

DRAFT DRAFT DRAFT DRAFT

**HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Special Meeting
May 13, 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, Vice-Chairman/Secretary Jack VanderMeulen, Members, Leo Barajas, Doug Becker, Angela Huesman, Gretchen Molotky (arrive at 6:03 pm) and Evan Sharp. Also present were Community Development Director Corey Broersma, Assistant Planner/Zoning Administrator Kate White and Recording Secretary Tricia Kiekintveld.

Absent: None.

Public Comment: None.

Minutes:

** It was moved by Huesman and supported by Becker to approve the minutes of the special meeting of April 15, 2025. A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.

Public Hearings

Chairman Kortering opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Katie MacGregor of Cornerstone Real Estate Management on behalf of Kim Niles Kinerk of Pine Creek Estates, LLC to rezone the property located at 3948 142nd Avenue, described more specifically as Parcel Number 70-16-07-100-007, from R-1 Low Density Residential to R-3 High Density Residential.

Present for this request was Jake Lombardo of Rockford Law, 240 Northland Drive, Rockford, MI 49341 and Katie MacGregor of Cornerstone Real Estate Management, 246 W. 29th Street, Holland, MI 49423.

Commissioner Molotky arrived at 6:03 pm.

Mr. Lombardo asked the Commissioners to look at the neighborhood through a broad lens. He said the Future Land Use Map shows three high density neighborhoods west of US-31. US-31 creates a physical barrier for access to schools, parks and large employers. This development allows connectivity to these amenities within a mile to a mile and half with sidewalks in the community. Mr. Lombardo stated that the Comprehensive Plan encourages a diversity of housing in the community, and they feel this development helps to fulfill this diversity. This development houses 38 families.

Mr. Lombardo indicated that they feel this development fills a need in the community due to the fact that they are full and have a very low turnover rate, only 4 of the 38 in the last year, which makes this a stable environment to live in. He noted that the work force creates a need for low to moderate skill employees. Employers need this type of housing in the area to maintain their low-income work force and this development fills this need.

Mr. Lombardo stated that if this request is approved tonight their next steps would be to secure building permits and occupancy permits. He indicated that he has already talked to architects that are willing to work with them on this process. The property owner is committed to do so regardless of the significant expense that may go along with that.

Chairman Kortering said that he appreciates the talk about the housing need in the community. He noted that the results of a recent study indicate that there is actually a lack of R-1 housing and that is pushing those potential homeowners to the rental market renting the lower priced units which pushes those renters up to the medium prices rentals and so on. So really the need starts with the R-1 housing market.

Mr. Lombardo said that if they are not approved tonight, the development would most likely be turned back into migrant housing.

Chairman Kortering inquired if they understood the extent it would take to get approvals. He said that most likely they would need to tear apart one unit in each building so that the inspector can see the structural integrity of the building to verify it is a safe structure as well as the electrical, plumbing and HVAC. Chairman Kortering also stated that the buildings may need to be brought up to 2015 standards which could be very difficult.

Mr. VanderMeulen stated that he appreciates what they are trying to do for these 38 families. He asked why after 50 years, this is now a problem. Mr. VanderMeulen feels that the 1975 BOCA Code is what the Township should go back to when inspecting these buildings because buildings codes have changed greatly in the last 50 years and a building this old is not going to meet all of the new building standards. He said he feels very strongly that the building should be a safe place to live in, and a rental inspection should cover those safety issues. An alternate code that could be used is the Michigan Renovation Code which was last revised around 2016. This takes into account older buildings and gives allowances as long as they are not less safe. He feels it doesn't make sense to have to tear apart these units and use today's standards when the building was built in 1975.

Mr. Lombardo said that they came to the Township to get these buildings registered as rentals and that started this problem.

Ms. MacGregor said that this property is inspected by the state 1-2 times per year under the Migrant Housing Standards, not Holland Charter Township standards. The state does an HVAC inspection, and they check for peeling paint as well as making sure the buildings are safe for the residents to live in. Ms. MacGregor has been through Township rental inspections with other apartments they manage so she knows what the Township standards are. Chairman Kortering asked how far apart she feels these apartments are from the Township rental standards. Ms. MacGregor said they are not too far off. She feels that about 80% of them would pass a rental inspection.

