

EXCERPTS OF MINUTES

At a regular meeting of the Township Board of the Charter Township of Holland, Ottawa County, Michigan (the "Township"), held at the Township Hall at 353 North 120th Avenue, Holland Charter Township, Ottawa County, Michigan, on the 4th day of June, 2026, at 7:00 p.m., local time.

PRESENT: _____

ABSENT: _____

After certain other matters of business were concluded, the Supervisor stated the next order of business was consideration of a proposed Resolution and appended Report recommending an amendment to the previously approved Crossings Court Planned Unit Development be approved. A draft of this resolution and report were then reviewed by members of the Township Board. After discussion, the following resolution was offered by _____ and supported by _____:

RESOLUTION

WHEREAS, the Holland Charter Township Board previously, by resolution dated May 5, 2015, granted Planned Unit Development approval to Posthumus Architects, PLLC, 5335 Michigan N.E., Ada, Michigan 49301 for the Crossings Court project, for a mixed use development consisting of commercial and industrial uses on approximately 2.8 acres of property in the Township, located on Crossings Court; and

WHEREAS, the Holland Charter Planning Commission previously, at their regular meeting October 2, 2018, authorized a minor amendment to the Crossings Court project, which provided for adding "Contractor Suite" to the list of permitted uses for the property on 11555 Crossings Court, consisting of 12 condominium units; and

WHEREAS, Tom Vroon of T2 Properties LLC, whose registered office address is 95 Crosswind Drive, Holland, MI 49424 (the "Developer"), has applied to the Township for approval of an amended Planned Unit Development (the "Amended Project"), seeking to permit contractor facilities, warehousing to be used for storage of personal and recreational property, and outdoor storage on Lot 4 of The Crossings; to modify the current PUD building setbacks for Lot 4 to comply with the C-2 Community Commercial setback requirements; and to modify the parking calculations to be one (1) space per 145 square feet for Lots 2 & 3 and one (1) space per 720 square feet on Lot 4 on property in Holland Charter Township, Ottawa County, Michigan, and described specifically on Exhibit A; and

WHEREAS, the Developer has submitted to this Planning Commission a final development plan for the Amended Project as required by Section 16.6 of the Holland Charter Township Zoning Ordinance (the "Zoning Ordinance"), which is actually Appendix A of the Holland Charter Township Code of Ordinances; and

WHEREAS, the Planning Commission has held a public hearing, where it reviewed the final development plan for the Amended Project, as provided in Section 16.6 of the Zoning Ordinance, and has determined to recommend to the Holland Charter Township Board that it approve the Amended Project; and

WHEREAS, the Township Board now desires to take action concerning the request for planned unit development approval for the Amended Project.

THE HOLLAND CHARTER TOWNSHIP BOARD NOW RESOLVES AS FOLLOWS:

1. The Township Board adopts the Report attached as Exhibit B and grants the request for planned unit development approval of the Amended Project, subject to all of the conditions referenced in the attached Report.

2. All resolutions in conflict in whole or in part are revoked to the extent of such conflict.

YES: _____

NO: _____

RESOLUTION DECLARED ADOPTED.

Dated: June 4, 2026

Michael Dalman,
Township Clerk

EXHIBIT A

Lands located in the State of Michigan, County of Ottawa and Charter Township of Holland specifically described as follows:

Lots 2, 3, and 4 of The Crossings, part of the NE 1/4, Section 22, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan.

EXHIBIT B

REPORT

Pursuant to the provisions of the Holland Charter Township Zoning Ordinance (the "Zoning Ordinance"), which is actually Appendix A of the Holland Charter Township Code of Ordinances, the following is a report of the Holland Charter Township Board (the "Township Board") concerning an application by Tom Vroon of T2 Properties LLC, 93 Crosswind Drive, Holland, MI 49424 (the "Developer"), for approval of an amended planned unit development for a mixed use development consisting of commercial uses (the "Amended Project") to be located on lands in Holland Charter Township, Ottawa County, Michigan (the "Township"), described on attached Exhibit 1 (the "Premises"), located on Crossings Court. The Amended Project will consist generally of a commercial mixed use development on approximately 2.8 acres, as described more specifically in the amended final development plan (the "Final Development Plan"), which is presently on file with the Township Community Development Director. The Final Development Plan shall consist of all of the following:

- (a) Application for an Amendment to a Planned Unit Development Final Development Plan Approval, dated 03/16/2026 (1 page);
- (b) Supplemental letter from Sikkel & Krommendyk, PLC, titled, "Re: Application for Minor Amendment to Crossings Court PUD", dated March 16, 2026 (2 pages);
- (c) Final PUD Development Plan prepared by Holland Engineering, dated 02/10/2026, (8 pages), which includes: Amended PUD Site Plan (Sheet C-100), Cover Sheet (Sheet G-100), Existing Conditions (Sheet V-101), Civil Demolition (Sheet CD-101), Site Layout Plan (Sheet C-101), Grading, Storm & SESC Plan (Sheet C-201), General Details (Sheet C-501), and Landscape Planting Plan (Sheet L-101); and
- (d) All other items referenced in the Resolution and Report pertaining to the prior planned unit development approval for the Premises adopted by the Holland Charter Township Board of Trustees on May 5, 2016, including the approved Minor Amendment on October 2, 2018.

1. The decision of the Township Board is to grant the request that the Amended Project be approved as an Amended Planned Unit Development, subject to all of the conditions contained in this report.

2. The conclusions of the Township Board on the request for Planned Unit Development approval for the Amended Project and the basis for the decision of the Township Board that the request for approval be granted are as follows:

- (a) The Amended Project complies with the intent and applicable qualifying criteria of the Zoning Ordinance, specifically including but not limited to the intent and the applicable qualifying conditions of Sections 16.1 and 16.2.
- (b) The uses conducted within the Amended Project, the Amended Project's impact on the community, and other aspects of the Amended Project will be consistent with the Holland Charter Township Comprehensive Plan.
- (c) The Amended Project will be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the Amended Project.
- (d) The Amended Project will not change the essential character of the surrounding area.
- (e) The Amended Project will not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.
- (f) The Amended Project will not place demands on public services and facilities more than current or anticipated future capacity.

3. The conditions on which the Township Board recommends approval of the Amended Project are as follows:

- (a) Except as expressly modified or revised by these conditions, the Developer shall comply with all of the agreements, plans, representations and warranties included in the Final Development Plan. No change shall be made in the Final Development Plan unless the planned unit development approval is first amended by the Township Board following the procedures provided by state law and the Ordinance for initial approval of a planned unit development project.
- (b) The Amended Project shall comply with all Federal, State and Ottawa County laws, rules, regulations, and requirements.
- (c) No revision or change of these conditions shall be made except by Township Board action after a public hearing, with notice of such hearing to be given as then required by law for Township Board hearings with respect to proposed planned unit development projects.
- (d) These conditions shall be binding on the Developer and all successor owners or parties in interest in the Amended Project.

- (e) Any violation of these conditions shall constitute a violation of the Zoning Ordinance and, in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the Amended Project.
- (f) The right is reserved by the Township to impose additional conditions if reasonably necessary to achieve the purposes of the Zoning Ordinance.
- (g) The planned unit development approval shall be personal to the Developer and shall not be transferred by the Developer to a third party without prior written consent of the Township Board.
- (h) The Amended Project shall comply with all requirements of the Zoning Ordinance, as well as all other Township ordinances, as the Zoning Ordinance and such other ordinances may be amended from time to time.
- (i) In the event of any conflict between these conditions and the Final Development Plan, these conditions shall control. In the event of any conflict among the documents included in the Final Development Plan, the more rigorous requirement shall control.
- (j) Signage for the Amended Project shall comply with the Final Development Plan, and otherwise with the provisions of the Zoning Ordinance.
- (k) The Amended Project shall be developed and infrastructure shall be completed in three phases with completion dates as described later in this Report.
- (l) Buildings constructed within the Amended Project on Lots 2 and 3 shall be constructed within the buildable area and setbacks as shown on Building Envelope Plan (pg. 4 of 11), without regard to the specific building footprints shown on the Site Layout Plan (pg. 3 of 11), of the May 5, 2015, PUD Approval.
- (m) Uses permitted within the Amended Project on Lots 2 and 3 within the west building envelope as shown on the are limited to the following uses of the May 5, 2015, PUD Approval:

The following Neighborhood Commercial District uses as described in Article 11, Section 11.2 of the Zoning Ordinance effective at the time of the May 5, 2015, PUD Approval:

1. Retail food establishments. Foodstuffs may be processed or manufactured on the premises, provided that no more than five (5) full-time equivalent employees shall be employed on the premises in such processing or manufacturing. Examples are bakery, candy store, grocery, meat store,

delicatessen and ice cream. Incidental seating for patrons to consume foodstuffs processed primarily on the premises is permitted.

2. Retail establishments for convenience purposes. Examples are variety, dry goods, drugs, notions, music, books, hardware, florist, dress shop and sporting goods, exclusive of boats.
3. Restaurants, excluding those allowing dancing or live entertainment, and excluding drive-in restaurants or those with drive-through facilities.
4. Personal service establishments. Examples are tailor, barber, beauty salon, shoe repair, small appliance repair, laundromats and photo studios.
5. Offices, including medical, dental, post office and similar governmental offices.
6. Schools and studios, including art, dance, music, business, professional and trade or vocational.

The following General Commercial District uses as described in Article 12, Section 12.2 of the Zoning Ordinance effective at the time of the May 5, 2015, PUD Approval:

1. Any retail business whose principal activity is the sale of merchandise within an enclosed building.
2. Business service establishments, including photocopying and printing, publishing, blueprinting, data processing services, employment services, word processing and court reporting services.
3. Offices, including medical, dental, post office and similar governmental offices.
4. Personal service establishments, such as tailors, barbers, beauty salons, shoe repair and self-service laundries.
5. Schools and studios, including art, dance, music, business, professional and trade or vocational.
6. Restaurants and clubs which offer food or drink for consumption on the premises, including drive-in restaurants and restaurants with drive-through facilities.
7. Health and physical fitness salons.
8. Radio and television broadcasting studios.

Additionally, the uses on Lots 2 and 3 within the west building envelope may include the storage of personal recreational equipment and vehicle storage. The storage of said items must be owned and/or leased by the owner of the individual unit in which the items are being stored.

- (n) Buildings constructed within the Amended Project on Lot 4 shall be constructed within the buildable area and setbacks as shown on Site Layout Plan (Sheet C-101).

- (o) Uses permitted within the Amended Project within the east building envelope as shown on the Site Layout Plan (Sheet C-101) are limited to the following uses:

The permitted uses in the underlying C-2 Community Commercial Zoning District as described in the Zoning Ordinance, as amended from time to time. Additionally, the uses on Lot 4 within the east building envelope may include “Contractors Facility” and “Warehousing” uses, including for the storage personal recreational property, with the condition that there shall be no storage of hazardous materials and overnight habitation. “Outdoor Storage” is permitted as an accessory use to an approved “Contractors Facility” or “Warehouse” use within the area depicted on the Site Layout Plan (Sheet C-101).

- (p) Deferred parking, as shown on the Site Layout Plan (pg. 3 of 11) of the May 5, 2015 PUD Approval, shall be completed and installed as required by the Township. The deferred parking will be required to be constructed if a particular use requires additional parking, or if it is observed that the parking spaces provided are not enough to meet the demand for the Amended Project.
- (q) The Project shall be completed by June 24, 2028. If the Developer cannot comply with this condition, the Developer shall have the right to request the Township, in its discretion, to extend the completion date(s) without formally amending the Planned Unit Development Approval.

EXHIBIT 1

Lands located in the State of Michigan, County of Ottawa and Charter Township of Holland specifically described as follows:

Lots 2, 3, and 4 of The Crossings, part of the NE 1/4, Section 22, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan.