



HOLLAND CHARTER TOWNSHIP

353 North 120th Avenue · Holland, MI 49424 · Ph: 616.396.2345 · www.hct.holland.mi.us

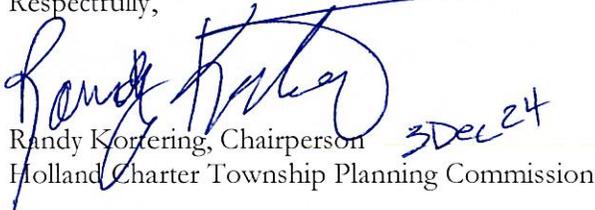
Date: December 3, 2024
To: Holland Charter Township Board of Trustees
From: Holland Charter Township Planning Commission
Subject: 2024 Annual Report of the Planning Commission

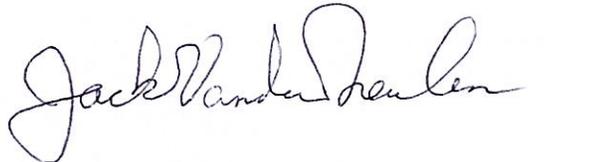
Honorable Board of Trustees:

On behalf of the Holland Charter Township Planning Commission, we respectfully submit the 2024 Annual Report. We kindly request to you take action to receive this report for information at your meeting on December 19, 2024.

It has been a pleasure to serve the Township Board as well as the citizens of the community. We look forward to 2025 and continuing our efforts to support Holland Charter Township as a great place to live, learn, work, and play.

Respectfully,


Randy Kortering, Chairperson
Holland Charter Township Planning Commission


Jack VanderMeulen, Vice-Chairperson/Secretary
Holland Charter Township Planning Commission

Holland Charter Township

Planning Commission Annual Report 2024



Mission Statement

It is the mission of the officials and staff of the Charter Township of Holland to serve its citizens with courtesy, integrity, and efficiency, and to provide quality municipal services that will help to maintain and improve the overall manner in which our citizens live, work, and play.



Holland Charter Township Planning Commission 2024 Annual Report

Introduction

The Holland Charter Township Planning Commission respectfully submits the following Annual Report to the Board of Trustees. The report contains a summary of activity, accomplishments, budget information, and priorities for the upcoming year. This report covers the 12-month time period beginning December 1, 2023 through November 30, 2024.

Planning Commission Membership

The following individuals comprise the membership of the Planning Commission, with their corresponding terms included:

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Randy Kortering	Chairperson	12/31/2027
Jack VanderMeulen	Vice-Chairperson/Secretary, Zoning Board of Appeals Rep.	12/31/2026
Russ TeSlaa	Member, Board Representative	12/31/2026
** Trustee Gretchen Molotky has been appointed as of November 21, 2024 ** to fill the remainder of Supervisor TeSlaa's Planning Commission term		
Leo Barajas	Member	12/31/2027
Evan Sharp	Member	12/31/2027
Angela Huesman	Member	12/31/2026
Doug Becker	Member	12/31/2025

Meeting Schedule

The Planning Commission generally holds their regular meetings on the first Tuesday of each month at 6pm. The Regular Meetings dates covered by this report include:

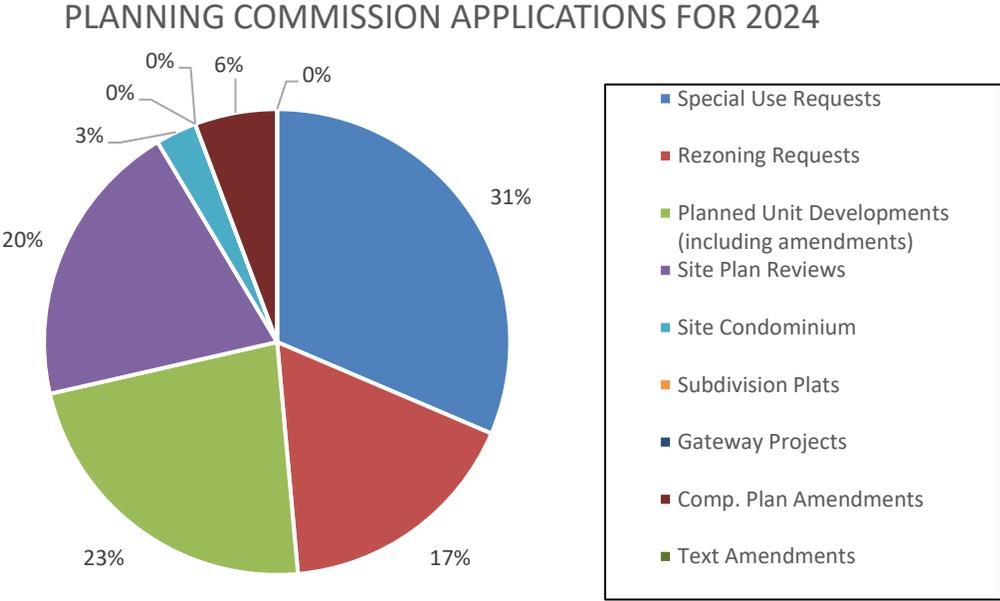
December 5 (2023), January 2, February 6, March 5, April 9, May 14, June 4, July 9, August 13, September 10, October 1, and November 12.

Summary of 2024 Activity

The following table provides a summary of the applications that were received by the Planning Commission and the result of their reviews during the period of December 1, 2023 through November 30, 2024.

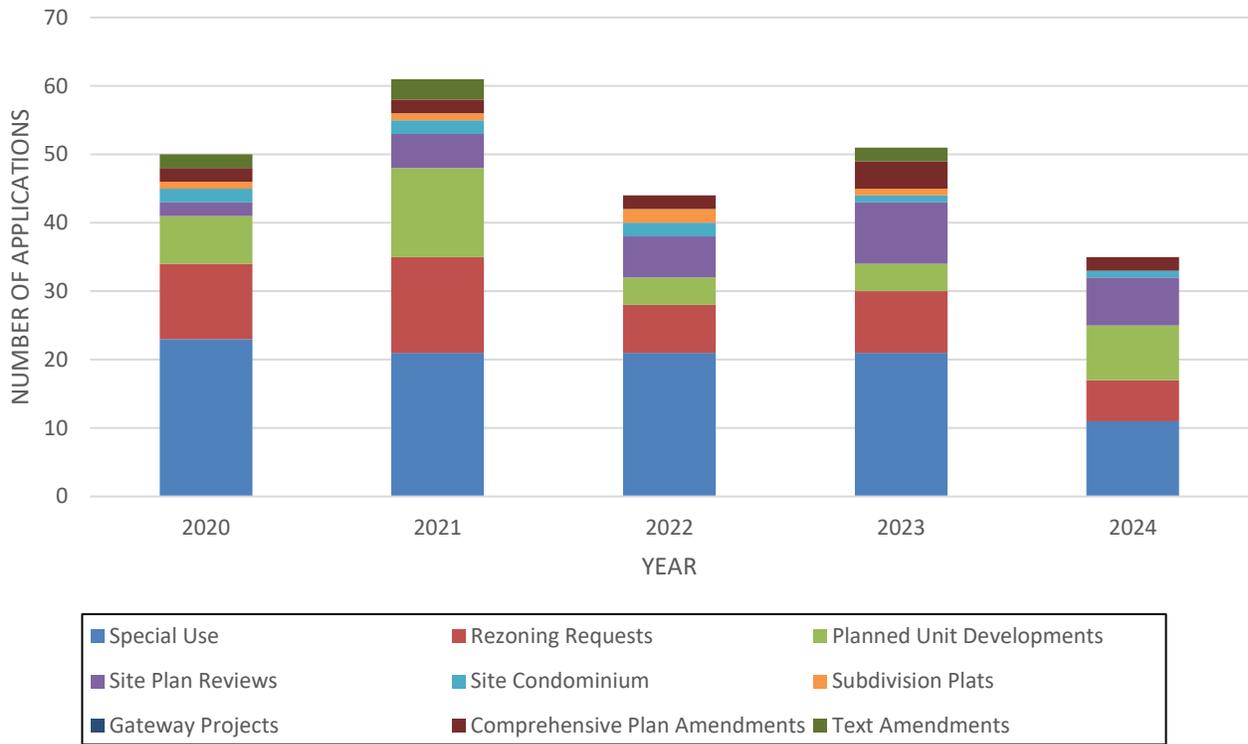
Type	Applications Submitted	Total Approved	Total Denied	Pending	Withdrawn
Site Plan Review	7	7	-	-	-
Special Use Request	11	11	-	-	-
Rezoning / Text Amendment	6	4	-	2 *	-
Master Plan Amendment	2	1	1	-	-
Subdivision Plat	0	-	-	-	-
Site Condominium	1	1	-	-	-
Planned Unit Development	8	5	-	3 *	-
TOTAL	35	28	1	5	1

* Action was a recommendation to the Board of Trustees



A more detailed description of each application and other business that was considered by the Planning Commission is provided in the 2024 Planning Commission Activity Log which is included in this report as Attachment A.

