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HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

Regular Meeting

October 7, 2025

Chairman Randy Kortering called the meeting to order at 6:00 pm and asked for a roll call of members present.

Present: Chairman Randy Kortering, Members, Leo Barajas, Doug Becker, Angela Huesman, Gretchen Molotky, Evan Sharp and Jack VanderMeulen. Also present were Community Development Director Corey Broersma, Assistant Planner/Zoning Administrator Kate White and Recording Secretary Sheila Webb.

Absent: None.

Public Comment: None.

Minutes:

** It was moved by Becker and supported by Sharp to approve the minutes of the regular meeting of September 9, 2025. A roll call vote was taken. Yes – 5, No – 0, Absent – 0, Abstained - 2. Motion carried.

Public Hearings

Chairman Kortering opened a public hearing for consideration of an amendment to the Macatawa Legends Planned Unit Development Final Development Plan. The proposed amendment includes changes in the Phase 2 of the Fairway View Development phase. The petition is submitted by Kelly Kuiper of Paramount Development Corp. on behalf of REIP Land Investments LLC for property located at Macatawa Legends, South of New Holland Street and East of 144th Avenue described specifically as Parcel Number 70-16-06-400-028.

Present for this request was John Tenpas of Driesenga and Associates, 12330 James Street, Holland, MI 49424. Also present for this request was Kelly Kuiper of Eastbrook Homes, 1188 East Paris Avenue SE, Suite 100, Grand Rapids, MI 49546.

Mr. Tenpas stated that they are proposing a PUD amendment for modifications to Fairway View Phase 2. He said that this relates to the road that is on the south side of the property that connects Fairway View Phase 1 on the east side of the site to Georgian Bay on the west side of the site. Mr. Tenpas stated that one of the modifications is a net increase of one lot in that development phase, bringing the total to 69 lots. Mr. Tenpas indicated that the new lot was created on the south side of the road at the far west end. Mr. Tenpas stated that lot widths were adjusted throughout the development; the lots on the north side of the road with golf course frontage generally got wider and the south side of the road has slightly smaller lots. He said that the different lot sizes helps meet different needs in the market and also serve as a transition between Macatawa Legends and the residential development to the south.

Chairman Kortering asked about the size variation between the north lots and the south lots. Ms. Kuiper stated that there is a new series called the Legacy Series that has a much larger footprint

which have lots 90 feet wide or even a little bit wider. Ms. Kuiper noted that they will not be limiting what floor plans will be allowed on the north side versus south side. She stated that some of the Legacy Series homes which can have a 2,000 square-foot range will only fit on the north side.

Chairman Kortering asked if the phase was being completed at one time. Mr. Tenpas answered that the development will predominantly be constructed at one time but possibly phasing the roadway itself. He stated that they plan to construct the entire phase in terms of utilities and roadway work at one time. He said that they would potentially leave a part of the road as a temporary gravel road which would be a minimum of 20 feet wide and would be able to support fire trucks. He stated that as in the past, they are committed to paving the entire roadway base and top within 2 years of pulling the first building permit within the phase. He said that they would put down a 2-inch base due to construction vehicle traffic.

Chairman Kortering asked Staff if the 2-year from first permit clause needs to be included in the motion. Staff answered that it was detailed in the proposal, but it would be good to reiterate that.

Mr. Tenpas noted that the other change they are making is with the sidewalk plan. He stated that they are relocating a portion of the existing sidewalk that connects to Quincy Park to line up with the proposed crosswalk location within the private street extension.

Chairman Kortering inquired about Eastbrook Home's success in relation to owner occupied residential developments elsewhere in the community. Ms. Kuiper noted that there was a shift in the market due to the demand for housing. Ms. Kuiper stated that the demand for rentals is being met so they are seeing a bigger shift in for-sale housing. She talked about how the different floor plans create variation in price points.

Mr. VanderMeulen asked if there is any traction in the market for duplexes/two-family townhomes. Ms. Kuiper said that they have seen an increased interest in townhomes.

Mr. Tenpas confirmed that these were private roads that they would plow. Mr. Tenpas noted that they will go through the review and approval process with the Ottawa County Water Resource Commissioner's office and that they did not have approval yet.

