

Holland Charter Township Planning Commission Annual Report 2025



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 2025 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, 2024 through November 30, 2025.

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
Gretchen Molotky	Member, Board Representative	11/20/2028
Leo Barajas	Member	12/31/2027
Evan Sharp	Member	12/31/2027
Angela Huesman	Member	12/31/2026
Doug Becker	Member	12/31/2028

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 3 (2024), January 7, February 4, March 4, April 15 (rescheduled from April 1 due to lack of quorum), May 13, June 3, July 1, August 12, September 9, October 7, and November 4.

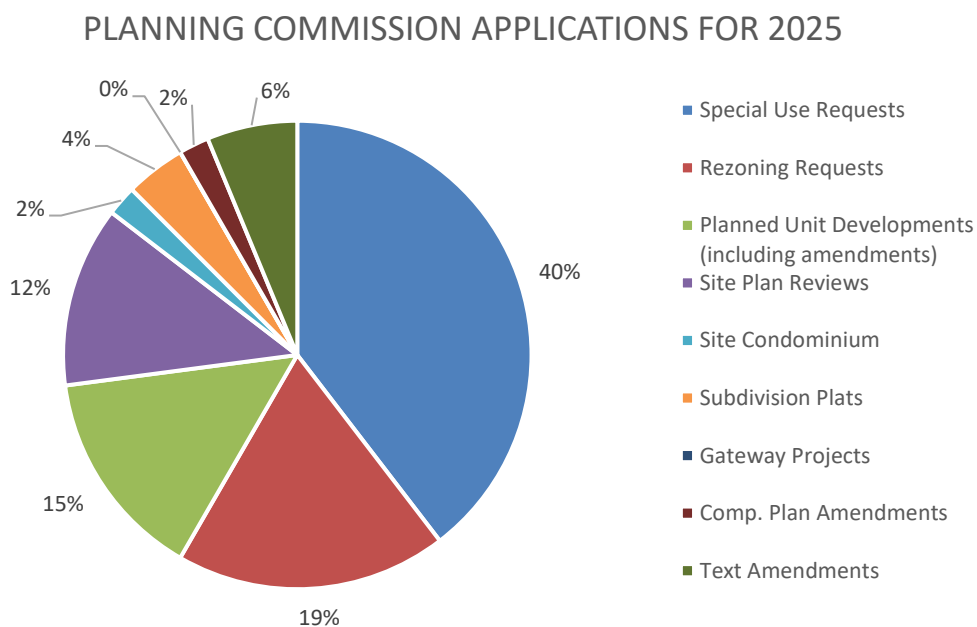
Summary of 2024 Activity

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, 2024 through November 30, 2025.

Type	Applications Submitted	Total Approved	Total Denied	Pending	Withdrawn
Site Plan Review	6	6	-	-	-
Special Use Request	19	18	1	-	-
Rezoning / Text Amendment	12	7	-	4 *	1
Master Plan Amendment	1	-	-	1	-
Subdivision Plat	2	2	-	-	-
Site Condominium	1	1	-	-	-
Planned Unit Development**	7	5	1	1 *	-
TOTAL	48	39	2	6	1

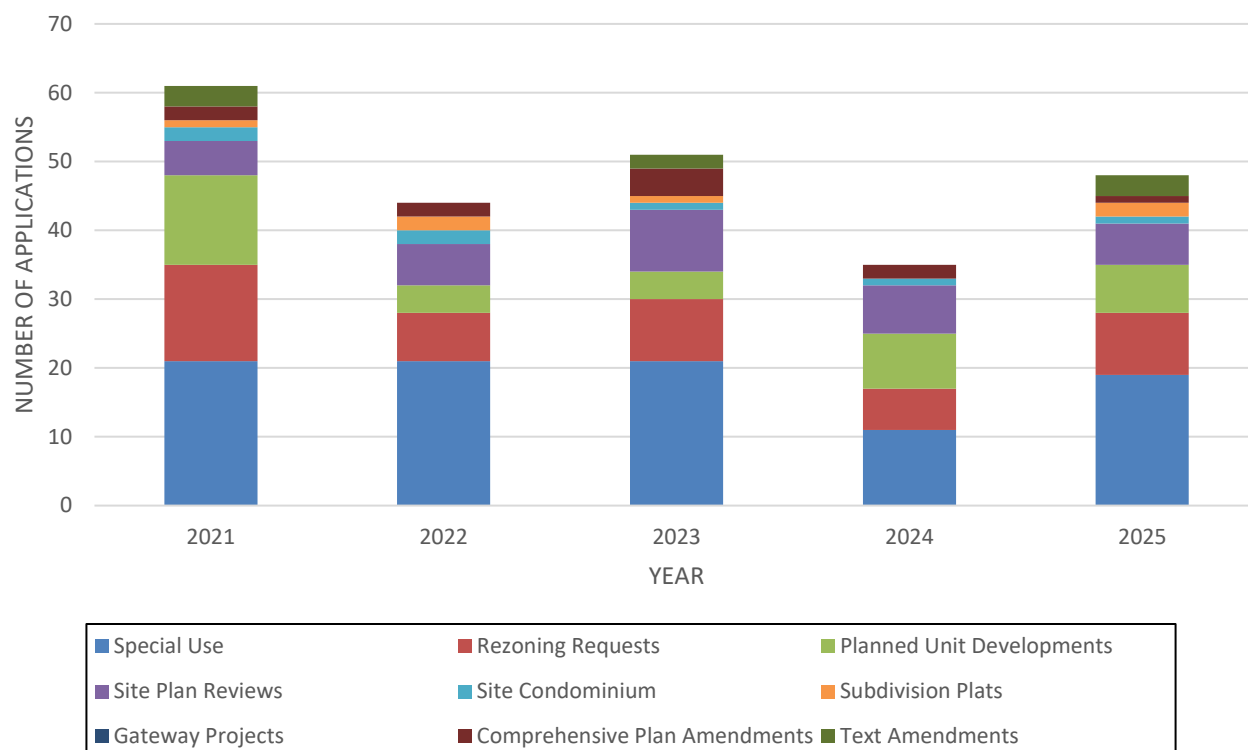
* Action was a recommendation to the Board of Trustees