Ms. Molotky asked the applicant if they would be able to share the state inspection documents and approvals they have received. She also asked how long the current owners have owned the property. Mr. Lombardo said the current owners have owned since 1996.

Chairman Kortering asked how many bedrooms these units have. Ms. MacGregor said they have a main floor with a kitchen and living room, an upstairs with 2 bedrooms and a bathroom and a basement. There are no laundry facilities in each unit.

Chairman Kortering asked what the state standards are. Ms. MacGregor said they use the Migrant Housing Standards. She noted that a lot of the tenants have agricultural jobs, and some use these units as a second home when they are here for the growing season and live elsewhere in the winter months but continue to pay rent all year long.

Staff indicated that this property is zoned R-1 Low Density Residential and in 1975 they utilized the State exemption of Agricultural Migrant Housing which pre-empts local inspections only requiring State inspections. Staff looked back and found that in 1976 the parcel was zoned R-1 but could not find records dating back further than that.

Mr. Lombardo noted that in 2015, migrant workers started scaling back so the owners started filling the units with other tenants.

Ms. Huesman asked how you would define a migrant worker versus a renter. Mr. Lombardo said a migrant is transient and not a US citizen. He noted that the vast majority of the current tenants work full time here although some are still migrant workers. Mr. Lombardo noted that the owner also owns the parcel directly to the south. It was noted that if they combined the two parcels, they would have the option of zoning the combined parcel to R-2 and meet the density requirements.

Chairman Kortering opened up the hearing for public comment.

Ms. Joyce Snethen of 14130 Quincy Street, Holland, MI 49424. Ms. Snethen said she lives to the east of the migrant camp. She said she bought the property in 1999 and was not aware at the time that this was a migrant camp. She said that over the years, she has seen waste pile up in the southeast portion of the property. She also has had stuffed animals, fireworks, toys, backpacks, etc. in her yard. Ms. Snethen said the last 2 years have been a lot quieter. She would like to keep the parcel zoned R-1 Low Density Residential.

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

Chairman Kortering asked Staff if garbage is looked at during inspections. Staff said there have been enforcements against that property in regard to garbage container enclosures and outdoor storage. Rental inspections would require garbage enclosures on site. Staff also noted that the parcel to the south needs to be cleared off and brought back to its vegetative state.

Mr. Barajas said that he feels this should have been R-3 years ago. He said that since it was built under agricultural requirements, they should have to go through the process to verify it is safe. Mr. Barajas stated that he feels it makes sense for this parcel to be R-3 to him. His feelings are that this fell through the cracks and needs to be brought up to safety standards. There would be a concern that there may not be good insulation in the units due to the fact that it was built for migrant workers to live there in the growing season and not in the winter months, so that may need to be brought up to Township standards.

Ms. Huesman indicated that she used to live in the neighborhood, and it is a very tightly compacted neighborhood not unlike this development. She stated that the township needs this low-income housing. Ms. Huesman is in favor of changing the zoning if the owner is willing to make it safe.

Mr. Sharp said that it is basically R-3 already. He asked if it would be possible to combine it with the lot to the south and rezone it R-2. Mr. Sharp stated he would be more comfortable with that

option. Mr. Becker said that he would like to get as close to the Master Plan as possible and likes the R-2 option.

Mr. Kortering asked if there is any way it won't meet any code? Mr. VanderMeulen said that they may be able to utilize a building code that was in effect in the 70's. He also noted that if they have been there for 50 years without any major problems, they must have been built well and to the standards in place at that time.

Ms. Molotky also said that she feels the R-2 option would be the best plan. She noted that the State's criteria are less than the Township's but if they have kept up with those inspections, they can't be unsafe.

Director Broersma noted that there may be some confusion between R-2 and R-2A. This development would need to be in the R-2A zoning classification. If combined with the southern property and it may be more compatible in the area. Director Broersma clarified the options that the Commissioners have. Chairman Kortering noted that they also have the option of denying the request and allowing them to come back with another request for R-2A after they combine the two parcels and then go through the necessary inspections.

