

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Special Meeting
April 15, 2025
6:00 p.m.

1. Roll Call
2. Public Comment
3. 2025 Housing Study Update
 - a. First Draft Presentation by McKenna
 - b. Planning Commission Discussion
 - c. Next Steps
4. Other Business
 - a. Macatawa Legends, south of New Holland St and east of 144th Ave – Amendment to the Macatawa Legends Planned Unit Development Final Development Plan
Review of Resolution and Report for Macatawa Legends.
 - b. 0 (vac) Perry St (70-16-24-300-038) – Final Development Plan Approval for Eagle Meadows Condominium Planned Unit Development
Request by Tom Witteveen on behalf of Bauvan Land Co. LLC for final development plan approval of the Eagle Meadows Planned Unit Development. The proposed project would consist of a 32-unit residential condominium development.
 - c. 470, 471 & 475 Howard Ave (70-16-30-150-035, 70-16-30-150-036 & 70-16-30-126-056) – Amendment to a P.U.D. Final Development Plan
Request by Mike Evenhouse of MTJ Holdings, LLC for an Other Minor Amendment to the 470 & 471 Howard Ave PUD for changes in the residential condominium development phase. Proposed changes consist of: (1) allowing Section 8.10.B of the Township Zoning Ordinance to apply to the P.U.D., which permits certain projections in setback areas; (2) allowances for minimum-sized code-compliant egress wells, grade level patios, areas for HVAC units, meters, generators or similar equipment to project or be located outside the building setback lines within 10 feet of any adjacent building setback line; (3) revisions to setback lines on condo units 1, 4, 5, 6, 9 and 11; and (4) revisions to the driveway layout for condo units 5 & 6 and building footprints approximating 3,600 square feet at grade.
5. Adjournment