** Includes Planned Unit Development Amendment applications



A more detailed description of each application and other business that was considered by the Planning Commission is provided in the 2025 Planning Commission Activity Log which is included in this report as Attachment A.

PLANNING COMMISSION APPLICATIONS FROM 2021-2025



2025 Housing Development Approvals

A common topic this year was “housing”. With the completion of the 2025 Housing Analysis and larger discussions surrounding the Housing Analysis on how to advance housing goals in the Township, Staff thought it would be a beneficial addition to the Annual Report to include a summary of 2025 housing approvals.

The table below represents the housing project approvals granted by the Planning Commission between December 1, 2024 to November 30, 2025 and includes the number of units approved, types of housing approved, and whether units are under construction. This data helps put the Commission’s development approvals into a larger context and provide a status update on whether those projects are underway.

Project Name	Final Approval Date	Under Construction? (Y/N)	Number of Units in Project/Phase	Type of Dwelling Unit
Hickorywoods Farm No. 6	Jan. 16, 2025	Y	38	Detached single-family
Macatawa Legends, Phase 2 of Trailpoint Condominiums, Courtyard Homes, Clubside Villas, and Sunset View	May 15, 2025	N	80	16 attached single-family, 64 detached single-family
470 & 471 Howard Ave, Residential Phase (Unnamed)	Apr. 15, 2025	N	14	Two-family

Redwood Development, Phase 2	May 13, 2025 (Conditional approval)	N	108	Attached single-family
Silverwater Site Condominium, Phase 4	July 17, 2025	N	38	Detached single-family
Westwood Estates	July 17, 2025	N	50	Detached single-family
Eagle Meadows Condominium	Aug. 7, 2025	N	32	2 detached single-family, 30 two-family
Quincy Place Senior Living, Phase 2	Aug. 12, 2025 (Conditional approval)	N	20	Independent living unit (two-family)
Macatawa Legends, Phase 2 of Fairway View	No final approval from Township Board	N	69	Detached single-family
TOTAL	-	-	449	-

Housing development approvals for this year amount to 261 detached single-family dwelling units (either in a traditional condominium or on a separate lot of record), 64 two-family dwelling units, and 124 attached single-family dwelling units, for a grand total of 449 dwelling units approved.

New Commissioner

The Planning Commission was pleased to welcome the perspective of Gretchen Molotky to the group back in December of 2024. As Trustee of the Township Board, we look forward to Gretchen's insights as an elected official and her continued contributions on a variety of discussions in the years to come.

5-Year Comprehensive Plan Update & 2025 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 update the 2022 Housing Analysis to reflect housing statistics as of 2025 and integrate it within our Master Plan began on November 22, 2024 with McKenna Associates.

A revised study had the following key takeaways:

- Housing demand is growing in the Township, especially for homeownership based on the population dynamics in the Township.
- Housing construction between 2020 and 2024 has kept pace with demand, however, further acceleration in our population growth could result in a housing deficit.

- The Comprehensive Plan still continues to envision sufficient planned land (and density) to accommodate projected demand for the next 15-20 or more years.
 - The Comprehensive Plan, if developed at its fullest planned density, plans for a capacity of approximately 25,000 housing units. Projected demand by 2040 is over 20,000 housing units.
 - Of the new housing needed through 2040, a majority of the demand will be for owner-occupied units. The Comprehensive Plan allows for the construction of over 4,000 new single family homes, plus additional housing units that could easily be under a homeownership model, such as townhouses and condominiums. This re-emphasizes that the Comprehensive Plan adequately plans for anticipated housing-types and needs.