Mr. VanderMeulen said that he is concerned that if they combine the lots and rezone it to R-2A then we take away a buildable lot. Mr. Sharp likes the R-2A option, which would protect us if the buildings were ever torn down that another R-3 development could not be built on that property. Director Broersma clarified that if they combine the lots and rezone as R-2A, they could still build in the vacant area with maybe a 3-plex or a single-family home as a care takers cottage.

Mr. Barajas stated that he doesn't want to see it go back to migrant housing.

The Commissioners went through the Zoning Map Amendment Criteria

- 1. Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development in the area.**

The Commissioners feel that right now it is basically legal non-conforming with regards to the density and types of units. The Commissioners noted that the existing use of the property may have been overlooked/unaccounted for in the Future Land Use Map review in the 2020 Comprehensive Plan.

- 2. Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.**

The Commissioners agree this criterion is met this since it is currently operating without issues.

- 3. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.**

The Commissioners noted that the use is there now so there would be no change in the impact on the area.

4. **Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.**

The Commissioners noted that it has been there for 50 years with existing infrastructure in place.

5. **Other factors deemed appropriate by the Planning Commission or Township Board.**

The Commissioners had no other concerns.

** It was moved by VanderMeulen and supported by Barajas to recommend approval to the Township Board of Trustees to change the subject lands from R-1 Low Density Residential to R-3 High Density Residential pursuant on the owner securing building permits, Certificates of Occupancy and rental inspections within 6 months. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

Chairman Kortering opened a public hearing for consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Tom Witteveen of Bauvanwitt Land Co LLC to rezone the property located at 3385 120th Avenue, described more specifically as Parcel Number 70-16-09-400-014, from AG Agriculture to R-2A Medium Density Residential.

Present for this request was Tom Witteveen of Bauvanwitt Land Co. LLC, 2763 120th Avenue, Holland, MI 49424.

Mr. Witteveen stated that they previously had submitted a rezoning request to rezone this land to R-3 and that request was withdrawn. This new request is for R-2A. He noted that their intent is to build a condominium community where the units are owner occupied.

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 Molotky to close the public hearing. All in favor. Motion carried by voice vote.

The Commissioners went through the Zoning Map Amendment Criteria

1. **Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development in the area.**

The Commissioners stated that ~~they made~~ the proposed change ~~that~~ better fits in with the Comprehensive Plan.

2. **Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.**

The Commissioners agreed this is compatible.

3. **The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.**

The Commissioners agreed this zoning is compatible with the neighborhood given the recent rezoning to the south of R-2A.

4. **Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.**

The Commissioner said they will not know this until a site plan is submitted, however, existing infrastructure like water, sewer, sidewalks, streets, etc. are in place.

5. **Other factors deemed appropriate by the Planning Commission or Township Board.**

The Commissioners had no other concerns.

** It was moved by Becker and supported by Sharp to recommend approval to the Township Board of Trustees to change the subject land from AG Agriculture to R-2A Medium Density Residential. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit for an Indoor and Outdoor Commercial Recreation Facility submitted by Sam Nichols of RDV Corporation on behalf of MSA Lakeshore Center, LLC. for land located at 12429 Ransom Street, described more specifically as Parcel Number 70-16-04-100-008. The subject property is zoned C-2 Community Commercial.

Present for this request was John Whitten, Spark 43 Architects, 924 Fulton West, Grand Rapids, 49504.

Mr. Whitten stated that due to the April 1 meeting being cancelled, they have already been to the Zoning Board of Appeals for the backstop heights for the outdoor fields. He said that the request was conditionally approved based on site plan approval.

Mr. Whitten indicated that the parking plan has increased the number of spaces to 182, which is 2 spaces greater than what is required. He also noted that they will be improving 128th Avenue. They have met with Ottawa County Road Commission and will be meeting their standards for the road. They are also working with EGLE, and it has been determined that there are 5 wetlands on the site but only one is regulated. There is one other wetland that will be affected due to the Ottawa County Road Commission requiring the center line of the road to be moved over. They will continue to work with both EGLE and Ottawa County Road Commission on this issue.

Mr. Whitten asked that site plan approval be given to Staff so that they won't have to come back to the Planning Commission. They would like to keep this process moving forward.