Chairman Kortering opened up the hearing for public comment. There was no one from the public present to speak to this request.

** It was moved by Becker and supported by Huesman to close the public hearing. All in favor. Motion carried by voice vote.

Staff noted that there should be a time frame for when the gravel road should be paved. Mr. Tenpas confirmed that they are committed to paving the base and the top in its entirety within the 2-year time frame.

Ms. Kuiper stated that the easement along Beachcomber Way will be adjusted to properly accommodate the emergency turnaround. Ms. Kuiper confirmed that the plan will be updated to show the easement adjustment along Beachcomber Way.

** It was moved by Becker and supported by Barajas to advise Staff to prepare a Resolution and Report recommending the approval of the proposed Macatawa Legends PUD for review at the next Planning Commission meeting with the stipulation requiring the road in Fairway Phase 2 to

be paved with final course within 2 years of the first building permit issued in Phase 2. A roll call vote was taken. Yes – 7, No – 0, Absent – 0. Motion carried.

Chairman Kortering opened a public hearing for consideration of a special land use permit approval for a Place of Worship that includes “Pathway of Hope” family support program, food pantry, Thursday Family Meals & Activities, women’s fellowship group, book club, Christian day camp, Christmas distribution, utilities/rent/food assistance, pickleball groups, warming and cooling center as needed, Meals by Community Action House’s Community Kitchen, on-site referrals and supportive services by other nonprofit agencies, and shower services for guest/staff and existing missional outreach/hygiene support. The petition is submitted by Matthew Winters on behalf of the Salvation Army for property located at 104 Clover Avenue, described specifically as Parcel Number 70-16-28-252-063. The property is zoned R-2 Moderate Density Residential.

Present for this request was Matthew Winters of the Salvation Army, 104 Clover Avenue, Holland, MI 49424 and Har Ye Kan of Hyk Consulting LLC, 36 West 8th Street, Holland, MI 49423.

Mr. Winters stated that he has been at the Holland Salvation Army for 2 years. Mr. Winters gave a brief history of the Salvation Army stating that their mission is an evangelical part of the universal Christian Church, its ministry is motivated by the love of God, and its mission is to preach the gospel of Jesus Christ and meet human need in His name without discrimination. Mr. Winters noted that the Salvation Army follows a soup, soap, salvation principle.

Mr. Winters stated that in 2017 a special land use application was approved for the expansion of the building and clarified the uses of the building which included the kitchen, classrooms, an indoor recreational space, and counseling but were not limited to those. Mr. Winters said they currently offer bible studies, book clubs, women’s ministry groups, a food pantry, and case management. Mr. Winters noted that, along with the Lakeshore Leadership Council, gaps were identified including financial and housing insecurities.

Mr. Winters stated that they went door to door inviting people to an open house, met with the Holland Charter Township Staff, and also met with the Holland Police Department and Ottawa County Sheriff’s Department.

Mr. Winters said that many of the special land use items were already approved in 2017 such as case management and an approved kitchen. Mr. Winters stated that they are already a warming and cooling center from 9 am to 4 pm and will maintain that and will not become an overnight shelter. Mr. Winters noted that they already had approval for the indoor recreational use so it would be useful to have a place to shower. Mr. Winters said that many Salvation Army organizations across Michigan and the country offer these same services of showers, meals and case management.

Mr. Winters said that the facility would be served adequately by public services including, but not limited to, police, fire protection and drainage. Mr. Winters noted that for similar facilities in the City of Holland there were approximately ½ to 1 calls per week and most were non-medical calls. Mr. Winters stated that the Salvation Army staff has completed de-escalation training and has established a code of conduct in collaboration with other non-profits. Chairman Kortering asked who enforces security. Mr. Winters stated that currently their staff does this by maintaining consistency and making sure the rules are followed.

Mr. Winters noted they will work with the Township to have the sidewalks and lighting in place. Mr. Winters said the Salvation Army would raise funds for the construction of the sidewalk and

lighting on their property and asks the Township to consider the sidewalk installation for the rest of 8th Street. Chairman Kortering confirmed that the Salvation Army would absorb the cost on their property only and that they were expecting the Township to absorb the cost of the rest.

Mr. Winters stated that they reached out to the MAX Transit and asked to have the bus stop return to the area.

Mr. Winters noted that the building is open 9 am to 4 pm and that the application is not asking to extend the hours of operation. Chairman Kortering asked if the building was open after 4 pm. Mr. Winters said that the building can be rented after 4 pm.

Mr. Winters stated that there are two proposed services being requested which are serving daily lunch and showers. Mr. Winters said they are asking to serve lunch 5 days a week for 1 ½ hours each day. Mr. Winters noted that their kitchen is already used by the Community Action House. Mr. Winters said they are looking to add showers to the building. Mr. Winters noted they would offer drop-in hours for showers no more than 8 hours per week, and this would be staffed by volunteers from Refresh. Mr. Winters clarified that the showers would also be used by staff, recreational facility users, and those coming in for case management. Mr. Winters noted that the showers would be available for those that don't have a house or have had their water shut off.

Mr. Winters stated that there is a need for the proposed uses within the Township, and that they have collaborative relationships with the Township, the non-profits, and the Ottawa County Sheriff's Department to offer these services and to make it a safe community. Mr. Winters said that the community they serve is not a single population but a cross-section and to look at the use of the facility and not the users.

Chairman Kortering asked if the Salvation Army would be solely in control. Mr. Winters stated that it would, but that Community Action House would run the kitchen, and that the showers would be run by the Salvation Army and supported by Refresh.

Mr. VanderMeulen asked if there was a long-term agreement with Community Action House. Mr. Winters said they were drafting a Memorandum of Understanding with Community Action House.

Ms. Huesman asked if Refresh would run the shower program. Mr. Winters said that the Salvation Army would be supported by Refresh which is a current operation from the First United Methodist Church. Mr. Winters stated that there would be specific drop-in times for showers, and there would be scheduled times based on case management needs. Mr. Winters clarified that the "drop-in" hours for the showers would be available for no more than a total of 8 hours per week.

Chairman Kortering asked how people would get to the facility. Mr. Winters said that people would drive, bike, or walk there. Chairman Kortering asked about safety. Mr. Winters stated that they already have security cameras in the building and will be upgrading lighting. Chairman Kortering asked if they would be offering a mail service. Mr. Winters said they would not be taking on a mail service. Chairman Kortering inquired about how many people they were anticipating for lunch. Mr. Winters said it wouldn't be unreasonable to have 100 people at the lunch service.

Mr. VanderMeulen asked how many people in general they serve and who is served. Mr. Winters stated they serve approximately 100 families each week at the food pantry which operates on Mondays, Wednesdays, and Fridays. Mr. Winters noted that at Christmas time they have a toy distribution and food box giveaway and serve just under 900 families in four days. Mr. Winters stated that they don't serve just one population type.

Mr. VanderMeulen asked how they were going to police the outside and neighborhood area. Mr. Winters stated that they have an after-hours policy of no loitering which is handled by their staff, and if they can't handle the situation, they would defer to the Ottawa County Sheriff's Department.

Ms. Kan stated that she has been assisting the Salvation Army. Ms. Kan noted that they are looking to help the A.L.I.C.E. population which is the Asset Limited, Income Constrained Employed population. Ms. Kan stated that the original site plan's fire code occupancy numbers can handle 1,232 people. Ms. Kan noted there has been an outreach to the neighborhood and open communication with the Ottawa County Sheriff's Department.

Mr. Becker asked how many people would use the facility on an average week. Mr. Winters stated that approximately 500-600 people per week which does not include pickleball players and approximately the 100-150 people at meal times. Chairman Kortering voiced concern of the number of people coming to the lunch program in a residential area. Ms. Kan clarified that lunch would only be for 1 ½ hours.

Mr. Sharp stated that they should be mindful of a commercial use in a residential area when considering access and services. Ms. Kan stated that in a C-2 future land use, a place of worship is permitted by right.

Ms. Molotky noted that there is a need in the community and appreciates the Salvation Army taking on this responsibility.

Mr. Barajas stated that the Salvation Army is providing a need that needs to be addressed now but has a concern for neighborhood safety.

Ms. Huesman said in regards to the definition for "Place of Worship", it states that a place of worship says "associated accessory uses include but are not limited to". Ms. Huesman expressed appreciation for the letters from the neighbors and users which say a lot about the program. Ms. Huesman stated that we have a need and that need needs to be met.

Chairman Kortering opened up the hearing for public comment.

Melanie Mason, 89 Spruce Avenue, Holland, MI 49423 stated she has lived there for over 15 years and is right behind the Salvation Army. Ms. Mason said that the Salvation Army have been a really good neighbor but is concerned with the impact the showers will have on the dynamic of the neighborhood. Ms. Mason said she was not concerned with the lighting and feels safe and does not want that to change.

Judy Beukema, 127 Spruce Avenue, Holland, MI 49423 stated that she is concerned with people going up and down the streets. Ms. Beukema is concerned that the proposed sidewalk would take away part of her yard and that the sidewalk would be too close to her house.

Eric DeBoer, Ottawa County Sheriff, 12220 Fillmore Street, West Olive, MI 49460 stated that Holland Township has a very significant contract with the Ottawa County Sheriff's Department. Sheriff DeBoer noted that there was concern due to the relocation of services out of Holland City and into the Township, and whether they could handle it with their current staffing. Sheriff DeBoer clarified that their office would be taking care of any issues, not Holland City PD. Sheriff DeBoer stated that he is not here to be for or against, but to give information needed to understand the concepts to make an informed decision. Sheriff DeBoer stated that he is not worried about priority

responses, emergencies, and noted that the Township Fire Department is now in charge of medical responses. Sheriff DeBoer said that they may see an increase in general nuisance calls, traffic complaints, loitering or littering. Sheriff DeBoer stated that at some point in the future, the Township may ask for additional police resources which would incur a cost. Sheriff DeBoer said when looking at call volume stats, to look at the area around the use and not just the facility's address.

Chairman Kortering asked about a program that the Holland Police Department had. Sheriff DeBoer said this is the CIT (Crisis Intervention Team) program which is a joint program with Holland, Ottawa County, and Community Mental Health which was based on a grant. Sheriff DeBoer said this program was based on a co-response model where a Community Mental Health worker rode with an officer. Sheriff DeBoer said the grant expired, and they are unable to reapply. Sheriff DeBoer stated that they have over 40% of their staff trained in CIT. Chairman Kortering asked about the potential of increase in calls. Sheriff DeBoer stated that anytime you bring in more people regardless of what the use is, there will be an increase of calls; the type of calls may be different. Sheriff DeBoer noted that the Township could request additional police support.

Ian Foreman, 12196 Northpoint Lane, Holland, MI 49424 from Community Action House stated how it breaks his heart how people have to struggle to make ends meet and is thankful for everyone coming together to solve this. Mr. Foreman urged the Commissioners to support this so they can continue to do good for the community.

Diane Kooiker, 4211 Hallacy Drive, Holland, MI 49424 stated that she supports the Salvation Army. Ms. Kooiker spoke about the Salvation Army's dedication and compassion. Ms. Kooiker said that by creating a centralized location where people can access meals, hygiene facilities, and case management makes a better use of resources. Ms. Kooiker stated that approving this application is a reflection of our values.

Lydia Dominguez, 12207 Falcon Lane, Holland, MI 49424 talked about her experience dealing with homelessness and the struggles of living in a car and finding a restroom. Ms. Dominguez noted that the Salvation Army would have been a lifesaver offering a warm meal and showers. Ms. Dominguez urged the Commissioners to support this proposal for the many people in the community that need it.

Scott Rumpsa, 52 E 14th Street, Holland, MI 49423 stated that he is the CEO of Community Action House. Mr. Rumpsa discussed the need for a place where access to meals, hygiene facilities and case management is in one coordinated setting. Mr. Rumpsa said that a broad mix of people need these services including people working and living in their car or people moving from place to place. Mr. Rumpsa discussed the need for a stronger foundation for stability, dignity and eventual independence.

