

**AGENDA**  
**HOLLAND CHARTER TOWNSHIP PLANNING**  
**COMMISSION**  
**Regular Meeting**  
**June 4, 2024**  
**6:00 p.m.**

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of May 14, 2024
4. Public Hearings
  - a. 3329 120<sup>th</sup> Ave (70-16-09-400-026) – Zoning Ordinance Map Amendment  
Request by Caroline Rayburn of West Coast Real Estate Inc. on behalf of Davis M. Hipolito to rezone the subject property from AG Agriculture to R-2A Medium Density Residential.
  - b. 0 (vac) 104<sup>th</sup> Ave (70-16-36-300-015) – Zoning Ordinance Map Amendment  
Request by Stephanie Hoekstra of Agora Flats, Inc. on behalf of Scott Potter of Ridge Point Community Church to conditionally rezone 7.05 acres of the subject property from AG Agriculture to R-2A Medium Density Residential. The proposed conditions of the rezoning would be: 1) to restrict any building's height to 2 stories and 35 feet; 2) to limit the development's total number of dwelling units to 50; and 3) to secure Planned Unit Development approval and/or Nonuse Variance approval for a multi-family development on a street not classified as a Primary Road by the Ottawa Count Road Commission.
  - c. 4508 128<sup>th</sup> Ave (70-16-04-157-002) – Special Land Use Permit  
Request by Curt Hall of LandTechWMI, LLC on behalf of Troy Elenbaas of Elenbaas Properties, LLC for a Contractor's Facility with Outdoor Storage. The subject property is zoned I-1 Light Industrial.
5. Other Business
  - a. 0 (vac) 104<sup>th</sup> Ave (70-16-36-300-015) – Future Land Use Map Amendment  
Request by Stephanie Hoekstra of Agora Flats, Inc. on behalf of Scott Potter of Ridge Point Community Church to initiate an amendment to the future land use map and designate 7.05 acres of the subject property from Agriculture to Medium Density Residential.
  - b. 9696 Black River Ct (70-16-36-200-031) – Site Plan Review  
Request by Jon Frego of Pioneer Construction on behalf of Jim Vanderkolk of JKVK Enterprises, LLC for site plan approval to build a 54,400 square foot building used for light manufacturing. The subject property is zoned I-1 Light Industrial.
  - c. 0 (vac) 120<sup>th</sup> Ave (70-16-10-100-049) – Final Development Plan Approval for Smithfield Condominium P.U.D.  
Request by Curtis Moran of Smithfield Development, LLC for final development plan approval of the Smithfield Condominium Planned Unit Development. The proposed project would consist of 99

attached single-family dwelling units on 21.8 acres. The subject property is zoned R-2A Medium Density Residential.

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. 4554 128<sup>th</sup> Ave (70-16-04-156-002) – Special Land Use Permit (*Tabled May 14, 2024*)  
Request by David Callari of DC Battery Hub-MI, LLC on behalf of Rodger Collins of R Collins Holdings, LLC for accessory Outdoor Storage associated with Light Manufacturing. The subject property is zoned I-1 Light Industrial.

7. Planning Commission Discussion

8. Adjournment