Chris Khorey of McKenna Associates presented the final draft version of the Comprehensive Plan update (which simply incorporated the 2025 Housing Analysis as “Chapter 8” of the 2020 Comprehensive Plan with no other proposed changes) to the Planning Commission at their regular meeting on November 4, 2025. The Planning Commission provided a recommendation to the Township Board of Trustees that the proposed amendment to the Comprehensive Plan is acceptable for distribution per the Michigan Planning Enabling Act. Staff is anticipating for the review and adoption process to be completed in early 2026.

Zoning Ordinance Amendments (Text and Map)

The Zoning Ordinance continues to be updated on a regular basis in support of the Township’s goals identified in the Master Plan.

The Planning Commission reviewed and discussed potential Zoning Ordinance changes in 2024 including adding minimum floor requirements for dwellings over commercial or office use, allowing outdoor storage as permitted by-right accessory use in industrial districts, amending outdoor storage area use requirements, amending interior storage area requirements for multi-family and single-family attached dwellings, and amending definitions related to a Contractors Facility, Marina and Boat Storage, Business Services, Outdoor Storage, Service Station, and Vehicle Repair.

The Zoning Ordinance amendment reflecting the above-noted changes was adopted on March 20, 2025 and became effective April 5, 2025.

Since April, the Planning Commission reviewed and discussed text amendments which proposed to:

- Add a “Wetland Mitigation Bank” use to the Zoning Ordinance. The use was determined to be a special land use in the AG Agriculture Zoning District where the Planning Commission can evaluate a project and its benefit to the Community.
- Update the definitions for “alley”, “street, private”, “street, public”, and “front yard” to clarify that public rights-of-way like those containing US-31, I-196, and M-121 are still considered public streets, establish a front lot line, and establish a front yard area even though direct access to the right-of-way may be restricted.
- To permit chickens on non-farm properties containing single-family dwellings located in the AG Agricultural, R-1 Low Density Residential, and R-2 Moderate Density Residential Zoning Districts under certain conditions. The ordinance establishes the number of chickens that may be kept on

residential properties based on the size of the property; provides standards, setbacks, size, location requirements for chicken enclosures, coops, and runs; prohibits roosters and outdoor chicken slaughter; provides definitions for chicken-related structures; and sets a permitting/licensing requirement for the keeping of chickens on single-family properties.

These proposed Zoning Ordinance amendments regarding were recommended for approval to the Township Board of Trustees by the Planning Commission at their regular meeting on November 4, 2025.

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.

Staff will be looking to hold a training session with the Planning Commission and Zoning Board of Appeals in 2026 to review meeting procedures and responsibilities. The Commission has not had a training session since early 2021 and the Commission has both new and “old” members who would benefit from a refresher training session. Training can increase Commissioner confidence in framing motions, adding appropriate conditions to approvals, understanding the legal basis for decision-making, making legally defensible decisions, etc.

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. The Commission did not see a need to revise the implementation plan, therefore, it has remained as written within the 2025 update.

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 2025 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	\$ 1,500
Special Land Use Permit	\$350	\$ 8,750
Rezoning / Text Amendment	\$500	\$ 3,500 *
Comprehensive Plan Amendment	\$500	\$ 0 *
Preliminary Plat	\$350	\$ 0
Final Plat	\$350	\$ 700
Amendment to a Final Plat	\$350	\$ 0
Preliminary Site Condominium	\$600	\$ 0
Final Site Condominium	\$1,000	\$ 1,000
Amendment to a Final Site Condominium	\$600	\$ 0
Preliminary PUD	\$600	\$ 600
Final PUD	\$1,000	\$ 1,000
Major Amendment to a Final PUD	\$1,000	\$ 3,000
Other Minor Amendment to a Final PUD	\$100	\$ 200
Special Meeting	\$600	\$ 0

* Includes Township initiated applications where no fee was due

A total of \$18,950 was received in Planning Commission application fees during the period covered by this report (December 1, 2024 – November 30, 2025). Note, this total does include fees received in November of 2025 for applications to be heard in December 2025.

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 2026 will bring another year of opportunities to maintain a strong community.

