

HOLLAND CHARTER TOWNSHIP BOARD OF TRUSTEES

Regular Meeting
October 17, 2024

The Treasurer called the meeting to order at 7:00 p.m.

Present: Clerk Michael Dalman, Treasurer Vince Bush, and Trustees Dave DeYoung, Gretchen Molotky, and Russ TeSlaa. Also present was Township Manager Steve Bulthuis.

Absent: Supervisor Terry Nienhuis and Trustee Elliott Church

The Pledge of Allegiance was recited and Mr. TeSlaa gave the invocation.

Citizen's Comments: Bob McAndrews brought some comments and appreciation for the Township's care of Helder Park. Margo Walters, candidate for trustee, brought comments on her discussion with citizens while campaigning.

The Board next considered an Industrial Facilities Exemption Certificate (IFEC) request from Agritek Industries, Inc. Mr. Bush opened the public hearing to consider this request.

The request to be considered is for real property costs of \$3,335,373.00. The district was established on December 15, 1994. The request is for twelve years after completion. Larry Kooiker representing the company was present to provide an update and answer questions regarding the project.

Mr. Bush closed the public hearing.

24-74 A resolution was offered by Mr. TeSlaa and supported by Ms. Molotky to approve the request for the Industrial Facilities Exemption Certificate from Agritek Industries, Inc.

All supported the resolution
Resolution declared adopted

Mr. Bush reviewed the consent agenda.

24-75 A motion was made by Mr. DeYoung, supported by Mr. Bush, to approve the consent agenda including communications (none), operational reports (none), and the minutes of the Board Meeting held on October 3, 2024.

All supported the motion
Motion declared adopted

The next item on the agenda was the consideration of a land division within a recorded plat for property at 36 Manley (Parcel #70-16-20-177-013). The proposed split into four parcels would be used for residential lots for new homes. Township staff have reviewed the request and approve with the stipulation that water services and sanitary laterals be added at the developer's expense. No representative was present to describe and answer questions on the proposal.

24-76 A motion was made by Ms. Molotky, supported by Mr. Dalman, to table the land division for 36 Manley until a representative is present to answer questions.

All supported the motion
Motion declared adopted

The Board then held a second reading and consideration of adoption of one conditional Zoning Ordinance Map Amendment – 0 (vac) Perry St. (70-16-24-300-038), NW of 10245 Perry Street – R-2 Moderate Density Residential to R-2A

Medium Density Residential. Mr. Bill Sikkel was present to provide an update on the parcel and the reason for the rezoning

- 24-77 A motion was made by Mr. Bush, supported by Mr. DeYoung, to approve Zoning Ordinance Map Amendment #651 - 0 (vac) Perry St. (70-16-24-300-038), NW of 10245 Perry Street – conditionally rezoning the land from R-2 Moderate Density Residential to R-2A Medium Density Residential. The approved conditions include: 1) The development will meet all applicable requirements for the R-2 Zoning District with an exception from the requirement that the lot of record to be used for a duplex dwelling have frontage on a street classified as a Primary Road by the Ottawa County Road Commission; and 2) The maximum number of dwelling units will not exceed thirty-two (32) units.

Roll call vote: Yes- 5, No-0, Absent-2
Motion declared adopted

The Board then considered a resolution and report concerning an amendment to the Holland Charter Township Master Plan changing 0 (vac) 104th Avenue (70-16-36-300-015) from Low Density Residential to Medium Density Residential. The Planning Commission complied with the notification and review requirements for this change and a public hearing was conducted October 1, 2024.

- 24-78 Mr. DeYoung offered a resolution, supported by Mr. TeSlaa, to approve the amendment to the Holland Charter Township Master Plan for 0 (vac) 104th Avenue.

Roll call vote: Yes- 5, No-0, Absent-2
Motion declared adopted

Mr. Bush introduced and the Board held a first reading on one Zoning Ordinance Map Amendment – 0 (vac) James Street (70-16-20-126-058) – I-2 General Industrial to I-1 Light Industrial. Mr. John Tenpas from Driesenga and Associates and Logan Dykgraff from Space Source were present to describe the proposed change.

The Board then considered a Retail Sanitary Sewer System Contract Amendment. Mr. Bulthuis reviewed the amendment to the contract with Park Township.

- 24-79 Mr. Bush made a motion, supported by Mr. Dalman, to approve the Retail Sanitary System Contract Amendment.

All supported the motion
Motion declared adopted

The Board then considered appointments to various boards and committees. The first was three reappointments to the Planning Commission for terms that expire December 31, 2024. Supervisor Nienhuis made the recommendation that Randy Kortering, Leo Barajas, and Evan Sharp be reappointed for three-year terms.

- 24-80 Mr. Bush made a motion, supported by Mr. DeYoung, to approve the reappointment of Randy Kortering, Leo Barajas, and Evan Sharp to the Planning Commission for terms ending December 31, 2027.

All supported the motion
Motion declared adopted

Next were two appointments to the MAX Transportation Authority. Recommended to replace Joe Baumann is Doug Becker for a term ending June 15, 2027 and Margo Walters to replace Albino Rios for a term ending June 15, 2026.

24-81

Ms. Molotky made a motion, supported by Mr. DeYoung, to approve the appointments of Doug Becker and Margo Walters to the MAX Transportation Authority.

All supported the motion
Motion declared adopted

Next Mr. Bulhuis reviewed the September 30, 2024, interim financial report prepared by Finance Director Kuiper.

Mr. Bulhuis shared his administrative report. Board members shared committee reports.

The meeting adjourned at 7:50 P.M.

Respectfully submitted,

Michael Dalman, Clerk

Vince Bush, Treasurer