PLANNING COMMISSION APPLICATIONS FROM 2020-2024



New Commissioners

The Planning Commission was pleased to welcome the perspective of Angela Huesman to the group back in December of 2023. As a resident of the Township and a leading voice at Lakeshore Advantage, we look forward to continued contributions on a variety of discussions in the years to come.

As noted above, Trustee Gretchen Molotky has recently been appointed to the Planning Commission and will be able to provide her expertise and perspective, while also serving as the required Board representative on the Commission, as early as December 3, 2024.

Housing Analysis

The Board authorized a Township-focused Housing Analysis on October 15, 2021. That study was completed by McKenna Associates on February 28, 2022 and further provided support of the Township’s Master Plan.

On November 13, 2024 Governor Whitmer signed HB 5557 which amends the Michigan Planning Enabling Act to expressly include housing as a core provision of a Master Plan. An effort to seek a proposal to revise the Housing Analysis and integrate it within our Master Plan began on November 22, 2024.

A revised study will again look at whether:

- Housing growth in the Township is slightly ahead of demand;
- Single family homes and small multi-family buildings (3-9 units) have kept up with demand; and
- Whether the Master Plan continues to envision sufficient planned land (and density) to accommodate projected demand for the next 15-20 or more years.

Zoning Ordinance Amendments (Text and Map)

As identified above, the Zoning Map continues to be updated on a regular basis in support of the Township's goals identified in the Master Plan.

The Planning Commission and Staff reviewed and discussed potential Zoning Ordinance changes as it relates to minimum floor area requirements for dwelling units above commercial or office uses in the C-1 and C-2 zoning districts, minimum interior storage area requirements for multi-family and single-family attached dwellings, and outdoor storage requirements for several commercial and industrial uses.

Given the Zoning Ordinance does not have minimum floor area requirements for dwellings in a "mixed use" style of building, the Commission believed having minimum floor area requirements in line with the R-3 multi-family dwelling unit size would be appropriate and consistent.

The Commission reviewed the interior storage area requirements for multi-family and single-family attached dwellings. The Commission reviewed adjacent communities' interior storage area requirements for dwelling units, as well as past deviations granted via the Planned Unit Development process. The Commission determined that some minimum storage area requirement would be appropriate, however, the uniform "120 square feet" required for all units of all sizes may not be appropriate; they believed that storage areas totaling no less than 10% of the required minimum floor area of the unit would be appropriate.

The Commission reviewed the "Outdoor Storage" requirements to determine whether current regulations were preferable and whether the specific uses should be allowed outdoor storage. The Commission decided to recommend altering the definitions associated with outdoor storage to allow the outdoor parking of vehicles awaiting Minor Vehicle Repair, extend the outdoor storage use to Major Vehicle Repair, and extend the outdoor storage use as a permitted use in the Industrial Zoning Districts. These recommendations also include some changes to the outdoor storage requirements, such as not allowing outdoor storage areas in front yards, allowing existing vegetation to serve as screening if it meets the intent of the screening ordinance, and providing a maximum size for an outdoor storage area.

The public hearing for the proposed Zoning Ordinance amendment is anticipated to be held in early 2025, after the Township attorney's review of the proposed ordinance language.

Training Sessions

Staff continues to make the Commission aware of the wide range of training opportunities that are available to them, including through Ottawa County and the Michigan Chapter of the American Planning Association.

Implementation plan

A copy of the 2020 Master Plan's Implementation Plan is attached to this report for your continued review and comment – see Attachment C.

Note, the Michigan Planning Enabling Act states that at least every 5 years after adoption of a master plan, the Planning Commission shall review the document and determine whether to amend or adopt a new master plan, therefore, the Implementation Plan will be reviewed by the Planning Commission in 2025 to ensure the Master Plan continues to provide a comprehensive vision for the community's growth.

Budget/Capital Improvement Plan

The Planning Commission does not anticipate any additional funding requests or considerations by the Township Board with regard to the budget. A copy of the currently adopted budget for calendar year 2024 is provided in Attachment B.

When appropriate, the Planning Commission will continue to review and provide comments to the Township Board with regard to the Capital Improvement Plan.

Revenue

Revenue is obtained through application fees. The following application fees are approved by resolution of the Township Board and are assessed upon receipt of each application. These fees help to offset the cost of: processing the application, staff and commission wages, mailing notices to property owners, and publishing legal notices in the Holland Sentinel.

Application Type	Fee	Fees Collected
Site Plan Review	\$100	\$ 700
Special Use	\$350	\$ 3,850
Rezoning / Text Amendment	\$500	\$ 3,000
Comprehensive Plan Amendment	\$500	\$ 1,000
Preliminary Plat	\$350	\$ 0
Final Plat	\$350	\$ 0
Amendment to a Final Plat	\$350	\$ 0
Preliminary Site Condominium	\$600	\$ 0
Final Site Condominium	\$1,000	\$ 0
Amendment to a Final Site Condominium	\$600	\$ 0
Preliminary PUD	\$600	\$ 1,200
Final PUD	\$1,000	\$ 3,000
Major Amendment to a Final PUD	\$1,000	\$ 0
Other Minor Amendment to a Final PUD	\$100	\$ 300
Special Meeting	\$600	\$ 0

A total of \$13,050 was received in Planning Commission application fees during the period covered by this report (December 1, 2023 – November 30, 2024). Note, this total excludes fees received in November of 2023 for applications heard in December 2023 and fees received during the period covered by this report that will be heard in December 2024. The excluded fees amount to \$3,300.

Final Remarks

The Holland Charter Township Planning Commission respectfully submits this annual report for consideration by the Township Board with appreciation for the cooperation between the two bodies and a belief that 2025 will bring another year of opportunities to maintain a strong community.

