

The following is an excerpt from the minutes of the Regular Meetings of the Holland Charter Township Planning Commission held on March 5, 2024:

0 (vac) Quincy St. – Parcel Number 70-16-04-400-026 – Future Land Use Map Amendment – Consideration of a Future Land Use Map Amendment to designate the subject land from Agriculture to Neighborhood Commercial and Medium Density Residential.

Randy Koetje, applicant, was in the audience and noted that he did not have any additional comments at this time for his request. If the Planning Commissioners had any questions though, he would be happy to answer them.

Staff explained the Future Land Use Map Amendment procedure. Mr. Broersma then stated that the current designation in the Future Land Use Map is Agricultural Preservation for the subject property and the applicant is asking to change it to Medium Density Residential with a section in the southeast corner being Neighborhood Commercial. Staff explained that Medium Density Residential can be single family attached/detached homes or multi-family units.

The Commissioners looked at a housing study that was done in 2020 along with other data Staff compiled which shows how much land in the Township is currently designated in the Future Land Use Map, for Medium Density and High Density residential development. The conclusion from this data is that there is still significant capacity left for housing construction within appropriately designated areas of the Township.

The Commissioners then looked at the surrounding parcels and their Future Land Use Map designations and zoning. It was noted that to the north and west, parcels are designated for Light Industrial, however, the majority of that land is still being farmed and currently zoned AG Agriculture. To the south, parcels are designated for residential including a large apartment complex, Authentix.

Mr. Barajas stated that the Master Plan changes over time and not every property fits exactly into what was determined at the time the Master Plan was revised. He also noted that being in the real-estate industry, he is always supportive of home ownership and against more rental development. Mr. Barajas noted that providing condominiums for the baby boomers to move into frees up more homes for new, younger buyers to purchase and get them into homeownership. He noted that there is a need to free up more land for development as the land that is open for development is either not for sale or is not being developed.

Mr. Kortering asked why there is such a high demand for rental units. Mr. Barajas stated it is because there are not enough homes for sale so people are forced to rent in order to find a place to live.

Mr. VanderMeulen agrees that this is a problem. We are attracting people to live and work here but there is a lack the homes for them to purchase. He said he is not sure how to solve that problem.

Mr. Becker stated that he is nervous to open the door for other developers to try to change the zoning of land designated to Agricultural Preservation if we were to approve this one.

Ms. Huesman said that she drove by the property today to get a good feel for its location and the surrounding area. She said that the data provided by Staff was very helpful. Ms. Huesman agrees that home ownership, and not more apartments, is the direction she would like to see the Township move in but feels that this parcel should remain Agricultural Preservation.

Mr. VanderMeulen asked if Staff could clarify why this parcel was deemed Agricultural Preservation in the Master Plan. Staff stated that they look at the size of the parcel, the surrounding land uses, as well as

setting boundary lines and it was determined that Quincy St. should be a boundary line between residential and agricultural.

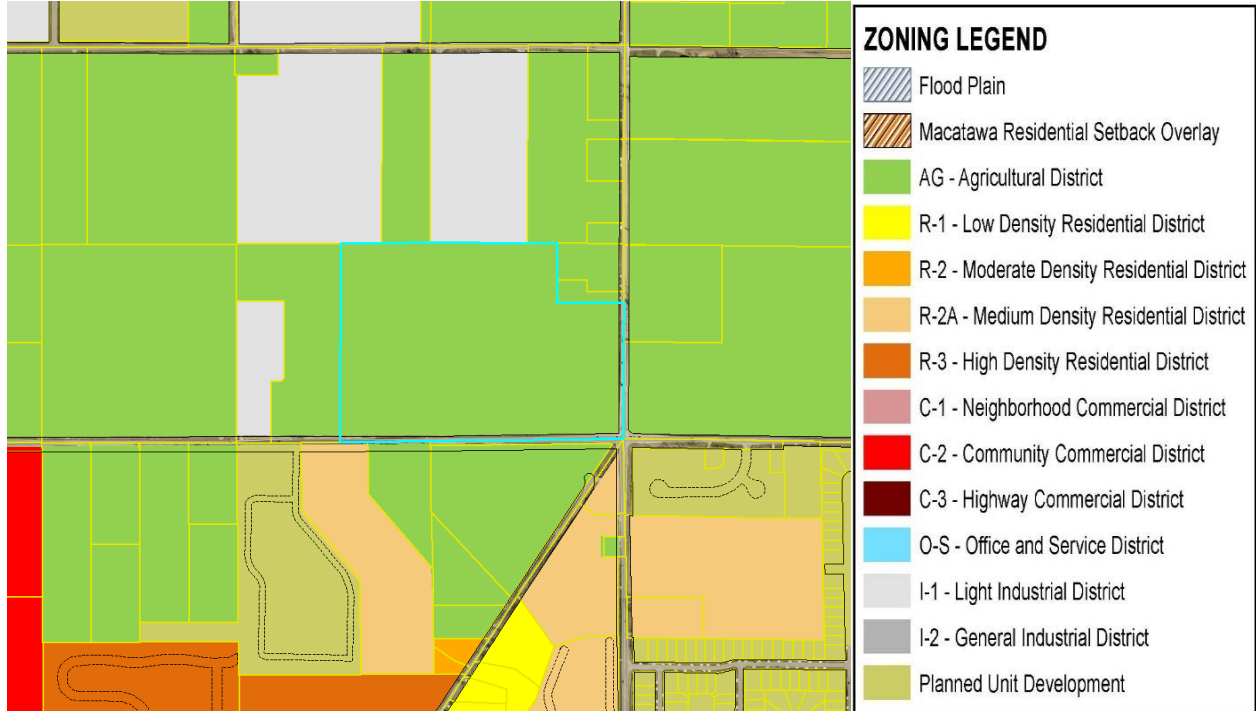
Mr. Kortering said that the studies done show that the Township is good with developable land until 2040.

** It was moved by Becker and supported by Sharp to recommend denial to the Township Board. A roll call vote was taken. Yes – 5, No – 2. Motion carried.

0 (vac) Quincy Street (70-16-04-400-026)

Request to amend the subject land's (outlined in blue) Future Land Use designation from:
Agricultural preservation to
Medium Density Residential and Neighborhood Commercial

Existing Zoning Map



Existing Future Land Use Map

