

**AGENDA**  
**HOLLAND CHARTER TOWNSHIP PLANNING**  
**COMMISSION**  
**Regular Meeting**  
**October 1, 2024**  
**6:00 p.m.**

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of September 10, 2024
4. Public Hearings
  - a. 0 (vac) 104<sup>th</sup> Ave (70-16-36-300-015), south of 340 104<sup>th</sup> Ave – Future Land Use Map Amendment Request by Stephanie Hoekstra of Agora Flats, Inc. on behalf of Scott Potter of Ridge Point Community Church to amend the future land use map and designate 7.05 acres of the subject property from Low Density Residential to Medium Density Residential.
  - b. 0 (vac) James St (70-16-20-126-058), west of 120 James St – Zoning Ordinance Map Amendment Request by Logan Dykgraaf of Space Source, Inc. on behalf of Jacob Essenburg Co. to rezone the subject property from I-2 General Industrial to I-1 Light Industrial.
  - c. Macatawa Legends, south of New Holland St and east of 144<sup>th</sup> Ave – Amendment to the Macatawa Legends Planned Unit Development Final Development Plan  
Request by Kelly Kuiper of Eastbrook Homes on behalf of REIP Land Investments, LLC 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.
5. Other Business - None
6. Tabled Business
  - a. 410 & 414 E 8th Street (70-16-28-328-002 & -003) – Preliminary P.U.D. (*Tabled Sept. 5, 2023*)  
Request by Paul DeBoer of MONDAY Impact Development on behalf of David DeKruyter 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. The subject properties are zoned C-2 Community Commercial.
  - b. 0 (vac) 104th Ave (70-16-36-300-015) – Zoning Ordinance Map Amendment (*Tabled June 4, 2024*)  
Request by Stephanie Hoekstra of Agora Flats, Inc. on behalf of Scott Potter of Ridge Point Community

Church 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.

c. 0 (vac) Perry Street (70-16-24-300-038), northwest of 10245 Perry Street – Planned Unit Development, Preliminary Development Plan (*Tabled July 9, 2024*)  
Request by Brad VanderZwaag of Bauvan Land Co. LLC for residential development consisting of 2 single-family units and 15 two-family units served by a public street and utilities. The subject property is zoned R-2 Moderate Density Residential.

d. 0 (vac) N 120<sup>th</sup> Avenue (70-16-22-301-010), north of 167 N 120<sup>th</sup> Avenue – Special Land Use Permit (*Tabled Sept. 10, 2024*)  
Request by SVB + Reckley on behalf of Travis Timmer of Timmer Holdings LLC for Warehousing. The subject property is zoned C-2 Community Commercial and FP Floodplain.

7. Planning Commission Discussion

8. Adjournment