Chairman Kortering asked how many would be served by the kitchen. Mr. Rumpsa stated that most were take-home meals. Mr. Rumpsa noted that a fair estimate would be 150 people in an hour and a half lunch time. Mr. Rumpsa confirmed that the Community Action House's staff would be running the kitchen.

**** It was moved by Huesman and supported by Becker to close the public hearing. All in favor. Motion carried by voice vote.**

Staff noted that there were 21 letters of support including letters from the Salvation Army Advisory Board, Salvation Army Church, the Lakeshore Leadership Council, Lakeshore Housing Alliance,

Community Action House Board Movement, West Michigan Churches, Project Home Agencies, West Coast Chamber of Commerce, Western Theological Seminary, Good Samaritan Ministries, Heart of West Michigan United Way, Ottawa County Commissioner Doug Zilstra, Laurie Bos, Diane Kooiker, Lydia Dominguez, Marty Adams, John Spoolhoff, Dick Haworth. Staff noted that some of the organizations were from outside of the Township.

Staff noted concern regarding setting a precedent for future churches in residential settings, concern about access, and after hours issues. Staff stated that the Township Attorney's advice was to take this under advisement and to table this matter for further consideration next month.

Chairman Kortering asked about the ramifications if there are issues. Staff stated that if it's in clear violation of their special land use permit, their special land use permit could be revoked and they would have the opportunity to amend and request another special land use permit. Staff noted that if it was a zoning or code violation, that would be handled by Code Enforcement.

Chairman Kortering questioned whether this was a church or a ministry and if it should be in a residential area. Mr. VanderMeulen stated that there is one residential area otherwise the rest of the area is commercial.

Mr. Barajas noted the importance of a sidewalk. Mr. Sharp stated that the community support gives him some confidence to support this decision.

Mr. Becker noted concern in regards to the precedence being set but is supportive.

Ms. Huesman stated that she feels comfortable because of the commercial setting and that there is a lot of space in the building and in the parking lot.

Staff clarified that this does not need to go the Township Board except for funding a new sidewalk.

The Commissioners discussed the 1 ½ hours for lunch time and the 8 hours per week for showers no later than 4:00 pm. Chairman Kortering talked about including no overnight warming and cooling center. Staff stated they need to have specific information regarding the food bank. The Commissioners discussed setting operating hours until 5:00 pm. The Commissioners discussed carrying over existing items from the 2017 special land use approval. The Commissioners discussed the use of the facility as an emergency warming and cooling center. The Commissioners discussed the days and hours of the food pantry.

The Commission then reviewed the Special Land Use Standards of Approval

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.

The Commissioners stated the use already exists and there are commercial-type uses in the adjacent area, so the area has seen similar traffic.

2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.

The Commissioners noted that additional police services might be needed in the future based on data, but the number of police calls cannot be determined at this time.

3. **The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.**

The Commissioners stated no concerns with this standard.

4. **The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.**

The Commissioners stated the use is consistent given the plan for commercial uses in the area.

5. **The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.**

The Commissioners noted there will be no change to the environment.

6. **The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.**

The Commissioners stated that this is an existing facility, and they have no concerns with this standard.

7. **There is need for the proposed use within the township, and the use will not be detrimental to the community.**

The Commissioners agreed that there is a need.

** It was moved by VanderMeulen and supported by Becker to approve the special land use permit for a Place of Worship with the continuation of services provided in the 2017 approval and as indicated in the applicant's narrative, with the addition of the food pantry services held three days a week and no later than 5:00 pm, the serving of a mid-day meal for 2 hours per day Monday through Friday, shower facilities offered 2 hours per day no later than 5:00 pm other than case management as needed, warming and cooling center no later than 5:00 pm except when requested by Ottawa County and/or Allegan County Emergency Management Services, sidewalk to be installed on their property at their cost, including any crossing of Clover Avenue. A roll call vote was taken. Yes – 7, No – 0, Absent – 0. Motion carried.

** It was moved by Becker and supported by Huesman to take a break and to resume at 8:50 pm. All in favor. Motion carried by voice vote.