Chairman Kortering asked if they plan to have a public address system and if so, will they have specific hours of use. Mr. Whitten said that it is not uncommon to have a PA system at a facility like this, especially for use during public emergencies such as severe weather. Since the facility is for children, he does not foresee using a PA system late at night; however, they would be willing to limit the hours of use.

Staff indicated that they would be happy to handle the site plan.

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.

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 Commission feels this use will 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 the only thing that could be hazardous would be balls going over a fence.

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 the applicant is working with EGLE.

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

The Commissioners noted the Ottawa County Road Commission will handle this in their review.

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

The Commissioners agree with the applicant that there is a need.

Chairman Kortering asked if the Commissioners would want Staff to handle the site plan or if they would like the site plan to come back before them. Mr. VanderMeulen asked if there were any major changes or if they were just minor changes. It was stated they were all minor changes. Mr. VanderMeulen said that in that case he is comfortable with Staff handling the site plan approval.

** It was moved by Becker and supported by Huesman to approve the Special Land Use Permit for "Recreation facility, commercial, indoor" and "Recreation facility, commercial, outdoor" and allow Staff to be responsible for Site Plan approval. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit for Vehicle Repair submitted by Brian Johnson of Mannes Body Shop on behalf of Juan Pablo Perez of The Printery Inc for land located at 79 Clover Avenue, described more specifically as Parcel Number 70-16-28-276-042. The subject property is zoned C-2 Community Commercial.

Present for this request was Josh Molnar of Nederveld, 730 Chicago Drive, Holland, 49424; Brian Johnson of Mannes Body Shop, 500 Chicago Drive, Holland, 49423; and Jason DeWitt of Lakeshore Commercial, 44 E. 8th Street, Suite 510, Holland 49423.

Mr. Molnar stated they do not have any building plans yet as they are looking to get approval for the special use prior to working on building plans. He did note that any changes made to the building would be improvements to what is there currently. The building is currently empty.

Chairman Kortering asked if they plan on having any outdoor storage. Mr. Johnson stated the intent is to keep everything inside as much as they can; however, there are times when cars wait outside to be picked up.

Director Broersma noted that with the recent changes to the outdoor storage ordinance, they can request outdoor storage, but it is not allowed by right. Currently on the subject property or their current location on Chicago Drive, anything outdoors is a violation; however, they can apply for outdoor storage within a new screened-in area on the property.

Chairman Kortering asked about landscaping along Clover Avenue. Mr. Molnar stated that with the current layout of the property there is pavement where landscaping would go along the front buffer line. Director Broersma stated that they would need to sawcut some asphalt/concrete out and bring that back 4' from the road-right-of-way and then they can plant some landscaping for the front yard buffer. This would be similar to what B & B Handyman on Chicago Drive just did.

Chairman Kortering then asked if there are any requirements for side yard screening. Director Broersma stated they could pull the pavement back and install a Type D Buffer with the required trees. Mr. VanderMeulen asked if instead of pulling the pavement back along the whole side, if they could create an island of trees in one or two sections.

Chairman Kortering asked where Staff would recommend they put any potential outdoor storage. Director Broersma indicated a possible location would be along the east side of the property where they could add some screening.

Staff noted that the applicant would need to install an oil separator in the building for any floor drains since they will be doing major auto repair.

Mr. VanderMeulen asked about dumpsters. Mr. Molnar said there are existing dumpsters onsite. Director Broersma noted that dumpsters may need to be added to an enclosure; he also noted that he would feel comfortable handling the site plan review if the Commissioners chose to go that route.

Mr. VanderMeulen stated that if the building looks similar to the Mannes Shop on Chicago Drive that would be a good improvement to a very old factory building. He also asked about the old sheds on the property. Mr. Johnson stated that he has not taken a good hard look, but they will either fix or destroy them depending on their condition.

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

Staff presented a letter from Myra Keuning of Clover Commercial Office Center, 648 S Point Ridge, Holland, 49423. Ms. Keuning does not feel that this use fits in with the improvements that are being made in the surrounding area and would like the Commission to deny this request.

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

Mr. Becker said that it makes sense to add the screening of the dumpster.

