

AGENDA

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
April 13, 2021  
7:00 p.m.

**MEETING BEING HELD VIA ZOOM (due to COVID-19 pandemic)**

**Any interested parties may join the meeting via a ZOOM video conference as follows:**

**<https://us02web.zoom.us/j/88295734210?pwd=OURIN0ZHeE1peG5HOU9SYUZGeWJ3Zz09>**

**Meeting ID: 882 9573 4210**

**Passcode: 291933**

**OR VIA PHONE BY CALLING: 1-312-626-6799**

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**Passcode: 291933**

**IF YOU NEED FURTHER INFORMATION PLEASE CONTACT: JOHN D. SAID, DIRECTOR OF COMMUNITY DEVELOPMENT, AT: [johns@hct.holland.mi.us](mailto:johns@hct.holland.mi.us), OR (616) 796-9118 DURING REGULAR BUSINESS HOURS.**

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of March 2, and the special meeting of March 16, 2021
4. Public Hearings
  - a. 2520 Valarie Drive (70-16-14-379-004) - Special Use Request - Laurie Hoek/Laurie's Daycare; request for a day care, group day care (seven (7) or more children) home.
  - b. Knollwood PUD, Ottogan Street west of 104<sup>th</sup> - PUD Amendment - Brian Meiste/The Principles Development Group LLC; request to amend Final Development Plan to allow front-loaded garages for Lots 83-94 and to remove pedestrian access between Lots 65 and 66.
  - c. 300 N. Franklin - Patriot Meadows Preliminary Site Condominium - Brad VanderZwaag/Baumann Builders; request for preliminary site condominium for 42 detached single-family residential units.
  - d. 0 Black River Ct (vacant parcel; 70-16-36-200-028) – Comprehensive Plan Amendment – Kevin Miller/Mission Design; request to change Future Land Use Plan Map designation from Highway Commercial to Light Industrial.
  - e. 12719 Riley, Suite 10 (70-16-09-300-083) - Special Use Request - Todd Sneller/Facility Management Services; request for restaurant with drive-through.
5. Other Business

a. Currently Tabled Items:

- i. Site Plan Review – 13928, 13918, 13890 Westwood Ln. (70-16-07-231-002, -003, -004) – Michael Stubbs/Duneside Holdings LLC. Seeking approval for 3 multi-family residential buildings; one 6-unit building and two 8-unit buildings (REVISED to consist of two 6-unit buildings and one 8-unit building). (Originally tabled March 2, 2020)
- ii. Resolution and Report - Planned Unit Development (PUD) Amendment – 470 & 471 Howard (70-16-30-150-035, 70-16-30-150-036, 70-16-30-126-056). Mike Evenhouse/ME Yacht Restoration seeking approval of amendments to a final PUD.
- iii. 2763 120<sup>th</sup> (70-16-16-400-007) – Special Use – Brad Vander Zwaag; Special Use request for a contractor’s facility. (Originally tabled Jan. 5, 2021)
- iv. 0 Quincy Street (vacant parcel; 70-16-09-200-043) – Planned Unit Development (PUD Amendment – Robert McCaigue/Continental 512 Fund LLC; amendment to a final PUD to install garage structures. (Originally tabled Jan. 5, 2021)
- v. 0 Black River Ct (vacant parcel; 70-16-36-200-028) – Zoning Map Amendment (Rezoning) – Kevin Miller/Mission Design; request to rezone the property from C-3 Highway Commercial to I-1 Light Industrial. (Originally tabled Jan. 5, 2021)
- vi. Zoning Ordinance Text Amendments – Proposed amendments to the text of the Holland Charter Township Code of Ordinances, Appendix A – Zoning. The proposed text is generally described as amendments to allow farm stands as Special Uses in the C-2 Community Commercial District. (Originally tabled Aug. 11, 2020.)

6. Adjournment