

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
May 13, 2025
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for special meeting of April 15, 2025
4. Public Hearings
 - a. 3948 142nd Ave (70-16-07-100-007) – Zoning Ordinance Map Amendment
Request by Katie McGregor of Cornerstone Real Estate Management on behalf of Kim Niles Kinerk of Pine Creek Estates, LLC to rezone the subject property from R-1 Low Density Residential to R-3 High Density Residential.
 - b. 3385 120th Ave (70-16-09-400-014) – Zoning Ordinance Map Amendment
Request by Tom Witteveen of Bauvanwitt Land Co. LLC to rezone the subject property from AG Agriculture to R-2A Medium Density Residential.
 - c. 12429 Ransom St (70-16-04-100-008) – Special Land Use Permit
Request by Sam Nichols of RDV Corporation on behalf of MSA Lakeshore Center, LLC for Indoor and Outdoor Commercial Recreational Facility use approval. The subject property is conditionally zoned C-2 Community Commercial, with the restriction that the allowable uses on the property are limited to “Recreation facility, commercial, indoor” and “Recreation facility, commercial, outdoor”.
 - d. 79 Clover Ave (70-16-28-276-042) – Special Land Use Permit
Request by Brian Johnson of Mannes Body Shop on behalf of Juan Pablo Perez of The Printery Inc for Vehicle Repair use. The subject property is zoned C-2 Community Commercial.
 - e. 76 E Lakewood Blvd (70-16-20-265-001) – Special Land Use Permit
Request by Jennifer Siegel on behalf of Rick Rusthoven of Rusthoven Properties LLC for Animal Services, Rescue or Shelter use. The subject property is zoned C-2 Community Commercial.
 - f. 0 (vac) Coolidge Ave (70-16-28-298-021) – Special Land Use Permit
Request by Lucas Ulberg of Viking Construction group on behalf of Tyce Holst of Holst Realty LLC for Contractors Facility use. The subject property is zoned C-2 Community Commercial.
5. Other Business
 - a. 0 (vac) Coolidge Ave (70-16-28-298-021) – Site Plan Review
Request by Lucas Ulberg of Viking Construction group on behalf of Tyce Holst of Holst Realty LLC for site plan approval associated with a Special Land Use Permit request for Contractors Facilities. The subject property is zoned C-2 Community Commercial.
 - b. 12580 Quincy St & 0 (vac) Quincy St (70-16-09-100-024, -023 & -025) – Site Plan Review

Request by Emily Engelhart of Redwood Living on behalf of L T Enterprises and Roger M Hill Trust for site plan approval of an attached single-family residential development. The subject properties are zoned R-3 High Density Residential.

6. Tabled Business - None
7. Planning Commission Discussion
8. Adjournment