

**AGENDA**  
**HOLLAND CHARTER TOWNSHIP PLANNING**  
**COMMISSION**  
**Regular Meeting**  
**June 3, 2025**  
**6:00 p.m.**

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of May 13, 2025
4. Public Hearings
  - a. 188 N Jefferson Ave & Part of 320 W McKinley Ave (70-16-13-453-007 & -006) – Conditional Zoning Ordinance Map Amendment  
Request by Shane Vork of Vork Brothers Properties LLC to conditionally rezone all of 188 N Jefferson Ave and part of 320 W McKinley Ave 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.
  - b. 454 Baypark Dr (70-16-21-330-006) – Special Land Use Permit  
Request by Brian Halblaub of CBH Building & Development LLC on behalf of Matt Haverdink of Yard Games LLC for Indoor Commercial Recreational Facility use approval. The subject property is part of the Bay Lakewood Commercial Park Planned Unit Development.
  - c. 10861 Paw Paw Dr (70-16-23-300-058) – Special Land Use Permit  
Request by Tim Schreur of Knee Deep In Ink Properties LLC for Vehicle Repair, Minor and Warehousing uses in Suite 20 and Indoor Commercial Recreational Facility and Warehousing uses in Suite 30. The subject property is zoned C-2 Community Commercial.
5. Other Business
  - a. 0 (vac) Quincy St (70-16-06-400-027) – Final Site Condominium  
Request by Westview Capital LLC for final site condominium approval of Silverwater Phase 4, consisting of 38 detached single-family dwelling units.
  - b. 0 (vac) Ottogan St (70-16-35-400-023) – Final Plat Approval, Westwood Plat  
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. The subject property is zoned R-2 Moderate Density Residential.
6. Tabled Business
  - a. 0 (vac) Coolidge Ave (70-16-28-298-021) – Special Land Use Permit (*Tabled May 13, 2025*)  
Request 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.
  - b. 0 (vac) Coolidge Ave (70-16-28-298-021) – Site Plan Review (*Postponed May 13, 2025*)

Request by Lucas Ulberg of Viking Construction group on behalf of Tyce Holst of Holst Realty LLC for site plan approval associated with a Special Land Use Permit request for Contractors Facilities. The subject property is zoned C-2 Community Commercial.

7. Planning Commission Discussion
  - a. 5-Year Township Comprehensive Plan Review
8. Adjournment