

**HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**March 7, 2023**

Chairman Randy Kortering called the meeting to order at 6:03 pm and asked for a roll call of members present.

**Present:** Chairman Randy Kortering, Vice-Chairman/Secretary Jack VanderMeulen, Members Evan Sharp and Russ TeSlaa. Also present were Community Development Director Corey Broersma, Assistant Planner/Zoning Administrator Kate White and Recording Secretary Tricia Kiekintveld.

**Absent:** Leo Barajas, Doug Becker, and Steve Darrow.

**Public Comment:**

Steve Peterson, Senior Planner for the City of Holland, was present to follow up and gather any input or comments from the Commission regarding the City of Holland's Master Plan update and the letter they submitted last week indicating their intent to plan.

The Commissioners suggested that the City consider the walkability of 8<sup>th</sup> Street leading to the Federal District in Holland Township, planning for electric vehicle infrastructure, extending BPW electric and fiber services, US-31 corridor maintenance, as well as the possibility of providing additional housing options and accessibility to transportation routes for the new employees at LG Chem.

**Minutes:**

Due to the lack of a quorum of those that were present at the February 7, 2023 meeting, this item will be tabled until the April 11, 2023, meeting.

\*\* It was moved by TeSlaa and supported by Sharp to approve the minutes of the February 23, 2023, special meeting. A roll call vote was taken. Yes – 4, No – 0, Absent – 3. Motion carried.

**Public Hearings:**

**Chairman Kortering opened a public hearing for consideration** of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Leon and Virginia Kragt. Said lands are located at 9764 Perry Street, described more specifically as Parcel Number 70-16-25-200-021. The petitioner is seeking to change the above land from AG Agriculture to R-1 Low Density Residential.

Present for this request was Mr. Leon Kragt and Ms. Virginia Kragt from 9764 Perry Street, Zeeland, MI, 49464.

Mr. Kragt said they are here tonight to request their property be rezoned from AG Agricultural to R-1 Low Density Residential. He said they have lived on this 4.6-acre property for 50 years and are now going to be moving. The neighbors to their southwest would like to purchase a section

of the property in the rear of the lot. Mr. Kragt stated that when he inquired about how to do this, he was told that they would need to rezone the parcel to residential in order to divide it.

Mr. Sharp asked if they want to sell all or just some of the property. Mr. Kragt said that they want to divide the property into three parcels. The first would be a 2-acre section at the south end that would go to the neighbors at 9802 Perry St. The second would be the land that the house and the accessory building are on which would then be a 1.7-acre section. The third parcel would be a 0.9-acre section on the west side that would have 100' of frontage and be 400' deep. Mr. Kragt stated that they are planning to sell all three parcels.

Chairman Kortering opened the meeting up for public comments.

**Mr. Al Crothers from 1501 Wiersma Drive, Zeeland, MI, 49464**, said that his property borders this property, and he feels like this is a good plan for this land. He is happy that they are not planning to put a development in there with numerous homes.

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

Chairman Kortering inquired about how the rezoning of 9764 Perry St will affect the property at 9802 Perry Street if they purchase the 2-acres from Mr. and Mrs. Kragt, given 9802 Perry is zoned AG. Staff stated that the neighbor's property at 9802 Perry St would have dual zoning of AG Agricultural and R-1 Low Density Residential if the 2-acre portion of the 9764 Perry St property was sold off and absorbed into 9802 Perry St. Mr. Broersma also pointed out that 9802 Perry St will remain a non-conforming AG property with limited access and no possibility of implementing any splits in the future.

The Commissioners went over the criteria for Zoning Ordinance Map Amendments:

- 1. Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development trends in the area.**

The proposed rezoning is consistent with goals and policies. The subject property is designated for Low Density Residential in the Future Land Use Map.

- 2. Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.**

The site is currently used for a single-family dwelling. It is Staff's understanding that the rezoning request is being requested by the owner to: 1) Proceed with a lot line adjustment in order for the southern 2 acres to be transferred to the adjacent property owners at 9802 Perry Street; and 2) Divide the remaining land to create a new 0.9-acre lot with Perry Street frontage.

Any proposed development of the site will physically, geologically, hydrologically, and environmentally impact the site.

- 3. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.**

The property abuts several low-density residential uses to the east and to the southwest and is an AG zoned lot with a single-family dwelling. Low density residential uses would be compatible with the surrounding uses.

The property at 9802 Perry Street will have difficulty dividing itself in the future as there will likely not be room for a 66-foot-wide private street easement to serve any additional lots of record.

- 4. Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.**

The site is capable of accommodating the uses.

- 5. Other factors deemed appropriate by the Planning Commission or Township Board.**

Mr. Sharp inquired about the southern piece of the property that is intended to go to the neighbor. He asked if that would need to be officially combined with their property? Staff said that it will need to be absorbed into the neighbor's property through an exempt attachment. Mr. VanderMeulen asked at what point do you need a 66' wide road verse a shared private drive? Staff said that a 66' wide private street easement or public right-of-way is required for all properties to allow for frontage, access, and utilities. Staff did note a couple of instances where this requirement was reduced via a Zoning Board of Appeals petition.

