

HOLLAND CHARTER TOWNSHIP BOARD OF TRUSTEES

Regular Meeting
March 20, 2025

The Supervisor called the meeting to order at 7:00 p.m.

Present: Supervisor Russ TeSlaa, Clerk Michael Dalman, and Trustees Elliott Church, Dave DeYoung, and Gretchen Molotky. Also present was Township Manager Steve Bulthuis.

Absent: Treasurer Vince Bush and Trustee Terry Nienhuis

The Pledge of Allegiance was recited and Mr. TeSlaa gave the invocation.

Citizen's Comments: None

Mr. TeSlaa reviewed the consent agenda.

25-34 A motion was made by Mr. Dalman, supported by Mr. TeSlaa, to approve the consent agenda including communications (none), operational reports (Building Report, Sheriff's Department Report for January reviewed by Sgt. Bennett, and Fire Department Activity Report), bills and financial transactions for the month of February, and the minutes of the Board meeting held on February 20, 2025.

All supported the motion
Motion declared adopted

The Board then had two presentations. First were Ken Bing, Ken Kolk, and Dave Brooks presenting an update on the Zeeland Historical Society. Next Detective Dave Bytwerk of the Ottawa County Sheriff's Office presented and update on his work with the FBI combatting human trafficking in Ottawa County.

The Board then held a second reading and considered approval for Zoning Ordinance Text Amendments. The sections under consideration are:

- i. Article 5 – Commercial and Office Districts
- ii. Article 6 – Industrial Districts
- iii. Article 9 – Specific Use Requirements
- iv. Article 22 – General Definitions

The amendments add references to the outdoor storage use requirement in the schedule of uses tables, add minimum floor requirements for dwellings over commercial or office use, allow outdoor storage as permitted by-right accessory use in industrial districts, amend interior storage area requirements for multi-family and single-family attached dwellings, amend outdoor storage area use requirements, and amend definitions related to a Contractors Facility, Marina and Boat Storage, Business Services, Outdoor Storage, Service Station, and Vehicle Repair. Board members reviewed a "redline" version of the changes.

25-35 A motion was made by Mr. Dalman, supported by Mr. TeSlaa, to approve Ordinance No. 657 – Zoning Ordinance Text Amendments.

Roll call vote: Yes-5, No-0, Absent-2
Motion declared adopted

Mr. introduced and the Board had a first reading on a Conditional Zoning Ordinance Map Amendment – 0 (vacant) 104th Ave. (Parcel 70-16-36-300-015) – AG Agriculture to R-2A Medium Density Residential. Present to describe the proposed project of Agora Flats, Inc. for this parcel was Todd Stuive and Stephanie Hoekstra.

The next agenda item was the disbursement of the abandoned East 15th Street right-of-way (east of Hoover Boulevard) as abandoned by the Ottawa County Road

Commission and given to the Township via a quit claim deed recorded on August 18, 2023. The south ½ of right of way would be distributed to S & L Properties Holland 16th Street LLC and the north ½ of the right-of-way would be distributed to Nederveld Associates. Present to address the distribution of the parcel was Greg Raad of Nederveld.

- 25-36
- A motion was made by Mr. Church, supported by Ms. Molotky, to approve the distribution of the south ½ of abandoned East 15th Street right-of-way to S & L Properties via quit-claim deed signed by the Supervisor and Clerk.

Roll call vote: Yes-5, No-0, Absent-2
Motion declared adopted

- 25-37
- A motion was made by Ms. Molotky, supported by Mr. TeSlaa, to approve the distribution of the north ½ of abandoned East 15th Street right-of-way to Nederveld Associates via a quit-claim deed signed by the Supervisor and Clerk.

Roll call vote: Yes-5, No-0, Absent-2
Motion declared adopted

Mr. Bulthuis shared his administrative report. Committee members shared their reports. Board members shared information.

The meeting adjourned at 8:28 P.M.

Respectfully submitted,

Michael Dalman, Clerk

Russ TeSlaa, Supervisor