Attachment A

Planning Commission

Activity Log

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
December 3, 2024 - Regular Meeting						
Zoning Ordinance Map Amendment	Thomas Kraal	10135 Riley St (70-16-12-300-015)	AG Agriculture	Request to rezone the subject property from AG Agriculture to R-1 Low Density Residential.	Recommended Approval	Approved 01/02/2025
Zoning Ordinance Map Amendment	Darlene Huckabay o.b.o. Van Hoven Family Legacy Trust	3385 120th Ave (70-16-09-400-014)	AG Agriculture	Request to rezone the subject property from AG Agriculture to R-3 High Density Residential.	Tabled	N/A
Special Land Use Permit	Logan Dygraaf of James Street Storage, LLC o.b.o. Myra Keuning	0 (vac) James St (70-16-20-126-058)	I-1 Light Industrial	Request for Contractors Facilities.	Conditionally Approved	N/A
Site Plan Review	Logan Dygraaf of James Street Storage, LLC o.b.o. Myra Keuning	0 (vac) James St (70-16-20-126-058)	I-1 Light Industrial	Request for site plan approval associated with a Special Land Use Permit Request for Contractors Facilities and Warehousing.	Tabled	N/A
Amendment to PUD Final Development Plan	Gabriel Schneider of Village Green o.b.o. West End Properties	Adams Ridge, south of Adams St and west of 104th Ave	PUD	Request for a Minor Amendment to the Adams Ridge PUD consisting of an architectural and locational adjustment to a storage shed.	Authorized Staff to Approve as Other Minor Amendment	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 PUD. The proposed mixed-use development consists of 27 residential units above commercial space.	Remain Tabled	N/A
Preliminary PUD	Brad VanderZwaag of Bauvan Land Co. LLC	0 (vac) Perry St (70-16-24-300-038)	R-2A Medium Density Residential	Request for a residential development consisting of 2 single-family units and 15 two-family buildings served by a public street and utilities.	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 conditionally rezone the subject property from AG Agriculture to C-2 Community Commercial. Conditions are that the uses are limited to "Recreation Facility, commercial, indoor" and "Recreation Facility, commercial, outdoor".	Recommended Approval	Approved 02/20/2025