Mr. VanderMeulen stated that they would need to do something with front and side yard screening to be consistent. He feels comfortable having Staff handle the Site Plan. Mr. VanderMeulen would also like to see the sheds well kept.

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 Commission feels this use will be harmonious and appropriate because the same business is across the street.

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 since this building was served by public services prior.

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 did not voice concerns over hazardous or detrimental impacts.

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

The Commissioners felt 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 were comfortable with keeping existing trees and adding more landscaping.

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

The Commissioners noted this use will not add additional traffic.

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

The Commissioners agree with the applicant that there is a need.

Staff noted there is a 4' wide walkway that the applicant will need to go to the Ottawa County Road Commission for approval for since it is in the road-right-of-way.

** It was moved by Becker and supported by Molotky to approve the Special Land Use Permit for Major Vehicle Repair with the conditions that a front yard landscaping shall be installed to the extent possible, a southern side yard buffer shall be installed to the extent possible, a copy of written approval from the Ottawa County Road Commission for the 4-foot-wide sidewalk in the public right-of-way, all operations to be conducted indoors with no outdoor storage unless approved by Staff, Staff to approve the Site Plan, sheds to be brought up to code, and dumpster to be enclosed. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

Chairman Kortering opened a public hearing for consideration of a Special Land Use Permit for Animal Services, Rescue or Shelter submitted by Jennifer Siegel on behalf of Rick Rusthoven of Rusthoven Properties LLC for land located at 76 E Lakewood Blvd, described more specifically as Parcel Number 70-16-20-265-001. The subject property is zoned C-2 Community Commercial.

Present for this request was Jennifer Siegel of Holland Cat Café, 12448 Red Lilac, Holland, 49424 and Megan Winters from Harbor Humane Society, 14345 Bagley St, West Olive, MI 49460.

Ms. Siegel said that they are hoping to open a Cat Café or Adoption Lounge at the subject property. They would have cats from the Harbor Humane Society and guests could come and visit with the cats for an hourly fee. They plan to have 2 rooms, one with cats and one with kittens. Each room would have 10-12 cats/kittens.

Ms. Siegel said these are very popular in Asian countries and are becoming more popular in America. Currently, there are only a few in Michigan. They tend to work well in tourist areas, college towns, etc. where people can't have pets with them and this allows them the opportunity to spend time with animals.

Ms. Siegel noted that the building was originally built to be an animal building, so they already have the type of flooring and wall covering they need for the cats. She also stated that they have approval from all of the businesses in the East Lakewood Office Condominium.

Ms. Siegel said she would be a foster for the cats from the Harbor Humane Society and the Humane Society will only send healthy, vaccinated cats that do well in larger groups and with people. She also pointed out that the Michigan Department of Agriculture will do a site visit just before they open and everything is complete with furniture and all décor.

Ms. Huesman asked how many cats they would like to have at one time. Ms. Siegel said that it would be dictated by the Humane Society.

Mr. VanderMeulen asked about garbage. Staff said that this is an issue they are currently working on with the owners.

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 Sharp to close the public hearing. All in favor. Motion carried by voice vote.

Ms. Winters from the Humane Society said that you need 18 square feet per cat. The ASPCA says 10-12 cats per room and the ASV Gold Standard says 10-12 per room. The Humane Society uses the ASV Gold Standard which would mean 20-24 cats total in the two rooms.

Staff asked where the cats go at night? Are there kennels that are stacked or all on the floor? Ms. Siegel said they are left to roam free at night, however, they will have the double-decker type crates for those cats that are ill or can't roam free for some reason.

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 noted that they previously approved the site for an animal services use; the previous tenant was approved to have dogs in the same space.

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 felt that this is not a heavy traffic business.

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 felt this business will not be detrimental.

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

The Commissioners found 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 they are using an existing building, so there's no concerns with environmental modifications.

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

The Commissioners found this use will not add additional traffic.

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

The Commissioners agree with the applicant that there is a need.

