, 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, Leo Barajas, Doug Becker, Steve Darrow, Evan Sharp and Russ TeSlaa. Also present were Community Development Director Corey Broersma, and Assistant Planner/Zoning Administrator Kate White.

**Public Comment:** None.

**Zoning Ordinance Amendment – Federal District Overlay Zoning:**

**Chairman Kortering opened the floor to Mr. Christopher Khorey, West Michigan Manager for McKenna Associates.** Mr. Khorey introduced himself and McKenna's familiarity with the Township given their previous work with the 2020 Township's Comprehensive Plan and 2022 Housing Analysis.

Mr. Khorey noted the purpose of this meeting is walk through the scope of work and process, get initial feedback from the Planning Commission on goals for the Overlay, and discuss scheduling and logistics.

The next steps for McKenna will be to:

1. Undertake an inventory and analysis of the 8<sup>th</sup> Street Corridor;
2. Draft a policy memo summarizing the corridor inventory, analysis, and initial recommendations;
3. Host a stakeholder meeting within the corridor to gather additional perspectives;
4. Meet with the Planning Commission to discuss the policy memo and stakeholder meeting findings;
5. Create a first draft of the zoning text amendment;
6. Present the first draft of the zoning text amendment to the Planning Commission;
7. Revise the text amendment based on the discussion with the Planning Commission;
8. Hold a public hearing for the revised draft zoning amendment with the Planning Commission;
9. If recommended for approval by the Planning Commission, the final draft of the zoning text amendment would be presented to the Township Board for adoption.

Mr. Khorey asked Planning Commission members what other goals are for this zoning ordinance text amendment process, in addition to the Staff summary of prior discussions with the Planning Commission? Chairman Kortering noted that he wants the overlay district requirements to recognize the various properties conditions, their potential for change, and to be conducive to new development and encourage redevelopment. Planning Commission members discussed housing needs, mixed use development, and walkability.

**Other Business:**

Chairman Kortering discussed that a small committee consisting of Staff and elected/appointed officials is reviewing the zoning ordinance given the ordinance is at its five-year anniversary. He

asked Planning Commission members whether there are any topics this committee should be looking at? Members generally noted that the committee may want to look at storage requirements for residential dwellings, sidewalks, and playground/green space requirements for residential developments.

The special meeting adjourned at 6:50 pm.

Respectfully submitted,

Kate White  
Assistant Planner & Zoning Administrator