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
January 7, 2025 - Regular Meeting						
Zoning Ordinance Map Amendment	Emily Engelhard of Redwood Living o.b.o. Hill Roger M Trust	12580 Quincy St (70-16-09-100-024)	AG Agriculture	Request to rezone the subject property from AG Agriculture to R-3 High Density Residential.	Recommended Approval	Approved 02/06/2025
Zoning Ordinance Map Amendment	Emily Engelhard of Redwood Living o.b.o. L T Enterprises	0 (vac) Quincy St (70-16-09-100-023 & - 025)	AG Agriculture	Request to rezone the two subject properties from AG Agriculture to R-3 High Density Residential.	Recommended Approval	Approved 02/06/2025
Final Plat	DeYoung & Ulberg Development LLC	0 (vac) Greenly St (70-16-10-100-048)	PUD	Request for Final Plat approval of a residential subdivision consisting of lots 220-257 located along an extension of Elderberry Drive, south of Quincy Street and connecting south to Greenly Street.	Recommended Approval	Approved 01/16/2025
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 approved a propose preliminary development plan for de Anker PUD. The proposed mixed-use development consists of 27 residential units above commercial space.	Denied	N/A
Zoning Ordinance Map Amendment	Darlene Huckabay o.b.o. Van Hoven Family Legacy Trust	3385 120th Ave (70-16-09-400-014)	AG Agriculture	Request to rezone the subject property from AG Agriculture to R-3 High Density Residential.	Remain Tabled	N/A
Site Plan Review	Logan Dygraaf of James Street Storage, LLC o.b.o. Myra Keuning	0 (vac) James St (70-16-20-126-058)	I-1 Light Industrial	Request for site plan approval associated with a Special Land Use Permit Request for Contractors Facilities and Warehousing.	Conditionally Approved	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
February 4, 2025 - Regular Meeting						
Special Land Use Permit	Mark McComb of CC Equities, LLC	2065 112th Ave (70-16-22-200-055)	C-2 Community Commercial	Request for Vehicle Sales use approval. The proposed Special Land Use Permit is for an expansion of an existing Vehicle Sales facility.	Conditionally Approved	N/A
Special Land Use Permit	Kurt Glupker of Quincy Street Capital, LLC	0 (vac) Quincy St (70-16-05-400-014)	I-2 General Industrial	Request for Mini-Warehouse/Self-Storage use approval.	Denied	N/A
Zoning Ordinance Text Amendment	Holland Charter Township	N/A	N/A	Consideration of amendments to the Zoning Ordinance of Holland Charter Township to amend certain sections of the Zoning Ordinance. The sections under consideration are Article 5 – Commercial and Office Districts, Article 6 – Industrial Districts, Article 9 – Specific Use Requirements, and Article 22 – General Definitions.	Recommended Approval	Approved 03/20/2025
Zoning Ordinance Map Amendment	Darlene Huckabay o.b.o. Van Hoven Family Legacy Trust	3385 120th Ave (70-16-09-400-014)	AG Agriculture	Request to rezone the subject property from AG Agriculture to R-3 High Density Residential.	Remain Tabled	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
March 4, 2025 - Regular Meeting						
Amendment to PUD Final Development Plan	Kelly Kuiper of Eastbrook Homes o.b.o. Signature Land Dev. Corp.	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 Clubside Villas and Sunset View Development phases. Changes consist of : (1) increasing the overall unit count for the Macatawa Legends PUD by 1 unit, from 604 to 605 total dwelling units; (2) increasing the unit count within Clubside Villas phase by 8 units from 28 to 36 total dwelling units; (3) decreasing the unit count within Sunset View phase by 7 units from 41 to 34 total dwelling units; and (4) changing a unit previously labelled as “potential condo lot or golf course use” to a proposed unit within the Sunset View phase.	Approved Staff to prepare Resolution and Report recommending approval	N/A
Zoning Ordinance Map Amendment	Darlene Huckabay o.b.o. Van Hoven Family Legacy Trust	3385 120th Ave (70-16-09-400-014)	AG Agriculture	Request to rezone the subject property from AG Agriculture to R-3 High Density Residential.	Withdrawn	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
April 1, 2025 - Regular Meeting - CANCELLED DUE TO LACK OF QUORUM						
April 15, 2025 - Special Meeting						
2025 Housing Study Update	N/A	N/A	N/A	First draft presentation of the 2025 HCT Housing Analysis by McKenna.	N/A	N/A
Amendment to PUD Final Development Plan	Kelly Kuiper of Eastbrook Homes o.b.o. Signature Land Dev. Corp.	Macatawa Legends, south of New Holland St and east of 144th Ave	PUD	Review of Resolution and Report.	Recommended Approval	Approved 05/15/2025
Final PUD	Tom Witteveen of Bauvan Land Co. LLC	0 (vac) Perry St (70-16-24-300-038)	R-2A Medium Density Residential	Request for final development plan approval of the Eagle Meadows Condominium Planned Unit Development. The proposed project would consist of a 32-unit residential condominium development.	Approved Staff to prepare Resolution and Report recommending approval	N/A
Amendment to PUD Final Development Plan	Mike Evenhouse of MTJ Holdings, LLC	470, 471 & 475 Howard Ave (70-16-30-150-035, -036 & 70-16-30-126-056)	PUD	Request for an Other Minor Amendment to the 470 & 471 Howard Ave PUD for changes in the residential condominium development phase. Proposed changes consist of: (1) allowing Section 8.10.B of the Township Zoning Ordinance to apply to the P.U.D., which permits certain projections in setback areas; (2) allowances for minimum-sized code-compliant egress wells, grade level patios, areas for HVAC units, meters, generators or similar equipment to project or be located outside the building setback lines within 10 feet of any adjacent building setback line; (3) revisions to setback lines on condo units 1, 4, 5, 6, 9 and 11; and (4) revisions to the driveway layout for condo units 5 & 6 and building footprints approximating 3,600 square feet at grade.	Authorized Staff to Approve as Other Minor Amendment	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
May 13, 2025 - Regular Meeting						
Zoning Ordinance Map Amendment	Katie McGregor of Cornerstone Real Estate Management o.b.o. Kim Nile Kinerk of Pine Creek Estates, LLC	3948 142nd Ave (70-16-07-100-007)	AG Agriculture	Request to rezone the subject property from AG Agriculture to R-3 High Density Residential.	Recommended Approval	Staff is waiting on completion of other enforcement steps before the matter may be pushed to the Board
Zoning Ordinance Map Amendment	Tom Witteveen of Bauvanwitt Land Co. LLC	3385 120th Ave (70-16-09-400-014)	AG Agriculture	Request to rezone the subject property from AG Agriculture to R-2A Medium Density Residential.	Recommended Approval	Approved 08/21/2025
Special Land Use Permit	Sam Nichols of RDV Corporation o.b.o. MSA Lakeshore Center, LLC	12429 Ransom St (70-16-04-100-008)	C-2 Community Commercial	Request for Indoor Outdoor Commercial Recreational Facility use approval.	Conditionally Approved	N/A
Special Land Use Permit	Brian Johnson of Mannes Body Shop on behalf of Juan Pablo Perez of The Printery Inc.	79 Clover Ave (70-16-28-276-042)	C-2 Community Commercial	Request for Vehicle Repair use.	Conditionally Approved	N/A
Special Land Use Permit	Jennifer Siegel o.b.o. Rick Rusthoven of Rusthoven Properties, LLC	76 E Lakewood Blvd (70-16-20-265-001)	C-2 Community Commercial	Request for Animal Services, Shelter or Rescue use.	Conditionally Approved	N/A
Special Land Use Permit	Lucas Ulberg of Viking Construction Group o.b.o. Tyce Holst of Holst Realty, LLC	0 (vac) Coolidge Ave (70-16-28-298-021)	C-2 Community Commercial	Request for Contractors Facility use.	Tabled	N/A
Site Plan Review	Lucas Ulberg of Viking Construction Group o.b.o. Tyce Holst of Holst Realty, LLC	0 (vac) Coolidge Ave (70-16-28-298-021)	C-2 Community Commercial	Request for site plan approval associated with a Special Land Use permit request for Contractors Facilities.	Postponed	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
Site Plan Review	Emily Engelhart of Redwood Living o.b.o. L T Enterprises and Roger M Hill Trust	12580 Quincy St & 0 (vac) Quincy St (70-16-09-100-024, -023 & -025)	R-3 High Density Residential	Request for site plan approval of an attached single- family residential development.	Conditionally Approved	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
June 3, 2025 - Regular Meeting						
Zoning Ordinance Map Amendment	Shane Vork of Vork Brothers Properties LLC	189 N Jefferson Ave & Part of 320 W McKinley Ave (70-16-13-453-007 & -006)	I-2 General Industrial and R-2 Moderate Density Residential	Request to conditionally rezone the subject properties from I-2 General Industrial and R-2 Moderate Density Residential to C-2 Community Commercial. The proposed conditions of the rezoning would be to not permit gas stations, car washes or drive-thru businesses.	Recommended Approval	Staff is waiting on completion of other enforcement steps before the matter may be pushed to the Board
Special Land Use Permit	Brian Halblaub of CBH Building & Development LLC o.b.o. Matt Haverdink of Yard Games LLC	454 Baypark Dr (70-16-21-330-006)	PUD	Request for Indoor Outdoor Commercial Recreational Facility use approval.	Approved	N/A
Special Land Use Permit	Tim Schreur of Knee Deep In Ink Properties, LLC	10861 Paw Paw Dr (70-16-23-300-058)	C-2 Community Commercial	Request for Vehicle Repair, Minor and Warehousing uses in Suite 20 and Indoor Commercial Recreational Facility and Warehousing uses in Suite 30.	Conditionally Approved	N/A
Final Site Condominium	Westview Capital, LLC	0 (vac) Quincy St (70-16-06-400-027)	R-1 Low Density Residential and R-2 Moderate Density Residential	Request for final site condominium approval of Silverwater Phase 4, consisting of 38 detached single-family dwelling units.	Recommended Approval	Approved 07/17/2025
Final Plat	Green Dev. Ventures, LLC	0 (vac) Ottogan St (70-16-35-400-023)	R-2 Moderate Density Residential	Request for Final Plat approval of a residential subdivision consisting of 50 lots north of Ottogan Street and west of the Knollwood Planned Unit Development.	Recommended Approval	Approved 07/17/2025
Special Land Use Permit	Lucas Ulberg of Viking Construction Group o.b.o. Tyce Holst of Holst Realty, LLC	0 (vac) Coolidge Ave (70-16-28-298-021)	C-2 Community Commercial	Request for Contractors Facility use.	Conditionally Approved	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
Site Plan Review	Lucas Ulberg of Viking Construction Group o.b.o. Tyce Holst of Holst Realty, LLC	0 (vac) Coolidge Ave (70-16-28-298-021)	C-2 Community Commercial	Request for site plan approval associated with a Special Land Use permit request for Contractors Facilities.	Conditionally Approved	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
July 1, 2025 - Regular Meeting						
Special Land Use Permit	Lowe's Home Centers LLC o.b.o. Geenen DeKock Properties LLC	12635 Felch St, Suite 10 (70-16-16-100-074)	C-2 Community Commercial	Request for Outdoor Display and Sales use approval.	Tabled	N/A
Special Land Use Permit	James Cobb of Corvus Automotive LLC o.b.o. SDG Assets LLC	12200 James St (70-16-21-200-003)	C-2 Community Commercial	Request for Major Vehicle Repair use approval.	Conditionally Approved	N/A
Zoning Ordinance Text Amendment	Marrisa Latchaw and Nicholas Omron	N/A	N/A	Consideration of amendments to the Zoning Ordinance of Holland Charter Township to amend Section 9.14 – Keeping of Farm Animal, Chickens, and Bees to permit 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	N/A
Final PUD	Tom Witteveen of Bauvan Land Co. LLC	0 (vac) Perry St (70-16-24-300-038)	R-2A Medium Density Residential	Review of Resolution and Report for Eagle Meadows Condominium PUD.	Recommended Approval	Approved 08/07/2025