\*\*\* It was moved by Sharp and supported by TeSlaa to recommend approval to the Township Board for the amendment to the Zoning Ordinance and Map, changing the subject land's zoning from AG Agriculture to R-1 Low Density Residential. A roll call vote was taken. Yes – 4, No – 0, Absent – 3. Motion carried.

**Chairman Kortering opened a public hearing for consideration** of an amendment to the Future Land Use Map of Holland Charter Township submitted by Peter Rhoades of Rhoades|McKee Attorneys on behalf of Macatawa Bank. Said lands are located at 0 (vacant) Paw Paw Drive/10753 Macatawa Drive/10721 Paw Paw Drive, described more specifically as Parcel Numbers 70-16-23-400-012, 70-16-23-400-048 and 70-16-23-400-027. The petitioner is seeking to change the above land from C-2 Community Commercial to R-1 Low Density Residential.

Present for this request was Mr. Peter Rhoades of Rhoades|McKee Attorneys of 55 Campau Avenue NW #300, Grand Rapids, MI, 49503, on behalf of Macatawa Bank.

Mr. Rhoades said that he is here tonight to request an amendment to the Master Plan to change a section of the property from Community Commercial to Low Density Residential. He indicated the plan to develop 5 single-family homes along Paw Paw Drive. Mr. Rhoades stated that they waited out the moratorium the Township enacted last year to come before the Commission with this request. He added that they already have a prospective buyer for the property.

Mr. Sharp asked why they are doing this now. Mr. Rhoades answered because they couldn't do it last year with the moratorium. He also noted that Macatawa Bank had envisioned the land along Paw Paw Drive would be a commercial corridor but since that time, this stretch of road has been developed into a residential area and they would like to this portion of their land also used for residential.

Mr. VanderMeulen asked what type of homes will be built here. Mr. Rhoades stated that they will be single-family homes staying in line with the homes that are already built across the street on Paw Paw Drive. Mr. Rhoades also noted that they plan to add a conservation easement along the north side of the proposed lots with trees, and possibly a berm. He stated they may possibly even draw up a deed restriction.

Chairman Kortering opened the meeting up for public comments.

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

Staff noted that this is not a conditional rezoning. The approval of this request does not guarantee that this land will be divided into the 5 lots shown here or the guarantee of any sort of buffer; the request tonight is strictly a Future Land Use Map Amendment. If this is approved and the change is made to the Future Land Use Map, then the applicant could come back to do the official rezoning.

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

Mr. VanderMeulen sees this as an improvement for the neighborhood and would prefer to see this developed into single family homes than the field that is currently there.

\*\*\* It was moved by VanderMeulen and supported by TeSlaa to approve the authorization of the drafting and sending of the intent to plan letter by Staff. A roll call vote was taken. Yes – 4, No – 0, Absent – 3. Motion carried.

**Chairman Kortering opened a public hearing for consideration** of an amendment to the Savannah Lakes Planned Unit Development, submitted by Devin Manino of Savannah Lakes Association. Said lands are located at 1554 Savannah Drive, described more specifically as Parcel Number 70-16-25-140-020.

Present for this request was Mr. Devin Manino of 1410 Shenandoah Drive, Zeeland MI, 49464, and Mr. David Maatman of 10072 Switch Grass Lane, Zeeland, MI, 49464, representing Savannah Lakes Association and Mr. Pete Lazdins of Progressive AE, 1811 4 Mile Road NE, Grand Rapids, MI, 49525.

Mr. Manino said that when the original clubhouse was built, roughly 20 homes were built at the time and the clubhouse amenity was used to entice home sales. Now the development consists of 126 homes and 50 condominiums. He noted that the amenities are overused and not adequate for the size of the development today.

Mr. Manino stated that they plan to make the changes in two phases. Phase 1 would be the sports court (including pickle ball courts) and Phase 2 would be the expansion of the swimming

pool. Mr. Manino noted that they would prefer to do the pool first, however, they are not able to get a contractor at this time because they are scheduling at least 2 years out right now. Because of this, they will begin with the sports court and will do the swimming pool when they can in the future.

Mr. Kortering asked if they have the property for this expansion? Mr. Maatman indicated that they have plenty of space on the peninsula that goes out into the pond, where the current clubhouse and pool are located. Mr. Maatman said that the community consists mostly of families; he estimates that there are between 200-300 children, and those families have indicated that they want the pool expansion. He said that there currently is a tot lot but that is being used less and less as the kids are getting older, now they have a greater need for the sports court and swimming pool.

Mr. Kortering asked if they will be providing additional parking. Mr. Manino said that the development is a very walkable development, and they anticipate residents will use the sidewalks to either walk or ride bikes to use the facilities. Therefore, they do not see the need to add additional parking spaces.