** It was moved by Sharp and supported by Barajas to reconvene at 8:50 pm. All in favor. Motion carried by voice vote.

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit approval for boat repair, sales and display, and continued outdoor storage. The petition is submitted by Dave Lamer of Advantage Marine for property located at 483 Douglas Avenue, described specifically at Parcel Number 70-16-19-300-098. The property is zoned C-2 Community Commercial.

Present for this request was Bill Sikkel 320 120th Avenue, Holland, MI 49424, and Dave Lamer of Advantage Marine, 2780 Creek View Drive, Zeeland, MI 49464.

Mr. Sikkel stated that the owner wants to add an outdoor display area to sell a couple of boats in the southeast corner of the existing asphalt parking lot. Mr. Sikkel said the display area would remove a couple of parking spaces and to accommodate the loss of parking spaces, there would be 2 additional parking areas added. Mr. Sikkel said 4 new parking spaces would be to the west of the building adjacent to the building. Mr. Sikkel presented there would be room for 5 more parking spaces north of the building in the fenced-in area. Mr. Sikkel stated that these additional spaces were not included in the original packet.

Chairman Kortering asked if the only outside storage are the for-sale boats. Mr. Sikkel said that is correct, but in the west area, they do have an area for boat drop-off and pick-up. Mr. Sikkel stated that the boats are taken inside or to the back fenced-in area until they can be repaired. Mr. Sikkel noted that there is no outdoor storage of boats other than in the fenced-in area.

Chairman Kortering asked Staff if the parking space requirements would be met. Staff noted that a minimum of 25 spaces is required and that only 20 parking spaces were included in their plan due to the pick-up and drop-off area. Staff said that the number of parking spaces seems to be met with the additional information presented tonight.

Staff noted there was concern that parked trailers could block or impede the Fire Chief's requirements. Mr. Sikkel said the dropped off boats get pulled to the back fenced-in area and are not parked out front for the whole day or multiple days.

Mr. Becker asked if the new parking spaces in the fenced-in area limits the storage area and would impede moving the boats around. Mr. Sikkel said they are able to maneuver around the parked cars.

Chairman Kortering questioned how many boats would be for sale in the front parking lot. Mr. Sikkel noted that the owner has a tenant from Macatawa Marine Group and that there are usually 1 or 2 pontoon boats and a small 25-foot center console boat. Mr. Sikkel confirmed that Dave Lamer is the owner of the property and Advantage Marine and that Mr. Lamer's tenant, Macatawa Marine Group, sells new, not used, boats. Mr. Lamer stated that his business is similar to an auto repair business, and he is not storing boats. Mr. Lamer noted that the for-sale boats are not impeding on his business and that from the beginning he has wanted for-sale boats. Mr. Lamer said that moving the boats in the back fenced-in area is done by a forklift which has more maneuverability than a car or truck pulling them.

Chairman Kortering questioned the parking spaces being used for drop off and pick up. Staff stated the Fire Chief had concern that the 26-foot width would be compromised. Mr. Sikkel noted that they would maintain the 26-foot side aisle.

Chairman Kortering opened up the hearing for public comment. There was no one from the public present to speak to this request.

**** It was moved by Sharp and supported by Molotky to close the public hearing. All in favor. Motion carried by voice vote.**

The Commission then reviewed the Special Land Use Standards of Approval

1. **The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.**

The Commissioner stated that this already exists.

2. **The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.**

The Commissioners noted that the site already exists and are requesting a minor modification.

3. **The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.**

The Commissioners stated that there is no change in the operation of the site.

4. **The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.**

The Commissioners feel the use is consistent.

5. **The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.**

The Commissioners noted that there will be no change to the environment.

6. **The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.**

The Commissioners agreed that there will be a stipulation regarding enough room for fire trucks.

7. **There is need for the proposed use within the township, and the use will not be detrimental to the community.**

The Commissioners agreed there is a need.

** It was moved by Molotky and supported by Huesman to approve the special land use permit for boat repair, sales and display, and continued outdoor storage, with the condition that a 26-foot drive aisle be maintained and a new site plan be provided to the Township. A roll call vote was taken. Yes – 7, No – 0, Absent – 0. Motion carried.