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
August 12, 2025 - Regular Meeting						
2025 Housing Study Update	N/A	N/A	N/A	Second draft presentation of HCT Housing Analysis by McKenna.	Motion 1: Approved and directed Staff to provide study to Board of Trustees. Motion 2: Authorized Staff to draft and send the "Intent to Plan" letter to surrounding municipalities and designated agencies.	N/A
Zoning Ordinance Map Amendment	Henry Voetberg og V.V.J. LLC o.b.o. Russell Shilander of RS & TJ LLC	0 (vac) Butternut Dr (70-16-18-330-051)	C-2 Community Commercial	Request to rezone from C-2 Community Commercial to R-2A Medium Density Residential.	Recommended Approval	Approved 09/18/2025
Special Land Use Permit	Eagle Rentals Lnc. DBA Rent A Center o.b.o. Jasco Holdings LLC & Shihadeh Kamil	65 Douglas Ave (70-16-20-327-011)	C-2 Community Commercial	Request for "outdoor display and sales" use approval for Suite 4.	Conditionally Approved	N/A
Special Land Use Permit	Dave Timmerman of Union Land LLC	11483 Lakewood Blvd (70-16-22-271-005)	C-2 Community Commercial	Request for “Vehicles, Recreational equipment, manufactured homes, heavy equipment sales and rental” and “Vehicle Repair, including outdoor storage of vehicles awaiting repair”	Tabled	N/A
Special Land Use Permit	Shane Vork of Vork Brothers Properties LLC	188 N Jefferson Ave & Part of 320 W McKinley Ave (70-16-13-453-007 & -006)	I-2 General Industrial and R-2 Moderate Density Residential	Request for "contractor's facility" use approval.	Conditionally Approved	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
Special Land Use Permit	Troy Bertsch of Leo Brown Group LLC	12300 Quincy St (70-16-09-200-044)	R-2A Medium Density Residential	Request for use approval of "housing, independent and assisted living" for the addition of 20 independent living units.	Approved	N/A
Site Plan Review	Troy Bertsch of Leo Brown Group LLC	12301 Quincy St (70-16-09-200-044)	R-2A Medium Density Residential	Request for site plan approval of a proposed second phase to an existing senior living facility, of which this phase will construction 10 independent living cottages for a total of 20 new units.	Conditionally Approved	N/A
Site Plan Review	Angela Martin of Lakewood Architecture o.b.o. Community Action House	650 Riley St (70-16-18-101-043)	C-1 Neighborhood Commercial and R-1 Low Density Residential	Request for site plan approval of improvements to the existing 23,759 square-foot building including canopy at the front of the building, additional 16 parking spaces, extension of pavement by loading dock, and addition of dumpster and compactor pad and enclosure.	Conditionally Approved	N/A
Special Land Use Permit	Lowe's Home Centers LLC o.b.o. Geenen DeKock Properties LLC	12635 Felch St, Suite 10 (70-16-16-100-074)	C-2 Community Commercial	Request for Outdoor Display and Sales use approval.	Remain Tabled	N/A
Zoning Ordinance Text Amendment	Marrisa Latchaw and Nicholas Omron	N/A	N/A	Consideration of amendments to the Zoning Ordinance of Holland Charter Township to amend Section 9.14 – Keeping of Farm Animal, Chickens, and Bees to permit 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.	Remain Tabled	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
September 9, 2025 - Regular Meeting						
Special Land Use Permit	Rick Taylor of Square Foot Leasing LLC	11007 Chicago Dr (70-16-23-100-110)	I-1 Light Industrial	Request for Contractor Facility and Vehicle Repair.	Conditionally Approved	N/A
Special Land Use Permit	Lowe's Home Centers LLC o.b.o. Geenen DeKock Properties LLC	12635 Felch St, Suite 10 (70-16-16-100-074)	C-2 Community Commercial	Request for Outdoor Display and Sales use approval.	Tabled	N/A
Zoning Ordinance Text Amendment	Marrisa Latchaw and Nicholas Omron	N/A	N/A	Consideration of amendments to the Zoning Ordinance of Holland Charter Township to amend Section 9.14 – Keeping of Farm Animal, Chickens, and Bees to permit 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.	Remain Tabled	N/A
Special Land Use Permit	Dave Timmerman of Union Land LLC	11483 Lakewood Blvd (70-16-22-271-005)	C-2 Community Commercial	Request for “Vehicles, Recreational equipment, manufactured homes, heavy equipment sales and rental” and “Vehicle Repair, including outdoor storage of vehicles awaiting repair”	Remain Tabled	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
October 7, 2025 - Regular Meeting						
Amendment to PUD Final Development Plan	Kelly Kuiper of Paramount Development Corp. 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 Phase 2 of the Fairway View Development phase. Changes consist of : (1) increasing the overall unit count for the Macatawa Legends PUD by 1 unit, from 605 to 606 total dwelling units, by increasing the total unit count within Fairway View by 1 unit from 108 to 109 total dwelling units; (2) reducing the site condominium width of several units on the south side of proposed road in Phase 2 of Fairway View; and (3) that private streets within Phase 2 of Fairway View will be constructed in compliance with Zoning Ordinance requirements but that surface course pavement shall be installed within 2 years of the date the development phase has been issued its first building permit.	Approved Staff to prepare Resolution and Report recommending approval	N/A
Special Land Use Permit	Matthew Winters on behalf of The Salvation Army	104 Clover Ave (70-16-28-252-063)	R-2 Moderate Density Residential	Request for Special Use Approval of 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.	Conditionally Approved	N/A
Special Land Use Permit	Dave Lamer of Advantage Marine	483 Douglas Ave (70-16-19-300-098)	C-2 Community Commercial	Request for Special Use Approval of boat repair, sales and display, and continued outdoor storage.	Conditionally Approved	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
Special Land Use Permit	Jeff Schierbeek of JDS LLC	12830 Quincy St (70-16-08-200-036)	I-2 General Industrial	Request for Special Use Approval of Contractor's Facility.	Conditionally Approved	N/A
Site Plan Review	Jeff Schierbeek of JDS LLC	12830 Quincy St (70-16-08-200-036)	I-2 General Industrial	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.	Conditionally Approved	N/A
Special Land Use Permit	Lowe's Home Centers LLC o.b.o. Geenen DeKock Properties LLC	12635 Felch St, Suite 10 (70-16-16-100-074)	C-2 Community Commercial	Request for Outdoor Display and Sales use approval.	Remain Tabled	N/A
Zoning Ordinance Text Amendment	Marrisa Latchaw and Nicholas Omron	N/A	N/A	Consideration of amendments to the Zoning Ordinance of Holland Charter Township to amend Section 9.14 – Keeping of Farm Animal, Chickens, and Bees to permit 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.	Remain Tabled	N/A
Special Land Use Permit	Dave Timmerman of Union Land LLC	11483 Lakewood Blvd (70-16-22-271-005)	C-2 Community Commercial	Request for "Vehicles, Recreational equipment, manufactured homes, heavy equipment sales and rental" and "Vehicle Repair, including outdoor storage of vehicles awaiting repair"	Remain Tabled	N/A