** It was moved by Barajas and supported by Huesman to approve the Special Land Use Permit for Animal Services, Rescue or Shelter with conditions on a limit of 20 cats kept on site, and approval letter from the condominium association and approval for the shelter registration be provided to Staff. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

Chairman Kortering opened up a public hearing for a Special Land Use permit for Contractors Facility submitted by Lucas Ulberg of Viking Construction Group on behalf of Tyce Holst of Holst Realty LLC for property located at 0 (vac) Coolidge Ave., described more specifically as Parcel Number 70-16-28-2980-021. The subject property is zoned C-2 Community Commercial.

The applicant has asked that this item be tabled.

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

** It was moved by VanderMeulen and supported by Barajas to table the Public Hearing and Special Land Use Permit for Contractors Facility. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

Other Business

0 (vac) Coolidge Ave – Site Plan Review – Parcel Number 70-16-28-2980-021 – Submitted by Lucas Ulberg of Viking Construction Group on behalf of Tyce Holst of Holst Realty LLC for Contractors facility use. The subject property is zoned C-2 Community Commercial.

The applicant has asked that this item be postponed.

** It was moved by Becker and supported by Huesman to postpone the Site Plan Review. A roll call vote was taken. Yes – 7, No – 0. Motion carried.

12580 & 0 (vac) Quincy St – Site Plan Review – Parcel Numbers 70-16-09-100-024, -023 & -025 – Submitted by Emily Engelhart of Redwood Living on behalf of LT Enterprises and Roger M Hill Trust. The subject property is zoned R-3 High Density Residential.

Present for this request was Dan Moentmann of Redwood Living on behalf of LT Enterprises and Roger M Hill Trust, 7007 East Pleasant Valley Road, Independence, OH 44131 and Ian Graham, Colliers Engineering & Design, 7050 W Saginaw Hwy, Lansing, MI 48917.

Mr. Moentmann explained that they are proposing a rental development that offers mostly 2-bedroom, 2-stall garage units and a new design that will be a 1-bedroom design.

Mr. Moentmann said they plan to maintain the sidewalk along Quincy. He also stated that the original landscaping plan did not conform to the Township's requirements so they will make the changes to remove the low mow/no mow grass type and will not have any plantings in the regulated wetlands.

Mr. Moentmann addressed the Fire Chief's concerns with fire access. They have attempted to create access through the southwest portion of their property, but that option does not look like it is going to work so they plan to use the option of installing fire suppression in the entire site.

Mr. Moentmann then talked about connectivity to Phase 1. He stated that in order for that to happen they would have to tear down a building and they do not want to disrupt the residents that are already living around that building.

Chairman Kortering asked when the public utilities will be completed and asked if the developer is ok with waiting to complete the project until that is completed. Staff noted that the plan is for that project to be completed by January 2026. Mr. Moentmann said that it fits well with their timeline.

Staff said they would like to see the developer grant a minimum of a 10-foot-wide easement for the relocation of the non-motorized path for the continued benefit of this property and the adjacent properties.

Chairman Kortering pointed out that the plans include two communal areas. One small area is located along the west side of the development and the second is a large area in the southeast corner of the development.

There was discussion about the bike path that will go between Phase 2 and Phase 1. It was determined that 4' wide is not really wide enough and it was suggested that it be increased to at least 6' wide as a condition of approval.

Mr. Moentmann noted that the mailbox kiosk for Phase 2 is designed to be in compliance with the post office requirements with a roof over it.

** It was moved by Huesman and supported by Barajas to approve the proposed site plan for an attached single-family residential development with the condition that the applicant is to work with Staff on following conditions:

1. A 10' wide non-motorized easement is granted from the Ottawa County Road Commission,
2. Revised landscaping plans,
3. Ottawa County Water Resource Commission and Ottawa County Road Commission approvals; and
4. The walking path increased to 6' wide on plans.

A roll call vote was taken. Yes – 7, No – 0. Motion carried.

Planning Commission Discussion

2025 McKenna Housing Analysis

The Commissioners discussed the Housing Analysis that was presented by McKenna and decided they would like another discussion with them. The Commissioners would like McKenna to come back after June 17 when the Ottawa Housing Assessment report comes out.

The next regular Planning Commission meeting is scheduled for Tuesday, June 3, 2025, at 6:00 pm.

The meeting adjourned at 8:42 pm.

Respectfully submitted,

Tricia Kiekintveld
Recording Secretary