Attachment A
Plan Commission
Activity Log

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
December 5, 2023 - Regular Meeting						
Special Land Use	David J. VanderSlik Jr. of Black Lake Property, LLC o.b.o. DJ Holland, LLC	873 & 909 Black River Dr (70-16-25-474-008 & -003)	C-3 Highway Commercial	Request for Contractor's Facility with Outdoor Storage.	Conditionally Approved	N/A
Final Site Condominium	Joe Siereveld of Eagle Creek Homes, LLC	0 (vac) Perry St (70-16-24-300-038)	R-2 Moderate Density Residential	Request for final site condominium plan approval of Eagle Meadows, consisting of 22 detached single-family dwelling units	Approved	Approved 03/07/2024
Site Plan Review	Brad VanderZwaag of BauVan Land Co, LLC	0 (vac) 140th Ave (70-16-07-200-022)	R-3 High Density Residential	Request for site plan approval of a 120-unit multi-family apartment complex, consisting of 5 three-story apartment buildings with 24 units each and 5 one-story garage buildings.	Postponed	N/A
Site Plan Review	Brad VanderZwaag of BauVan Land Co, LLC o.b.o. Neal Kelley of NFK Properties LLC	13928 Westwood Ln (70-16-07-231-007)	R-3 High Density Residential	Request for site plan approval of one multi-family building, consisting of 9 townhome style units measuring two stories in height.	Postponed	N/A
Preliminary PUD	Paul DeBoer of MONDAY Impact Development o.b.o. David DeKruyter	410 & 414 E 8th St (70-16-28-328-002 & -003)	C-2 Community Commercial	Request to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Site Plan Review	Chris McGuire of McCon Building Corporation o.b.o. TRT Partners LLC	575 E 16th St, 595 E 16th St, 367 Hoover Blvd, 582 E 15th St (70-16-28-482-005, -006, -001 & -007)	C-2 Community Commercial	Request for site plan approval of a restaurant with a double drive-through.	Remain Tabled	N/A
Site Plan Review	Dan Hibma of North Point Land, LLC	0 (vac) 120th Ave (70-16-09-200-041)	R-2A Medium Density Residential	Request for site plan approval of a 84-unit multi-family apartment complex, consisting of 4 three-story apartment buildings, 3 garage buildings, and one maintenance building.	Remain Tabled	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
January 2, 2024 - Regular Meeting						
PUD Amendment	Michael McGraw of Eastbrook Homes	Macatawa Legends, south of New Holland St and east of 144th Ave	PUD	Request for a Major Amendment to the Macatawa Legends PUD generally consisting of a setback reduction in the Clubside Townhomes Phase and request to not require the installation of surface course pavement prior to the issuance of Certificates of Occupancy for structures that will be served by the private streets within the development.	Approved Staff to prepare Resolution and Report recommending approval for review at the next Planning Commission meeting	N/A
Special Land Use	Ryan Halder of Maverik, Inc/Kum & Go, L.C. o.b.o. Gary Granger of River Street Development	0 (vac) Quincy St (70-16-09-100-026)	C-2 Community Commercial	Request for a Service Station.	Conditionally Approved	N/A
Site Plan Review	Brad VanderZwaag of BauVan Land Co, LLC	0 (vac) 140th Ave (70-16-07-200-022)	R-3 High Density Residential	Request for site plan approval of a 120-unit multi-family apartment complex, consisting of 5 three-story apartment buildings with 24 units each and 5 one-story garage buildings.	Postponed	N/A
Site Plan Review	Brad VanderZwaag of BauVan Land Co, LLC o.b.o. Neal Kelley of NFK Properties LLC	13928 Westwood Ln (70-16-07-231-007)	R-3 High Density Residential	Request for site plan approval of one multi-family building, consisting of 9 townhome style units measuring two stories in height.	Postponed	N/A
Preliminary PUD	Paul DeBoer of MONDAY Impact Development o.b.o. David DeKruyter	410 & 414 E 8th St (70-16-28-328-002 & -003)	C-2 Community Commercial	Request to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Site Plan Review	Chris McGuire of McCon Building Corporation o.b.o. TRT Partners LLC	575 E 16th St, 595 E 16th St, 367 Hoover Blvd, 582 E 15th St (70-16-28-482-005, -006, -001 & -007)	C-2 Community Commercial	Request for site plan approval of a restaurant with a double drive-through.	Remain Tabled	N/A
Site Plan Review	Dan Hibma of North Point Land, LLC	0 (vac) 120th Ave (70-16-09-200-041)	R-2A Medium Density Residential	Request for site plan approval of a 84-unit multi-family apartment complex, consisting of 4 three-story apartment buildings, 3 garage buildings, and one maintenance building.	Conditionally Approved	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
February 6, 2024 - Regular Meeting						
Preliminary PUD	Jean Ramirez of The Shops at Westshore o.b.o. Greg Erne of Westshore Mall Investors, LLC	12331 & 0 (vac) James St (70-16-16-451-001 to -011, 70-16-16-400-051 & -052)	C-2 Community Commercial	Request for approval of a proposed preliminary development plan for Westshore Legacy Planned Unit Development. The proposed development consists of a mix of commercial and residential uses including 186 total residential units (multi-family, townhome attached single-family, and live-work units), open space area, and eco-park.	Conditionally Approved	N/A
Future Land Use Map Amendment	Randy Koetje of Vanburen - Quincy, LLC	0 (vac) Quincy St (70-16-04-400-026)	AG Agriculture	Request to initiate an amendment to the future land use map and designate the subject land from Agriculture to Neighborhood Commercial and Medium Density Residential.	Direct Staff to draft and send the intent to plan letter to appropriate agencies	N/A
Site Plan Review	Brad VanderZwaag of BauVan Land Co, LLC	0 (vac) 140th Ave (70-16-07-200-022)	R-3 High Density Residential	Request for site plan approval of a 120-unit multi-family apartment complex, consisting of 5 three-story apartment buildings with 24 units each and 9 one-story garage buildings.	Tabled	N/A
Site Plan Review	Brad VanderZwaag of BauVan Land Co, LLC o.b.o. Neal Kelley of NFK Properties LLC	13928 Westwood Ln (70-16-07-231-007)	R-3 High Density Residential	Request for site plan approval of one multi-family building, consisting of 9 townhome style units measuring two stories in height.	Tabled	N/A
PUD Amendment	Michael McGraw of Eastbrook Homes	Macatawa Legends, south of New Holland St and east of 144th Ave	PUD	Review of Resolution and Report for Macatawa Legends.	Approved	Approved 03/07/2024
Preliminary PUD	Paul DeBoer of MONDAY Impact Development o.b.o. David DeKruyter	410 & 414 E 8th St (70-16-28-328-002 & -003)	C-2 Community Commercial	Request to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Site Plan Review	Chris McGuire of McCon Building Corporation o.b.o. TRT Partners LLC	575 E 16th St, 595 E 16th St, 367 Hoover Blvd, 582 E 15th St (70-16-28-482-005, -006, -001 & -007)	C-2 Community Commercial	Request for site plan approval of a restaurant with a double drive-through.	Remain Tabled	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
March 5, 2024 - Regular Meeting						
PUD Amendment	Mike Evenhouse/ME Yacht Restoration of MTJ Holdings, LLC	470, 471 & 475 Howard Ave (70-16-30-150-035, 70-16-30-150-036 & 70-16-30-126-056)	PUD	Request for an other Minor Change to the 470 & 471 Howard Ave PUD consisting of a revised landscaping plan.	Conditionally Approved	N/A
Future Land Use Map Amendment	Randy Koetje of Vanburen - Quincy, LLC	0 (vac) Quincy St (70-16-04-400-026)	AG Agriculture	Request to initiate an amendment to the future land use map and designate the subject land from Agriculture to Neighborhood Commercial and Medium Density Residential.	Recommend Denial	Accepted the Recommendation of Denial 04/18/2024
Preliminary PUD	Paul DeBoer of MONDAY Impact Development o.b.o. David DeKruyter	410 & 414 E 8th St (70-16-28-328-002 & -003)	C-2 Community Commercial	Request to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Site Plan Review	Chris McGuire of McCon Building Corporation o.b.o. TRT Partners LLC	575 E 16th St, 595 E 16th St, 367 Hoover Blvd, 582 E 15th St (70-16-28-482-005, -006, -001 & -007)	C-2 Community Commercial	Request for site plan approval of a restaurant with a double drive-through.	Remain Tabled	N/A
Site Plan Review	Brad VanderZwaag of BauVan Land Co, LLC	0 (vac) 140th Ave (70-16-07-200-022)	R-3 High Density Residential	Request for site plan approval of a 120-unit multi-family apartment complex, consisting of 5 three-story apartment buildings with 24 units each and 9 one-story garage buildings.	Tabled	N/A
Site Plan Review	Brad VanderZwaag of BauVan Land Co, LLC o.b.o. Neal Kelley of NFK Properties LLC	13928 Westwood Ln (70-16-07-231-007)	R-3 High Density Residential	Request for site plan approval of one multi-family building, consisting of 9 townhome style units measuring two stories in height.	Tabled	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
April 9, 2024 - Regular Meeting						
Zoning Ordinance Map Amendment	Mike Siereveld and Steve Hunderman of Eagle Creek Homes, LLC	0 (vac) Paw Paw Dr (70-16-23-400-067, -068, -069, -070 & -071)	C-2 Community Commercial	Request to rezone the subject properties containing a total of 3.7 acres from C-2 Community Commercial to R-1 Low Density Residential.	Recommend Approval	Approved 05/16/2024
Special Land Use	Timothy Kraal of Butch Properties, LLC	892 & 912 Black River Dr (70-16-25-475-003 & -002)	C-3 Highway Commercial	Request for the expansion of an existing Contractor's Facility with Outdoor Storage.	Tabled	N/A