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
November 4, 2025- Regular Meeting						
5-Year Comprehensive Plan Update	N/A	N/A	N/A	Review revisions to the Township's Comprehensive plan prepared by McKenna which incorporates the Township's 2025 Housing Analysis.	Recommended Approval to the Township Board of Trustees for review and determination that the proposed amendment is acceptable for distribution to the surrounding municipalities and designated agencies per the Michigan Planning Enabling Act requirements.	Required - No Action Yet
Special Land Use Permit	Russ Miller of Immanuel Church	325 104th Ave (70-16-35-400-012)	AG Agriculture	Request for an expansion of an existing Place of Worship including the construction of a new pole barn storage building in Phase 1, office and youth calssom addition in Phase 2, and stair and bathroom addition and new picninc shelter in Phase 3.	Conditionally Approved	N/A
Zoning Ordinance Text Amendment	Holland Charter Township	N/A	N/A	Consideration of amendments to change and add certain sections to the Zoning Ordinance of Holland Charter Township. The sections under consideration are Article 3 – Agricultural District, Article 9 – Specific Requirements, and Article 22 – General Definitions. The proposed amendments are generally described as adding a new use, “Wetland Mitigation Bank”, its specific special land uses requirements, and associated definitions to the Zoning Ordinance, as well as adding language to further define public and private streets	Recommended Approval	Required - No Action Yet
Amendment to PUD Final Development Plan	Kelly Kuiper of Paramount Development Corp. 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 for Macatawa Legends PUD.	Recommended Approval	Required - No Action Yet

