

AGENDA  
HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
February 7, 2023  
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of January 3, 2023
4. Public Hearings
  - a. 0 (vacant) Ransom Street (70-16-04-200-018) – Zoning Ordinance Map Amendment  
Request by Todd Johns of Blue Water Industrial Development LLC to rezone the 73.8-acre property from AG Agriculture to I-1 Light Industrial.
  - b. 3717 Beeline Road (70-16-09-200-037) – Zoning Ordinance Map Amendment  
Request by Caroline Kimmel on behalf of K&J Legacy LLC to rezone the 27.6-acre property from AG Agriculture to R-3 High Density Residential.
  - c. 12610 Felch Street, Suite 100 (70-16-16-300-029) – Special Land Use Permit  
Request by Brian Tomina & Rob Johnson of Aqua Tots Swim School on behalf of Nicole Miller of VEREIT Real Estate LP for a Specialized Training School. The subject property is zoned C-2 Community Commercial.
  - d. 2190 North Park Drive (70-16-21-100-069) – Special Land Use Permit  
Request by Daphne Oly of Sam’s Real Estate Business Trust for accessory Outdoor Display Sales and Vehicle Sales limited to new non-commercial utility trailers. The subject property is zoned C-2 Community Commercial.
  - e. 415 E Lakewood Boulevard (70-16-21-100-073) – Special Land Use Permit  
Request by Prabhjeet Matharoo of CWP West Corp. on behalf of Chuck Rozema of Northgate Development LLC for a Vehicle Wash. The subject property is zoned C-2 Community Commercial.
  - f. 12613 James Street (70-16-16-300-049) – Special Land Use Permit  
Request by Kraig Lamar of Masonry Arts Company on behalf of Lick LLC for a Contractor’s Facility with Outdoor Storage. The subject property is zoned C-2 Community Commercial.
  - g. 0 (vacant) James Street (70-16-16-300-052) – Special Land Use Permit  
Request by Mike Louwsma of Excell Construction Services on behalf of Jerry & Patricia Brandt for Outdoor Storage associated with a pending Special Land Use Approval for a Contractor’s Facility on an adjacent lot (12613 James Street). The subject property is zoned C-2 Community Commercial.
5. Other Business
  - a. Tabled Items:
    - i. 0 (vacant) & 3846 120<sup>th</sup> Ave (70-16-10-100-006 & -007) – Preliminary PUD (tabled Oct. 4, 2022)  
Request by Smithfield Development, LLC on behalf of Smith Trust & Payback Properties, LLC to approve a proposed preliminary development plan for Smithfield Condominiums Planned Unit Development. The proposed development consisting of 100 single-family condominium units within one-, two-, three-, and four-unit buildings. The subject properties are currently zoned R-2A Medium Density Residential.

b. Planning Commission Discussion – Master Plan Sub-Area Overlay Zoning District(s)

6. Adjournment