Special Land Use	Mark Maier of BR Garages, LLC	961 Black River Dr (70-15-25-474-001)	C-3 Highway Commercial	Request for a 7740 square foot Contractor's Facility and 2166 square foot Warehouse.	Modified Approval	N/A
Site Plan Review	Jon Frego of Pioneer Construction o.b.o. Jim Vanderkolk of JKVK Enterprises, LLC	9696 Black River Ct (70-16-36-200-031)	I-1 Light Industrial	Request for site plan approval to build a 54,400 square foot building used for light manufacturing.	Postponed	N/A
Preliminary PUD	Paul DeBoer of MONDAY Impact Development o.b.o. David DeKruyter	410 & 414 E 8th St (70-16-28-328-002 & -003)	C-2 Community Commercial	Request to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Site Plan Review	Chris McGuire of McCon Building Corporation o.b.o. TRT Partners LLC	575 E 16th St, 595 E 16th St, 367 Hoover Blvd, 582 E 15th St (70-16-28-482-005, -006, -001 & -007)	C-2 Community Commercial	Request for site plan approval of a restaurant with a double drive-through.	Conditionally Approved	N/A
Site Plan Review	Brad VanderZwaag of BauVan Land Co, LLC	0 (vac) 140th Ave (70-16-07-200-022)	R-3 High Density Residential	Request for site plan approval of a 120-unit multi-family apartment complex, consisting of 5 three-story apartment buildings with 24 units each and 9 one-story garage buildings. The proposed project is to be combined with the request at 13928 Westwood Ln for 9 townhome style units and located on one combined lot of record.	Conditionally Approved	N/A
Site Plan Review	Brad VanderZwaag of BauVan Land Co, LLC o.b.o. Neal Kelley of NFK Properties LLC	13928 Westwood Ln (70-16-07-231-007)	R-3 High Density Residential	Request for site plan approval of one multi-family building, consisting of 9 townhome style units measuring two stories in height. The proposed project is to be combined with the request at 0 (vac) 140th Ave for a 120-unit multi-family apartment complex and located on one combined lot of record.	Conditionally Approved	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
May 14, 2024 - Regular Meeting						
Special Land Use	David Callari of DC Battery Hub-MI, LLC o.b.o. Rodger Collins of R Collins Holdings, LLC	4554 128th Ave (70-16-04-156-002)	I-1 Light Industrial	Request for accessory Outdoor Storage associated with Light Manufacturing.	Tabled	N/A
Site Plan Review	Jon Frego of Pioneer Construction o.b.o. Jim Vanderkolk of JKVK Enterprises, LLC	9696 Black River Ct (70-16-36-200-031)	I-1 Light Industrial	Request for site plan approval to build a 54,400 square foot building used for light manufacturing.	Postponed	N/A
Preliminary PUD	Paul DeBoer of MONDAY Impact Development o.b.o. David DeKruyter	410 & 414 E 8th St (70-16-28-328-002 & -003)	C-2 Community Commercial	Request to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Special Land Use	Timothy Kraal of Butch Properties, LLC	892 & 912 Black River Dr (70-16-25-475-003 & -002)	C-3 Highway Commercial	Request for the expansion of an existing Contractor's Facility with Outdoor Storage.	Conditionally Approved	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
June 4, 2024 - Regular Meeting						
Zoning Ordinance Map Amendment	Caroline Rayburn of West Coast Real Estate Inc. o.b.o. Davis M. Hipolito	3329 120th Ave (70-16-09-400-026)	AG Agriculture	Request to rezone the subject property from GA Agriculture to R-2A Medium Density Residential.	Recommend Approval	Approved 07/18/2024
Zoning Ordinance Map Amendment	Stephanie Hoekstra of Agora Flats, Inc. o.b.o. Scott Potter of Ridge Point Community Church	0 (vac) 104th Ave (70-16-36-300-015)	AG Agriculture	Request to conditionally rezone 7.05 acres of the subject property from AG Agriculture to R-2A Medium Density Residential. The proposed conditions of the rezoning would be: 1) to restrict any building's height to 2 stories and 35 feet; 2) to limit the development's total number of dwelling units to 50; and 3) to secure Planned Unit Development approval and/or Nonuse Variance approval for a multi-family development on a street not classified as a Primary Road by the Ottawa Count Road Commission.	Tabled	N/A
Special Land Use	Curt Hall of LandTechWMI, LLC o.b.o. Troy Elenbaas of Elenbaas Properties, LLC	4508 128th Ave (70-16-04-157-002)	I-1 Light Industrial	Request for a Contractor's Facility with Outdoor Storage.	Conditionally Approved	N/A
Future Land Use Map Amendment	Stephanie Hoekstra of Agora Flats, Inc. o.b.o. Scott Potter of Ridge Point Community Church	0 (vac) 104th Ave (70-16-36-300-015)	AG Agriculture	Request to initiate an amendment to the future land use map and designate 7.05 acres of the subject property from Agriculture to Medium Density Residential.	Direct Staff to draft and send the intent to plan letter to appropriate agencies	N/A
Site Plan Review	Jon Frego of Pioneer Construction o.b.o. Jim Vanderkolk of JKVK Enterprises, LLC	9696 Black River Ct (70-16-36-200-031)	I-1 Light Industrial	Request for site plan approval to build a 54,400 square foot building used for light manufacturing.	Postponed	N/A
Final PUD Approval	Curtis Moran of Smithfield Development, LLC	0 (vac) 120th Ave (70-16-10-100-049)	R-2A Medium Density Residential	Request for final development plan approval of the Smithfield Condominium Planned Unit Development. The proposed project would consist of 99 attached single-family dwelling units on 21.8 acres.	Conditionally approve and direct Staff to prepare Resolution and Report	N/A
Preliminary PUD	Paul DeBoer of MONDAY Impact Development o.b.o. David DeKruyter	410 & 414 E 8th St (70-16-28-328-002 & -003)	C-2 Community Commercial	Request to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Special Land Use	David Callari of DC Battery Hub-MI, LLC o.b.o. Rodger Collins of R Collins Holdings, LLC	4554 128th Ave (70-16-04-156-002)	I-1 Light Industrial	Request for accessory Outdoor Storage associated with Light Manufacturing.	Conditionally Approved	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
July 9, 2024 - Regular Meeting						
Special Land Use	Jason Lohman o.b.o. Farm and Fleet of Janesville, WI	3940 West Shore Dr (70-16-09-100-027)	C-2 Community Commercial	Request for Vehicle, Recreational Equipment, Manufactured Homes, Heavy Equipment Sales and Rental.	Conditionally Approved	N/A
Special Land Use	Valerie and Brian Groenhof of B&B Handyman Service	533 Chicago Dr (70-16-21-475-007)	C-2 Community Commercial	Request for a Contractor's Facility with Outdoor Storage.	Conditionally Approved	N/A
Special Land Use	Dave Ash of Lakewood Construction o.b.o. Dave Rozendal of Tennant Co.	12875 Ransom St (70-16-05-200-021)	I-2 General Industrial	Request for Outdoor Storage related to a principal industrial use.	Conditionally Approved	N/A
Preliminary PUD	Brad VanderZwaag of Bauvan Land Co, LLC	0 (vac) Perry St (70-16-24-300-038)	R-2 Moderate Density Residential	Request for a residential development consisting of 2 single-family units and 15 two-family units served by public street and utilities.	Tabled	N/A
Site Plan Review	Jason Lohman o.b.o. Farm and Fleet of Janesville, WI	3940 West Shore Dr (70-16-09-100-027)	C-2 Community Commercial	Request for site plan approval associated with a Special Land Use Permit request to establish a Vehicle, Recreational Equipment, Manufactured Homes, Heavy equipment Sales and Rental area for small trailers.	Conditionally Approved	N/A
Future Land Use Map Amendment	Stephanie Hoekstra of Agora Flats, Inc. o.b.o. Scott Potter of Ridge Point Community Church	0 (vac) 104th Ave (70-16-36-300-015)	AG Agriculture	Request to initiate an amendment to the future land use map and designate 7.05 acres of the subject property from Agriculture to Medium Density Residential.	Recommend approval to the Township Board for review and determination that the proposed amendment is acceptable for distribution to surrounding municipalities and designated agencies, who will in turn have a 42-day comment period.	Approved 07/18/2024
Preliminary PUD	Paul DeBoer of MONDAY Impact Development o.b.o. David DeKruyter	410 & 414 E 8th St (70-16-28-328-002 & -003)	C-2 Community Commercial	Request to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Zoning Ordinance Map Amendment	Stephanie Hoekstra of Agora Flats, Inc. o.b.o. Scott Potter of Ridge Point Community Church	0 (vac) 104th Ave (70-16-36-300-015)	AG Agriculture	Request to conditionally rezone 7.05 acres of the subject property from AG Agriculture to R-2A Medium Density Residential. The proposed conditions of the rezoning would be: 1) to restrict any building's height to 2 stories and 35 feet; 2) to limit the development's total number of dwelling units to 50; and 3) to secure Planned Unit Development approval and/or Nonuse Variance approval for a multi-family development on a street not classified as a Primary Road by the Ottawa County Road Commission.	Remain Tabled	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
August 13, 2024 - Regular Meeting						
Site Plan Review	Curt Hall of LandTechWMI, LLC o.b.o. Troy Elenbaas of Elenbaas Properties, LLC	4508 128th Ave (70-16-04-157-002)	I-1 Light Industrial	Request for site plan approval of outdoor storage area.	Conditionally Approved	N/A
Final PUD Approval	Curtis Moran of Smithfield Development, LLC	0 (vac) 120th Ave (70-16-10-100-049)	R-2A Medium Density Residential	Review of Resolution and Report for Smithfield Condominiums.	Approved	Approved 09/19/2024
