

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
July 9, 2024
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of June 4, 2024
4. Public Hearings
 - a. 3940 West Shore Drive (70-16-09-100-027) – Special Land Use Permit
Request by Jason Lohman on behalf of Farm and Fleet of Janesville, WI for Vehicle, Recreational Equipment, Manufactured Homes, Heavy Equipment Sales and Rental. The subject property is zoned C-2 Community Commercial.
 - b. 533 Chicago Drive (70-16-21-475-007) - Special Land Use Permit
Request by Valerie and Brian Groenhof of B&B Handyman Service for a Contractors Facility with Outdoor Storage. The subject property is zoned C-2 Community Commercial.
 - c. 12875 Ransom Street (70-16-05-200-021) – Special Land Use Permit
Request by Dave Ash of Lakewood Construction on behalf of Dave Rozendal of Tennant Co. for Outdoor Storage related to a principle industrial use. The subject property is zoned I-2 General Industrial.
 - d. 0 (vac.) Perry Street, northeast of 10245 Perry Street (70-16-24-300-038) – Planned Unit Development, Preliminary Development Plan.
Request by Brad VanderZwaag of Bauvan Land Co. LLC for residential development consisting of 2 single-family units and 15 two-family units served by a public street and utilities. The subject property is zoned R-2 Moderate Density Residential.
5. Other Business
 - a. 3940 West Shore Drive (70-16-09-100-027) – Site Plan Review
Request by Jason Lohman on behalf of Farm and Fleet of Janesville, WI for site plan approval associated with a Special Land Use Permit Request to establish a Vehicle, Recreational Equipment, Manufactured Homes, Heavy Equipment Sales and Rental area for small trailers. The subject property is zoned C-2 Community Commercial.
 - b. 0 (vac) 104th 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 proceed with an amendment to the future land use map and designate 7.05 acres of the subject property from Agriculture to 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. 0 (vac) 104th 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.

7. Planning Commission Discussion

8. Adjournment