

**AGENDA**  
**HOLLAND CHARTER TOWNSHIP PLANNING**  
**COMMISSION**  
**Regular Meeting**  
**December 3, 2024**  
**6:00 p.m.**

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of November 12, 2024
4. Public Hearings
  - a. 10135 Riley Street (70-16-12-300-015) – Zoning Ordinance Map Amendment  
Request by Thomas Kraal to rezone the subject property from AG Agriculture to R-1 Low Density Residential.
  - b. 3385 120<sup>th</sup> Avenue (70-16-09-400-014) – Zoning Ordinance Map Amendment  
Request by Darlene Huckabay on behalf of Van Hoven Family Legacy Trust to rezone the subject property from AG Agriculture to R-3 High Density Residential.
  - c. 0 (vac) James Street (70-16-20-126-058), west of 120 James Street – Special Land Use Permit  
Request by Logan Dykgraaf of James Street Storage, LLC on behalf of Myra Keuning of Jacob Essenburg Co. for Contractors Facilities. The subject property is zoned I-1 Light Industrial.
5. Other Business
  - a. 0 (vac) James Street (70-16-20-126-058), west of 120 James Street – Site Plan Review  
Request by Logan Dykgraaf of James Street Storage, LLC on behalf of Myra Keuning of Jacob Essenburg Co. for site plan approval associated with a Special Land Use Permit Request for Contractors Facilities and Warehousing. The subject property is zoned I-1 Light Industrial.
  - b. Adams Ridge, south of Adams Street and west of 104<sup>th</sup> Avenue – Amendment to Planned Unit Development Final Development Plan  
Request by Gabriel Schneider of Village Green on behalf of West End Properties for a Minor Amendment to the Adams Ridge PUD consisting of an architectural and locational adjustment to a storage shed.
6. Tabled Business
  - a. 410 & 414 E 8th Street (70-16-28-328-002 & -003) – Preliminary P.U.D. (*Tabled Sept. 5, 2023*)  
Request by Paul DeBoer of MONDAY Impact Development on behalf of David DeKruyter to approve a proposed preliminary development plan for de Anker Planned Unit Development. The proposed mixed-use development consists of 27 residential units above commercial space. The subject properties are zoned C-2 Community Commercial.
  - b. 0 (vac) Perry Street (70-16-24-300-038), northwest of 10245 Perry Street – Planned Unit Development, Preliminary Development Plan (*Tabled July 9, 2024*)

Request by Brad VanderZwaag of Bauvan Land Co. LLC for residential development consisting of 2 single-family units and 15 two-family units served by a public street and utilities. The subject property is zoned R-2A Medium Density Residential.

- c. 12429 Ransom Street (70-16-04-100-008) – Zoning Ordinance Map Amendment (*Tabled Nov. 12, 2024*)  
Request by Sam Nichols of RDV Corporation on behalf of MSA Lakeshore Center, LLC to rezone the subject property from AG Agriculture to C-2 Community Commercial.

7. Planning Commission Discussion

- a. Zoning Ordinance Text Amendments
- b. 2024 Planning Commission Annual Report
- c. Planning Commission Objectives for 2025

8. Adjournment