Preliminary PUD	Paul DeBoer of MONDAY Impact Development o.b.o. David DeKruyter	410 & 414 E 8th St (70-16-28-328-002 & -003)	C-2 Community Commercial	Request to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Zoning Ordinance Map Amendment	Stephanie Hoekstra of Agora Flats, Inc. o.b.o. Scott Potter of Ridge Point Community Church	0 (vac) 104th Ave (70-16-36-300-015)	AG Agriculture	Request to conditionally rezone 7.05 acres of the subject property from AG Agriculture to R-2A Medium Density Residential. The proposed conditions of the rezoning would be: 1) to restrict any building's height to 2 stories and 35 feet; 2) to limit the development's total number of dwelling units to 50; and 3) to secure Planned Unit Development approval and/or Nonuse Variance approval for a multi-family development on a street not classified as a Primary Road by the Ottawa County Road Commission.	Remain Tabled	N/A
Preliminary PUD	Brad VanderZwaag of Bauvan Land Co, LLC	0 (vac) Perry St (70-16-24-300-038)	R-2 Moderate Density Residential	Request for a residential development consisting of 2 single-family units and 15 two-family units served by public street and utilities.	Remain Tabled	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
September 10, 2024 - Regular Meeting						
Zoning Ordinance Map Amendment	Steven M. Krommendyk of Sikkel & Associates Law PLC o.b.o. Bauvan Land Co. LLC	0 (vac) Perry St (70-16-24-300-038)	R-2 Moderate Density Residential	Request to conditionally rezone the subject property from R-2 Moderate Density Residential to R-2A Medium Density Residential. The proposed condition of the rezoning would be that any development of the property will meet all applicable requirements for the R-2 Zoning District with an exception from the requirement that the lot of record have frontage on a street classified as a Primary Road by the Ottawa County Road Commission.	Conditionally Approved	Approved 10/17/2024
Special Land Use	SVB + Reckley o.b.o. Travis Timmer of Timmer Holdings LLC	0 (vac) N 120th Avenue, north of 167 N 120th Avenue (70-16-22-301-010)	C-2 Community Commercial and FP Floodplain	Request for Warehousing.	Tabled	N/A
PUD Amendment	Scott Geerlings of Geerlings Development Group and 275 East Lakewood LLC	275 E Lakewood Ave (70-16-21-100-083)	PUD	Request for an Other Minor Change toto the 275 E Lakewood Boulevard P.U.D. consisting of a reduction in one Lakewood Boulevard driveway, alterations to building façade materials, and the addition of a 6-foot-tall gabion wall along portions of Lakewood Boulevard, including some grading and landscaping adjustments.	Conditionally Approved	N/A
Preliminary PUD	Paul DeBoer of MONDAY Impact Development o.b.o. David DeKruyter	410 & 414 E 8th St (70-16-28-328-002 & -003)	C-2 Community Commercial	Request to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Zoning Ordinance Map Amendment	Stephanie Hoekstra of Agora Flats, Inc. o.b.o. Scott Potter of Ridge Point Community Church	0 (vac) 104th Ave (70-16-36-300-015)	AG Agriculture	Request to conditionally rezone 7.05 acres of the subject property from AG Agriculture to R-2A Medium Density Residential. The proposed conditions of the rezoning would be: 1) to restrict any building's height to 2 stories and 35 feet; 2) to limit the development's total number of dwelling units to 50; and 3) to secure Planned Unit Development approval and/or Nonuse Variance approval for a multi-family development on a street not classified as a Primary Road by the Ottawa Count Road Commission.	Remain Tabled	N/A
Preliminary PUD	Brad VanderZwaag of Bauvan Land Co, LLC	0 (vac) Perry St (70-16-24-300-038)	R-2 Moderate Density Residential	Request for a residential development consisting of 2 single-family units and 15 two-family units served by public street and utilities.	Remain Tabled	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
October 1, 2024 - Regular Meeting						
Future Land Use Map Amendment	Stephanie Hoekstra of Agora Flats, Inc. o.b.o. Scott Potter of Ridge Point Community Church	0 (vac) 104th Ave (70-16-36-300-015)	AG Agriculture	Request to amend the future land use map and designate 7.05 acres of the subject property from Low Density Residential to Medium Density Residential.	Recommended Approval	Approved 10/17/2024
Zoning Ordinance Map Amendment	Logan Dykgraaf of Space Source, Inc. o.b.o. Jacob Essenburg Co.	0 (vac) James St (70-16-20-126-058)	I-2 General Industrial	Request to rezone the subject property from I-2 General Industrial to I-1 Light Industrial.	Recommended Approval	Approved 11/07/2024
PUD Amendment	Kelly Kuiper of Eastbrook Homes o.b.o. REIP Land Investments, LLC	Macatawa Legends, south of New Holland St and east of 144th Ave	PUD	Request for a Major Amendment to the Macatawa Legends PUD for changes in the Fairway View Development Phase 1 which will consist of 40 single-family dwelling units. Changes in Fairway View Phase 1 consist of: (1) the elimination of the 20-foot-wide maintenance access between Units 57-58 of Fairways Phase 2 and proposed Unit 1 of Fairway View Phase 1; (2) the extension of side lot lines west of Mattison Drive to eliminate a varying width gap that was shown behind rear lot lines in the previously approved final development plan; (3) the two cul-de-sac roads in Phase 1 have been extended 10 feet east to widen the frontage of the pie-shaped lots at the cul-de-sac ends; and (4) three units of the east side of Mattison Drive that abut the four stub road units have had their rear lot lines shifted 12 feet west to create more width for the stub road units.	Approved Staff to prepare Resolution and Report recommending approval for review at the next Planning Commission meeting	N/A
Preliminary PUD	Paul DeBoer of MONDAY Impact Development o.b.o. David DeKruyter	410 & 414 E 8th St (70-16-28-328-002 & -003)	C-2 Community Commercial	Request to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Zoning Ordinance Map Amendment	Stephanie Hoekstra of Agora Flats, Inc. o.b.o. Scott Potter of Ridge Point Community Church	0 (vac) 104th Ave (70-16-36-300-015)	AG Agriculture	Request to conditionally rezone 7.05 acres of the subject property from AG Agriculture to R-2A Medium Density Residential. The proposed conditions of the rezoning would be: 1) to restrict any building's height to 2 stories and 35 feet; 2) to limit the development's total number of dwelling units to 50; and 3) to secure Planned Unit Development approval and/or Nonuse Variance approval for a multi-family development on a street not classified as a Primary Road by the Ottawa Count Road Commission.	Remain Tabled	N/A
Preliminary PUD	Brad VanderZwaag of Bauvan Land Co, LLC	0 (vac) Perry St (70-16-24-300-038)	R-2 Moderate Density Residential	Request for a residential development consisting of 2 single-family units and 15 two-family units served by public street and utilities.	Remain Tabled	N/A
Special Land Use	SVB + Reckley o.b.o. Travis Timmer of Timmer Holdings LLC	0 (vac) N 120th Avenue, north of 167 N 120th Avenue (70-16-22-301-010)	C-2 Community Commercial and FP Floodplain	Request for Warehousing.	Remain Tabled	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
November 12, 2024 - Regular Meeting						
Special Land Use	Jason Hall of Midwest Construction group o.b.o. Eric Heitman of Heitman Properties, LLC	2691 120th Ave (70-16-16-400-076)	C-2 Community Commercial	Request for an expansion to an existing Animal Clinic and Hospital.	Approved	N/A
Zoning Ordinance Map Amendment	Sam Nichols of RDV Corporation o.b.o. MSA Lakeshore Center, LLC	12429 Ransom St (70-16-04-100-008)	AG Agriculture	Request to rezone the subject property from AG Agriculture to C-2 Community Commercial.	Tabled	N/A
PUD Amendment	Kelly Kuiper of Eastbrook Homes o.b.o. REIP Land Investments, LLC	Macatawa Legends, south of New Holland St and east of 144th Ave	PUD	Review of Resolution and Report.	Recommended Approval	Required - No Action Yet
Preliminary PUD	Paul DeBoer of MONDAY Impact Development o.b.o. David DeKruyter	410 & 414 E 8th St (70-16-28-328-002 & -003)	C-2 Community Commercial	Request to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Zoning Ordinance Map Amendment	Stephanie Hoekstra of Agora Flats, Inc. o.b.o. Scott Potter of Ridge Point Community Church	0 (vac) 104th Ave (70-16-36-300-015)	AG Agriculture	Request to conditionally rezone 7.05 acres of the subject property from AG Agriculture to R-2A Medium Density Residential. The proposed conditions of the rezoning would be: 1) to restrict any building's height to 2 stories and 35 feet; 2) to limit the development's total number of dwelling units to 50; and 3) to secure Planned Unit Development approval and/or Nonuse Variance approval for a multi-family development on a street not classified as a Primary Road by the Ottawa Count Road Commission.	Recommended Approval	Required - No Action Yet
Preliminary PUD	Brad VanderZwaag of Bauvan Land Co, LLC	0 (vac) Perry St (70-16-24-300-038)	R-2 Moderate Density Residential	Request for a residential development consisting of 2 single-family units and 15 two-family units served by public street and utilities.	Remain Tabled	N/A
Special Land Use	SVB + Reckley o.b.o. Travis Timmer of Timmer Holdings LLC	0 (vac) N 120th Avenue, north of 167 N 120th Avenue (70-16-22-301-010)	C-2 Community Commercial and FP Floodplain	Request for Warehousing.	Conditionally Approved	N/A