Chairman Kortering opened a public hearing for consideration of a special land use permit approval for Contractor's Facility use. The petition is submitted by Jeff Schierbeek of JDS LLC for property located at 12830 Quincy Street, described specifically as Parcel Number 70-16-08-200-036. The property is zoned I-2 General Industrial.

Present for this request was Alex Miedema of Miedema Metal Building Systems, 3309 Hudson Trails Drive, Hudsonville, MI 49426, and Josh Schierbeek 7267 Bingham Street, Hudsonville, MI 49426.

Mr. Miedema stated that they are proposing a two-phase development consisting of contractor suites, with each building being just under 24,000 square feet and containing up to 11 suites. Mr. Miedema noted that they have been in communication with the Ottawa County Road Commission regarding an update to the curb setback. Mr. Miedema stated the curb will be moved 6 feet back further off the road.

Chairman Kortering inquired about who actually uses the contractor suites. Mr. Miedema noted that this is the fourth one he has built this year and that they do fill up. Chairman Kortering questioned if they are really contractor suites or are they used for storage. Mr. Miedema said all of them are for industrial use. Staff stated that approximately 103 units have been approved since 2019. Chairman Kortering noted a concern about this being the best use of this property and whether the area needs another contractor facility.

Ms. Huesman asked if the contractor suites would be for lease or for sale and are there any prospective buyers or tenants. Mr. Miedema stated that the contractor suites would be available for lease and for sale. Mr. Schierbeek said they currently have one possible tenant that installs playgrounds. Mr. Schierbeek noted that it is hard to secure tenants before approval to break ground. Mr. Schierbeek stated that their intention is to have industrial users as tenants due to the easy highway access and being away from the lake. Mr. Schierbeek said that because it's a smaller parcel at 4.3 acres it's hard to find a suitable business for the property.

Chairman Kortering noted concern about having another contractor facility and taking away a property that could be used for another purpose.

Ms. Huesman stated that this contractor facility is unique because it is surrounded by other commercial properties.

Chairman Kortering said that traffic flow could be an issue with a different facility and that the smaller size of the property limits the type of facility.

Mr. Becker stated that the site would be better served by a small manufacturing business that would create jobs.

Mr. VanderMeulen noted concern about the number of parking spaces.

Mr. Barajas expressed concern about the location and the facility's appearance.

Ms. Molotky noted that the site might not be able to accommodate a different type of facility and the required parking spaces which means the site could remain empty. Ms. Molotky asked if the site plan and aesthetics would need to be approved. Staff noted that there are no architectural aesthetic regulations for this zoning district, but it could be a condition added to the special land use.

Ms. Molotky stated that there are contractors that do need space like this facility would offer.

Ms. Huesman said that we should be sensitive to contractors needing facilities hiring a smaller number of employees.

Mr. Sharp mentioned that he's unsure of any alternative uses for the 4 acres.

Mr. Barajas questioned if this was the right location.

Chairman Kortering asked if contractors facilities allowed warehousing. Staff stated that in the industrial district, warehousing is a permitted use by right so they do not require a special permit. Staff noted that warehousing is considered the storing of commercial goods.

Chairman Kortering opened up the hearing for public comment. There was no one from the public present to speak to this request.

** It was moved by Barajas and supported by Sharp to close the public hearing. All in favor. Motion carried by voice vote.

The Commission then reviewed the Special Land Use Standards of Approval

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.

The Commissioners stated that this facility would probably be harmonious and appropriate.

2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.

The Commissioners feel the use will be served adequately.

3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.

The Commissioners stated that there would be stipulations regarding hazardous materials and no overnight stays.

4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.

The Commissioners were divided whether this use would be consistent with the Comprehensive Plan.

5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.

The Commissioners found the development would impact the natural state of the site.

6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.

The Commissioners expressed no concern.

7. There is need for the proposed use within the township, and the use will not be detrimental to the community.

The Commissioners were divided whether there is a need for the proposed use.

Chairman Kortering asked if there would be a review to add architectural items. Staff said that the use is the focus now and the time to add any conditions you want to apply such as no storage of certain items, extra landscaping, or architectural features.