Mr. Maatman noted that there was some question regarding the number of votes in the Staff Report. He explained that in 2021, the Village Association, consisting of the attached single-family condominiums, withdrew their right to vote, leaving the two other associations comprised of single-family site condominiums with the voting rights. Since only the single-family homeowners vote, Staff acknowledged a vote of 66 out of 105 is a majority.

Mr. Manino stated that they plan to maintain the current hours of operation of 10 am to 10 pm and that their lighting will also be on a timer that will go off at 10 pm.

Chairman Kortering opened the meeting up for public comments.

**Mr. Phil Menerick of 10139 Switch Grass Lane, Zeeland, MI, 49464** said that he is in favor of the changes and is looking forward to utilizing the facilities.

**Mr. Robb Dawson of 9753 Jane Drive, Zeeland, MI, 49464** stated his concern over the noise of pickle ball and how that will affect those that live close to the courts and along the lake as noise tends to travel across the water.

Mr. Kortering asked if there were any plans to plant additional trees as a noise buffer. Mr. Manino said that they plan to move 4 trees to accommodate the pickle ball court but do not have plans to plant any additional trees. He noted that there are lots of children in the development making lots of noise already and he really doesn't think the neighbors will be bothered by the sound of people playing pickle ball when there is already a lot of activity and noise in the neighborhood. He also noted that the pickle ball courts will close at 10 pm which is an hour earlier than the Township's noise ordinance states.

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

Mr. VanderMeulen is concerned with parking, he stated he would feel better if there was space to add parking if needed. Mr. Lazdins said that overflow parking can be along the side of the road as it is a public street, but they really feel that residents will walk. Staff pointed out that Ottawa

County Road Commission does not allow parking on public roads so roads will not work for overflow parking.

Mr. Lazdins continued, stating that they currently have 24-26 parking spaces and that has been adequate to this point. Mr. VanderMeulen noted that when they are doing the grading that would be a good time to designate an area for additional parking. Mr. Lazdins said that they could designate an area of the lawn for overflow parking. Mr. VanderMeulen said that they may want to investigate adding a third phase for additional parking as funds become available in the future. Staff noted that lawn parking is not allowed in the Township. Staff stated that they are comfortable with the changes being proposed and maintaining the current parking area as the size and number of parking spaces conform to the zoning requirements. They noted that if code enforcement recognizes issue, they can encourage the association to add more parking spaces to the lawn area located northeast of the current parking lot.

Mr. Sharp said that he is sensitive to the possible noise from the pickle ball courts. He stated that a repetitive noise of the ball can be more annoying than the noise that children make.

The Planning Commission recognized and agreed with staff report comments related to the amendment not altering the Planning Commission's prior determination that the project qualifies for a PUD when compared to today's zoning requirements.

\*\* It was moved by TeSlaa and supported by VanderMeulen to advise Staff to prepare a Resolution and Report recommending approval for review at the April meeting. A roll call vote was taken. Yes – 4, No – 0, Absent - 3. Motion carried.

## **Other Business**

**Adams Ridge PUD – Minor Amendment –** Elma Pasic of Village Green Management on behalf of West End Real Estate Partners.

Present for this request was Ms. Janeen Dinnyes of Village Green Management on behalf of West End Real Estate Partners.

Ms. Dinnyes said they acquired the property last year. She stated the former management company was off-site, but they will be on-site and need a storage shed to store items that may be needed for general maintenance like light bulbs, paint, tools, etc. Ms. Dinnyes noted that they will not be storing any hazardous material like gas or fertilizer. They would like to build a shed on the property with electricity and heat since they will be storing paint in it.

Mr. Kortering asked if they plan to have it coordinate with the current buildings on the property? Ms. Dinnyes said that they will match the siding that is on the current buildings.

Staff pointed out to Ms. Dinnyes that the Fire Chief informed them that the fire gate has been blocked this winter with snow piles. He stated those piles need to be moved and the area needs to be kept clear at all times. Ms. Dinnyes answered that she will get that moved right away.

\*\* It was moved by TeSlaa and supported by Sharp to authorize Staff to proceed with authorizing an Other Minor Amendment to the Adams Ridge PUD for the maintenance shed. A roll call vote was taken. Yes – 4, No – 0, Absent – 3. Motion carried.

**0 (vacant) James St – Parcel Number 70-16-136-300-052 – Special Land Use Permit –** submitted by Mike Louwsma of Excell Construction Services on behalf of Jerry and Patricia Brandt. (Tabled February 7, 2023)

Item to remain tabled at this time.

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

The Commissioners are invited to join Staff in a walk through with the McKenna team during their site visit to the Federal District on March 16th at 1 p.m. (Plan A) OR March 24th at 10 a.m. (Plan B – in case of rain).

A Federal District Stakeholder Meeting is scheduled for Monday, April 17th at 6 p.m. at the Russ' Restaurant on 8th Street; all Commissioners are welcome to attend the meeting.

The next regular Planning Commission meeting is scheduled for Tuesday, April 11, 2023, at 6:00 pm.

The meeting adjourned at 7:08 pm.

Respectfully submitted,

Tricia Kiekintveld  
Recording Secretary