Attachment B
2023 Planning
Commission and
Administration Budget

Description	2024 Budgeted
Wages - Appointed & Elected	\$10,000
Wages - Regular & Full Time	\$99,000
Wages - Seasonal & Part Time	\$2,500
Wages - Overtime	\$500
Pay In Lieu of Insurance	\$3,850
Employer FICA Contribution	\$8,900
Employee Insurances	\$9,200
Employee Retirement	\$7,400
Operating Supplies	\$500
Consulting Services	\$20,000
Contractual Services	\$200
Communications	\$450
Auto Mileage Reimbursement	\$250
Education & Training	\$1,500
Meals & Business Meetings	\$400
Dues, Memberships, Subscriptions	\$400
Printing & Publishing	\$5,000
Miscellaneous Expenditures	\$100
TOTAL	\$170,150

Attachment C 2021 Master Plan Implementation Strategies

Implementation Plan

This section identifies and describes actions and tools available to implement the vision of this Plan.

Key	
Priority	
A	Most Important
B	Very Important
C	Important
Timeframe	
Timeframe is measured as a range of years extending from the adoption of this plan, with the first year being the beginning of implementation actions, and the second year being project completion. Timeframes that include an asterisk are recommendations that are dependent on Township growth. As in, certain actions and amenities may become necessary only as development occurs.	
Responsibility (Color)	
	Project Lead
	Key Participant
	Contributor

In the table above:

“Priority” indicates the level of importance of a given action task. While all tasks are important, in the event limited resources dictate a choice between actions, higher priority actions should be undertaken first.

“Timeframe” indicates approximately when, in the years following the adoption of the plan, an action should take place, as described above.

“Responsibility” indicates the organizations and individuals that will need to be involved to successfully carry out the action steps listed.

Responsibility (Abbreviation)	
BO	Business Owners
CCS	Corpus Christi Catholic School
CM	Community Members
COH	City of Holland Staff
CSX	CSX Railroad
ECA	Eagle Crest Charter Academy
HAAC	Holland Area Arts Council
HBPW	Holland Board of Public Works
HCS	Holland Christian Schools
HCVB	Holland Convention and Visitor’s Bureau
HO	Home Owners
MACC	Macatawa Area Coordinating Council
MAX	Macatawa Area Express
MD	Master Developer (a private developer chosen to partner with the Township in the redevelopment of multiple contiguous partners)
MDOT	Michigan Department of Transportation
MSU	Michigan State University
OAISD	Ottawa Area Intermediate School District
OC	Ottawa County
OCPPI	Ottawa County Planning & Performance Improvement
OCPRC	Ottawa County Parks & Recreation Commission
OCRC	Ottawa County Road Commission
OCWRC	Ottawa County Water Resources Commission
ODC	Outdoor Discovery Center
PC	Planning Commission
PR	Parks and Recreation
PTS	Park Township Staff
RD	Residential Developers
SD	Sub-developer (a private developer chosen by the Township and Master Developer to partner in the redevelopment of specific part of an overall redevelopment plan)
SM	State of Michigan
TB	Township Board of Trustees
TS	Township Staff
WOPS	West Ottawa Public Schools
ZPS	Zeeland Public Schools

Funding	
Public	Includes public funds from the Township operating budget, County, and State funding. May also include local government bonds and grants.
Private	Includes funds from private sources such as grant monies, corporate funding, or property owners.
DDA/TIF	Tax increment financing provided by an authorized body. The Township does not currently have any TIF districts, but this plan envisions the creation of Corridor Improvement Authorities for Douglas in the Beechwood Area and 8th Street in the Federal Street.

Transportation

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Explore opportunities, such as conducting Corridor Plans, and safety audits for traffic congestion relief, future road design, and safety improvements on routes listed in this Plan.	A	1-5	TB PC TS	OCRC MACC MDOT		●			
Federal District	Engage OCRC and the City of Holland on the reconfiguration of E. 8th Street as described in the Federal District sub-area plan.	A	1-3	TS	OCRC COH		●			OCRC
Township-Wide	Engage OCRC on ways to improve traffic safety, including the potential for roundabouts or other creative designs at the intersections identified in this plan.	B	1-5	TS	OCRC		●			OCRC
Township-Wide	Engage OCRC on the feasibility of adding pedestrian safety improvements in the areas identified by this plan.	B	1-5	TS	OCRC		●			
Township-Wide	Work with the OCRC to develop road connections for new residential developments and require development plans, as applicable.	B	On-going*	TS	OCRC	CM DEV	●			OCRC HO CM
Township-Wide	Work with Ottawa County Road Commission (OCRC) to develop and adopt a Right-of-way (ROW) improvement plan, to include sidewalk additions and improvements, as well as street tree implementation schedule, focused especially on the sub-areas in this plan.	B	1-5	TS	OCRW	MD	●			TS
Township-Wide	Engage the Outdoor Discovery Center and the City of Holland to explore extensions of the Macatawa Greenway, including the connection to Windmill Island.	B	1-5	TS	COH ODC		●			TB TS ODC
Township-Wide	Work with MAX to assess future bus routes and stops near community nodes (especially sub-areas), employment centers, and residential areas. Consider direct lines on major corridors, rather than one way loops.	B	2-10*	TS TB	MAX		●			MAX

Transportation, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Foster relationships with transit agencies to assess future locations for public transit stops or hubs in Holland Township for the BRT and West Michigan Express.	C	3-10	TS	MAX NC MDOT		●			
Township-Wide	Assess corridors for potential truck routes, where applicable.	C	2-4	TS	OCRC MDOT		●			OCRC
Township-Wide	Amend the Zoning Ordinance to encourage electric charging stations for automobiles in certain developments	C	3-5	TS PC				●		

Non-Motorized

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Revise the Zoning Ordinance to require sidewalks and/or bike paths in new and/or redeveloped commercial and industrial developments.	A	1-2	TB PC TS			●			
Township-Wide	Revise the Zoning Ordinance to require sidewalks in new residential neighborhoods.	A	1-2	TB PC TS		DEV HO	●			
Federal District	Coordinate with regional partners to ensure the 8th Street Corridor is bicycle friendly to reflect both the ongoing bicycle infrastructure development process for that corridor and also the Federal Square vision.	B	1-5	TB TS		DEV HO	●			TB PC TS
Township-Wide	Work with the OCRC, the City of Holland, and MACC to plan and develop a series of paved shoulders and bike paths envisioned by this Plan; by means such as identifying priority routes, creating a funding plan, and conjoining road improvement schedule projects.	B	On-going*	TS	OCRC MACC MDOT	CM	●	●		TB TS OCRC MACC CoH MDOT
Federal District	Engage stakeholders and property owners along E. 8th Street to explore access management and street frontage improvements to pave the way for a more walkable corridor.	B	1-5	TS	OCRC COH	BO	●			
Township-Wide	Work with Ottawa County Road Commission to develop and adopt a Right-of-Way ROW improvement plan, to include sidewalk additions and improvements as applicable, as well as street tree implementation schedule or area landscape plan. Encourage the selection of tree species to promote unique or themed identities of the various corridors.	B	1-5*	TS	OCRC		●			TS TB OCRC
Township-Wide	Target utility corridors for future non-motorized trails.	C	4-6		DNR MDOT NC OC		●	●		TB TS

Non-Motorized, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Continue to expand the pedestrian infrastructure throughout the Township by implementing sidewalks on both sides of major corridors for enhanced pedestrian safety and include protected crossings where appropriate.	C	On-going*	TS TB			●			TB TS
Township-Wide	Continue relationships with Ottawa County, neighboring communities, and the Outdoor Discovery Center to assess key regional non-motorized connections, such as expanding the Macatawa Greenway. Determine feasible routes and phases.	C	On-going	TS	NC OC		●			TB TS COH ODC
Beechwood/ North River	With input from CSX, conduct a Feasibility Study for rail-to-trail conversion for rail Right-of-way (ROW) north of Douglas Ave. and west N River Ave. If Study results indicate feasibility, implement the conversion.	C	4-10	TS	CSX	MD/SD	●			TB TS PC CSX
Beechwood/ North River	Engage with Soccer Stop to explore "trailhead" connection, as well as the implementation of recreation space integrated with stormwater management at the rear of property.	C	4-6	TS		BO	●	●		TB TS
Federal District	Engage CSX (Holland-Hamilton Line) and the Outdoor Discovery Center to explore the potential for pedestrian crossings and rail-to-trail conversion.	C	4-10	TS	CSX ODC		●			TB TS
US-31 Corridor	Engage MDOT and the Ottawa County Road Commission to explore the feasibility of constructing pedestrian / bicyclist bridges across US-31	C	5-15*	TS	MDOT OCRC		●			TB TS