Mr. VanderMeulen asked if no storage of motor homes or boats could be included in the motion. Staff noted that the reason for no storage of motor homes or boats should be discussed. Staff stated that stipulation could be added to uphold the general characteristics for the comprehensive plan and show that the intent is for jobs. Staff noted that outdoor storage was not requested but that it would be beneficial to clarify the point of no outdoor storage.

The Commissioners discussed whether or not the facility use would include warehousing. The Commissioners discussed tabling the proposal and asking Staff to develop language to align with the Township's goal of increasing employment and not create another storage facility. Staff noted that they could assist with that tonight.

** It was moved by VanderMeulen and supported by Huesman to approve the special land use permit for contractors facility with the following: no hazard waste storage, no outdoor storage, no overnight habitation, no storage of boats, no storage of recreational vehicles, no personal hobby shops such as mechanic bays for classic cars. A roll call vote was taken. Yes – 5, No – 2, Absent – 0. Motion carried.

Other Business

12830 Quincy Street – Site Plan Review – Parcel Number 70-16-08-200-036 - Submitted by Jeff Schierbeek of JDS LLC in consideration of a request for site plan approval to construct two 23,360 square-foot buildings that will be divided into units and leased out to contractor/small industrial-type users.

Present for this request was Alex Miedema of Miedema Metal Building Systems, 3309 Hudson Trails Drive, Hudsonville, MI 49426, and Josh Schierbeek 7267 Bingham Street, Hudsonville, MI 49426.

Staff stated that approval from the Ottawa County Water Resource Commission and Ottawa County Road Commission is still needed. Staff commented that parking spaces could not be determined yet and that there were other items in the Staff Report that needed to be addressed via site revisions.

** It was moved by Sharp and supported by Molotky to approve the site plan to construct two 23,360 square-foot buildings that will be divided into smaller contractor type units pending approval from Staff through Phase 1. A roll call vote was taken. Yes – 6, No – 1, Absent – 0. Motion carried.

Tabled Business

12635 Felch Street, Suite 10 – Special Land Use Permit - 70-16-16-100-074 - Consideration of a Special Land Use Permit approval for “Outdoor Display and Sales” use. Petition is submitted by Lowe’s Home Center LLC on behalf of Geenen DeKock Properties LLC. The subject property is zoned C-2 Community Commercial. (Tabled September 9, 2025)

Staff noted that Lowe’s did meet with the Fire Chief and has found a middle ground with Lowe’s. Lowe’s will be coming back to the Planning Commission in the coming months.

This item is to remain tabled.

Zoning Ordinance Text Amendment - Consideration of amendments to Article 9 – Specific Use Requirements, Section 9.14 – Keeping of Farm Animals, Chickens, and Bees. Petition is submitted by Marissa Latchaw and Nicholas Omron. The proposed text is generally described as permitting chickens on non-farm properties in the AG Agricultural, R-1 Low Density Residential, and R-2 Moderate Density Residential Zoning Districts under certain conditions. (Tabled July 1, 2025)

This item is to remain tabled.

11483 Lakewood Blvd – Special Land Use Permit – 70-16-22-271-005 - Consideration of a Special Land Use Permit approval for “Vehicles, Recreational equipment, manufactured homes, heavy equipment sales and rental” and “Vehicle Repair, including outdoor storage of vehicles awaiting repair”. Petition is submitted by Dave Timmerman of Union Land LLC. The subject property is zoned C-2 Community Commercial. (Tabled August 12, 2025)

This item is to remain tabled.

Planning Commission Discussion

Wetland Mitigation Bank Ordinance Discussion and Alley, Street (Private and Public), Front Yard definitions:

Staff noted that draft language for Wetland Mitigation Banks and the alley, street, and front yard definitions was sent to the Township Attorney. The draft language should be ready for public hearing at the November meeting.

The next regular Planning Commission meeting is scheduled for Tuesday, November 4, 2025, at 6:00 pm.

The meeting adjourned at 9:58 pm.

Respectfully submitted,

Sheila Webb
Recording Secretary