Item	Applicant	Property Address/Location	Property Zoning	Description	PC Action	Twp. Bd. Action
Special Land Use Permit	Lowe's Home Centers LLC o.b.o. Geenen DeKock Properties LLC	12635 Felch St, Suite 10 (70-16-16-100-074)	C-2 Community Commercial	Request for Outdoor Display and Sales use approval.	Conditionally Approved	N/A
Zoning Ordinance Text Amendment	Marrisa Latchaw and Nicholas Omron	N/A	N/A	Consideration of amendments to the Zoning Ordinance of Holland Charter Township to amend Section 9.14 – Keeping of Farm Animal, Chickens, and Bees to permit 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.	Recommended Approval	Required - No Action Yet
Special Land Use Permit	Dave Timmerman of Union Land LLC	11483 Lakewood Blvd (70-16-22-271-005)	C-2 Community Commercial	Request for “Vehicles, Recreational equipment, manufactured homes, heavy equipment sales and rental” and “Vehicle Repair, including outdoor storage of vehicles awaiting repair”	Remain Tabled	N/A

Attachment B 2025 Planning Commission and Administration Budget

Description	2025 Budgeted
Wages - Appointed & Elected	\$10,000
Wages - Regular & Full Time	\$107,400
Wages - Seasonal & Part Time	\$2,500
Wages - Overtime	\$500
Pay In Lieu of Insurance	\$4,000
Employer FICA Contribution	\$9,550
Employee Insurances	\$5,600
Employee Retirement	\$9,750
Operating Supplies	\$500
Consulting Services	\$10,000
Contractual Services	\$200
Communications	\$500
Auto Mileage Reimbursement	\$200
Education & Training	\$1,500
Meals & Business Meetings	\$500
Dues, Memberships, Subscriptions	\$990
Printing & Publishing	\$5,000
Miscellaneous Expenditures	\$100
TOTAL	\$168,790

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
OCPI	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 cutter.
 - » 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.