Placemaking and Beautification

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Develop community gateways into the Township to create a sense of unique identity with decorative design and landscape elements and assess areas where wayfinding signage may be appropriate (such as the sub-areas identified in this plan).	A	On-going	TB TS	HCVB		●			TB TS
Beechwood/ North River Federal District	Explore opportunities to promote cooperation among stakeholders to oversee and coordinate beautification in key sub-areas. This may or may not result in the creation of new TIF districts.	A	1-2	TB TS	OC COH	BO	●		●	
Federal District US-31 Corridor	Engage MDOT and the City of Holland to revisit the possibility of improving the aesthetics and function of US-31 through improved landscaping.	B	4-6	TB TS	MDOT /COH		●			
Federal District	Engage MDOT and OCRC to implement improvements to Chicago Drive, especially those envisioned by the Federal District sub-area plan.	B	2-6	TS	OCRC		●			TB TS
Township-Wide	Engage the Ottawa County Road Commission to explore enhancements to neighborhood streets, especially within the sub-areas envisioned in this plan.	B	2-10	TS	OCRC		●			OCRC
Federal District US-31 Corridor	Engage the Ottawa County Road Commission and the City of Holland to explore enhancements to the Waverly Road/120th Avenue corridor, especially as envisioned in the Federal District and U-31 sub-area plans.	B	1-5	TS	OCRC		●			OCRC
Beechwood/ North River	Facilitate the disposition of all new public spaces described in the sub-area plan (i.e. Adams Green, Pedestrian Promenades, mid-block connectors, small chamfered plazas, public parking areas, etc.). Determine their new managing entities (i.e. Parks & Rec., Master Developer, etc.) and proposed improvements.	B	4-8*	TS		MD	●	●	●	

Placemaking and Beautification, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Implement beautification measures as described in this Plan, such as landscaped corridors, street trees, wayfinding signage, etc.	B	3-5*	TB TS	HCVB		●			TB TS
Township-Wide	Explore funding arrangements or programs to incentive property owners to enhance landscaping on site.	B	1-5	TB TS			●			
Beechwood/North River	Conduct Marina Feasibility Study for marina project at Dunton Park.	B	2-4	TS			●			TB TS
Township-Wide	Engage future possible waterfront park stakeholders and potential partners, including ODC, HBPW, Holland Area Arts Council, others, to determine target amenities and features.	B	On-going	TS			●			
Beechwood/North River	Relocate all overhead lines underground along vacated Howard Ave. section, coordinating new utility easement with re-platting.	B	4-6	TS	HBPW	MD	●	●	●	
Beechwood/North River	Engage City of Holland (CoH) to coordinate Van Bragt Park plans with Boardwalk and Meadow project envisioned in Beechwood/North River sub-area plan.	B	1-3	TS, PR	CoH	HBPW ODC	●			TB TS CoH
Beechwood/North River	Implement Boardwalk and Meadow along Lake Macatawa Waterfront, as envisioned in Beechwood/North River sub-area plan.	B	4-6	TS	CoH	MD	●	●	●	TB TS
Federal District	Engage the HBPW on the scheduled utility enhancements in the Federal District to explore the burying of overhead power lines underground. This should also include discussions of increased and distinctive street lighting.	C	5-10	TS	HBPW		●			
Township-Wide	Develop specific design elements for the three sub-areas in this Plan. Create a special identity for each sub-area for placemaking elements (e.g. color schemes for signage, lamp post decorations, etc.)	C	2-4	TS			●	●		TB TS

Placemaking and Beautification, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Continue to foster relationships with neighboring communities, such as the City of Holland, to market the "greater Holland area" for year-round tourism.	C	On-going	TB TS	NC OC HCVB		●	●		
Township-Wide	Assess the applicability, establish partnerships, develop a budget and timeline, and review potential locations for a Holland Charter Township community/civic center.	C	On-going	TB PC TS	NC OC	CM DEV BO	●	●		TB TS

Agricultural/Natural Preservation

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Prohibit planned unit developments in those areas classified as Agricultural Preservation in the Future Land Use Plan.	A	1-2	TB PC TS			●			
Township-Wide	Limit public water/sewer extensions into those areas classified as Agricultural Preservation in the Future Land Use Plan.	A	On-going	TB PC TS			●			
Township-Wide	Consider opportunities for open space/natural space in all newly proposed developments, as applicable.	A	On-going	TB PC TS		DEV	●			
Township-Wide	Engage the Ottawa County Water Resources Commission and the Ottawa County Parks and Recreation Commission to enhance / clean up existing drainage areas.	B	1-5	TS	OCWRC OCPRC		●			OC PR
Township-Wide	Consider the implementation of various agricultural preservation techniques such as a Townshipwide Purchase of Development Rights (PDR) Program, Transfer of Development Rights (TDR) Program, or others.	B	On-going	TB PC TS	NC OC		●			
Township-Wide	Foster relationships with local producers and identify other methods in which the Township can assist with supporting local farming, such as weekly farmers market events, support and engagement in community gardens, establish and maintain partnerships with MSU-E and 4-H programs, and more.	C	On-going	TS PC	NC	CM	●	●		

Economic Development

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Continue partnerships with local economic development agencies, such as Lakeshore Advantage and the Michigan Economic Development Corporation (MEDC), to foster and support business maintenance and growth in the Township.	A	On-going	TS			●			
Township-Wide	Identify redevelopment priority sites in the Township, outside of the Sub-Areas in this plan, and develop strategies for redevelopment.	A	1-3	TB PC TS			●	●		
Township-Wide	Identify State and local funding opportunities to redevelop priority sites, such as the Ottawa County Brownfield Redevelopment Program, Smart Zone Development, MEDC programs (Redevelopment Ready Communities), and more.	A	1-3	TB PC TS	MEDC OC		●			
Beechwood/ North River Federal District US-31 Corridor	Explore financial incentives to encourage redevelopment and enhancement efforts for the sub-areas, including but not limited to: <ul style="list-style-type: none"> Existing SmartZone The creation of a Commercial Rehabilitation District (PA 554 of 2006) The Commercial Redevelopment Act (PA 227 of 2008) 	A	1-3	TS			●			
Beechwood/ North River	Develop evaluative criteria for "Master Developer" selection via RFP for Pfizer site. Require re-platting strategies for small and medium scale incremental development to be carried out by coordinated sub-developers. Encourage diversity in sub-developer size, expertise, and financing source / approach.	A	1-3	TS PC TB	MEDC OC		●			

Economic Development, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Federal District	Engage OAISD and Huntington Bank in seeking historic designations for the Federal School Building (OAISD) and Huntington Bank Branch as architecturally significant buildings to bookend Federal Square.	A	1-3	TS	OAISD	BO	●			
US-31 Corridor	Engage US-31 stakeholders and property owners to understand their (re)development plans, if any, and to share the opportunities available through the US-31 Corridor Sub-area plan.	A	1-3	TS		BO, CM	●	●		
Beechwood/ North River	Conduct Brownfield Remediation Opportunity Study to identify funds and grants which might be leveraged in further clean-up and redevelopment of Pfizer land.	B	2-4	TS			●			
Beechwood/ North River	Vacate Howard Ave. between Jefferson and North River Avenue	B	2-4	TS	OCRC		●			
Beechwood/ North River	Re-plat the Beechwood area, to create the road network in the sub-area plan, and develop a phasing plan for the redevelopment of the parcels within the new plat.	B	3-5	TS		MD	●	●		
Beechwood/ North River	Engage with MSU regarding property at Adams Green area to determine whether the property can integrate under Master Development scope – OR – Pursue purchase and development to be carried out in parallel by coordinated developer(s), including MSU as an institutional partner.	B	1-3	TS			●			

Economic Development, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Beechwood/ North River	Facilitate one or more of the following options (not mutually exclusive): <ul style="list-style-type: none"> Acquisition of MSU property Land-swap with MSU to shift parking to south of Bioeconomy Institute Partial acquisition and redevelopment to allow MSU to remain involved as redevelopment partner if desired 	B	2-4	TS	MSU	MD/SD	●	●	●	
Beechwood/ North River	Engage with property owners between Van Dyke St. and Aniline Ave. to understand future plans, redevelopment plans / interests, receptivity to beautification, landscaping, and other possible interventions.	B	1-3	TS		BO	●	●	●	
Federal District	Establish a fund for potential property acquisition and short-list of stakeholder engagement needed to create a neighborhood park and Federal Square—the two-block stretch of re-development between Walnut Street and Clover Street.	B	1-5	TS/ TB			●	●	●	TB TS
Township-Wide	Focus on repurposing underutilized parking areas (e.g. big box stores) in the Township, especially those located within the three sub-areas.	B	On-going	TB PC TS		CM DEV	●	●		
Township-Wide	Continue to foster relationships with local business owners, large employer business owners, and educational institutions to assist with growth and development where needed.	C	On-going	TS		CM	●	●		
Beechwood/ North River	Engage restaurant owners in between N River Ave. and Adient, such as Russ', to explore interest in the development of townhomes toward the rear of lots.	C	4-6	TS		RD, BO	●			

Economic Development, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Beechwood/ North River	Engage owners at Lakewood Plaza (Serntil Limited LP) to explore the enhancement of property including conversion to a mixed use development featuring retail and housing.	C	4-6	TS		RD, BO	●	●	●	
Beechwood/ North River	Explore purchase of Quality Car Wash and OK Time sites for conversion into site for residential redevelopment and neighborhood park. This park would serve as intersection enhancement in addition to the provision of active and passive green space.	C	6-8	TS		RD, BO	●	●	●	TS TB
Beechwood/ North River	Explore purchase of Florence St. ROW and adjacent properties for use in a new housing development to be coordinated with the project at Lakewood Plaza.	C	6-8	TS		RD, BO	●	●	●	
Beechwood/ North River	Convene property owners and businesses at Railside Center, Pompa Vidals townhomes, and East Lakewood office condos to discuss a coordinated space redefinition (Lakewood Circle enhancement) and beautification project for enhanced connectivity.	C	6-8	TS		RD, BO	●	●		TS TB

Zoning Plan

Relationship Between Future Land Use and Zoning Categories

The table at right shows the Holland Charter Township Zoning Districts that would appropriately implement the vision of the Future Land Use Categories. Rezoning requests should be reviewed against this table to determine whether the requested district is supported by this Plan. In some cases, a new zoning district may be the most effective way to implement the vision of the Future Land Use Plan.

Future Land Use Categories	Zoning Districts
Agricultural Preservation	AG Agricultural
Low Density Residential	R-1 Low Density Residential District R-2 Moderate Density Residential District
Medium Density Residential	R-2 Moderate Density Residential District R-2A Medium Density Residential District
High Density Residential	R-3 High Density Residential District
Neighborhood Commercial	C-1 Neighborhood Commercial District
Community Commercial	C-2 Community Commercial District
Highway Commercial	C-3 Highway Commercial District
Mixed use	New District
Light Industrial	I-1 Light Industrial District
General Industrial	I-2 General Industrial District
Public/Quasi Public	All Districts
Park/Open Space	All Districts

Residential Densities and Typologies

The following chart should be used to determine the appropriate Zoning Districts for different typologies and densities of housing.

Future Land Use Category	Appropriate Density Range (Units Per Acre)	Typologies				
		Single Family Detached	Duplex/ Two-Family	Single Family Attached	Multi-Family (<8 units per building)	Multi-Family (No limit per building)
Low Density Residential	1-5	R-1, R-2*	N/A	N/A	N/A	N/A
Medium Density Residential	5-10	R-2	R-2, R-2A	R-2A	R-2A	N/A
High Density Residential	10-15	N/A	N/A	R-3	R-3	R-3

**R-2 zoning in the Low Density Residential Future Land Use category should retain open space to keep the gross density below 5 units per acre.*

This plan also envisions that the Township’s residential zoning districts be realigned in the following way, in order to more clearly implement the vision of the three residential Future Land Use categories.

- Constantly monitor market trends to determine if the minimum lot size is appropriate and responsive to the housing market and best development and planning practices.
- Permit duplexes in the R-2 district, but only at a maximum density 10 dwelling units per acre.
- Permit attached single family units in the R-2A district, but only at a maximum density 10 dwelling units per acre.
- Limit multi-family buildings in the R-2A District to a maximum of 8 units per building, and limit the total multi-family dwelling units on a site in the R-2A District to 10 units per acre.
- Prohibit duplexes in R-3.
- Maintain and reinforce minimum dwelling unit size for studio apartments of 550 square feet to ensure appropriate minimum living space for all residents. All other minimum unit sizes in the Zoning Ordinance should also remain as they are.

Promoting Mixed Use

In order to promote mixed use development in the Mixed Use and Neighborhood Commercial Areas, the following changes to the Zoning Ordinance are recommended.

- Create a new Zoning District to implement the vision of the Mixed Use Future Land Use Category.
- Consider a Form Based Overlay for 8th Street in the Federal District and/or appropriate parts of the North River/Beechwood Sub-Area, or other areas as appropriate.
- Amend the Zoning Ordinance to allow residential units on upper floors within the C-1 District by right, giving developers an interim option to create mixed commercial-residential developments before the Mixed Use Zoning District is adopted.
- Prior to the creation of the new Mixed Use Zoning District, rezoning proposals within the Mixed Use Future Land Use Category should be evaluated against the following criteria:
 - » Whether or not the proposal advances the implementation of the US-31 Sub-area Plan, Federal District Sub-area Plan, and the North River/Beechwood Sub-area Plan (unless the site does not fall within the boundaries of one of those plans). Only rezoning requests that further the implementation of those plans should be approved.
 - » Development proposals within the Mixed Use category should generally contain a residential use, plus one or more of the following:
 - Retail Space
 - Office Space
 - Institutional or Research Space

However, single use developments may be appropriate in some areas designated as Mixed Use. Single use development could be appropriate in the following circumstances:

- When a Sub-Area Plan designates a particular type of development, in order to achieve the broader goal of a walkable and vibrant district. Examples may include the following. None of these should be taken as an indication that a particular development proposal would be considered consistent with this plan.
 - » The Federal District Sub-Area plan envisions the intensity of 8th Street peaking at the Federal Square area, with retail and multi-story mixed use buildings. But in other portions of the 8th Street corridor, residential townhomes or small apartment buildings may be appropriate, to support Federal Square.
 - » Within the North River Sub-Area Plan, a single use hotel or multi-family residential building may be appropriate, to complement the waterfront location and views.
 - » Along the US-31 Corridor, an office, hotel, or multi-family residential development may be appropriate, as part of a retro-fit of a shopping center, or as infill in an underutilized area.
- In situations not specifically designated in a Sub-Area Plan, but where the proposed single-use development would clearly support the economic vibrancy, mixed use vision, and walkability of the surrounding area.

Promoting Connectivity and Enhanced Transportation

In order to create a connected and safe community, the following changes to the Zoning Ordinance are recommended:

- Enhance standards for new roads in the Township, and make sure the standards apply to both public and private roads. Examples of enhanced standards could include the following, but should be somewhat flexible based on the context of the road:
 - » Required sidewalks.
 - » Required curb and gutter.
 - » Required street trees.
 - » Required lighting.
- Require stub streets at the edges of development, to connect to new development. Do not make this requirement dependent on the approval of the neighboring property.
- Limit the construction of cul-de-sacs only to applicable circumstances.
- Set an intersection density standard for new neighborhoods and developments. Intersection density is a measure of the number of routes that a pedestrian, cyclist, or motorist can take through an area. A greater number of intersections (and therefore options for routing) makes walking and biking safer and easier, and makes driving more efficient, thus reducing traffic.
- Private roads should be highly discouraged, and should be prohibited in the Agricultural Preservation Future Land Use category. While private roads may be appropriate in some instances, in general they promote disconnected transportation networks, and cause long-term maintenance problems due to inadequate funding for homeowners or condominium associations. Ultimately, in the interest of a well-maintained and highly functional road system in the Township, it is the intent of this plan for nearly all roads in the Township to be dedicated to the Ottawa County Road Commission, which has dedicated funding for their long-term maintenance.
- Review and update the Township's parking ordinance to ensure that parking requirements do not impede on development opportunities, or result in underutilized parking areas, especially in commercial nodes.
- Consider requiring electric vehicle charging stations in developments where feasible

Agricultural Preservation

In order to ensure the preservation of agriculture and open space within the Agricultural Preservation Future Land Use Category, the following changes to the Zoning Ordinance are recommended.

- Prohibit Planned Unit Developments within the Agricultural Preservation Future Land Use area.
- Prohibit private roads within the Agricultural Preservation Future Land Use area.

Planned Unit Developments Discouraged

Planned Unit Developments are generally discouraged, and should only be approved in the following circumstances:

- The proposal meets the character description of the Future Land Use category for the site, including being within the envisioned residential density limits. As noted above, Planned Unit Developments should not be approved with the Agricultural Preservation Future Land Use category.
- The proposed PUD must strictly adhere to the criteria and standards for PUDs contained in the Zoning Ordinance.

