

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
August 13, 2024
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of July 9, 2024
4. Public Hearings - None
5. Other Business
 - a. 4508 128th Ave (70-16-04-157-002) – Site Plan Review
Request by Curt Hall of LandTechWMI, LLC on behalf of Troy Elenbaas of Elenbaas Properties, LLC for site plan approval of outdoor storage area. The subject property is zoned I-1 Light Industrial.
 - b. 0 (vac) 120th Ave (70-16-10-100-049) – Final Development Plan Approval for Smithfield Condominium Planned Unit Development
Review of Resolution and Report for Smithfield Condominiums.
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 (*Tabled June 4, 2024*)
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 County Road Commission.
 - c. 0 (vac.) Perry Street, northeast of 10245 Perry Street (70-16-24-300-038) – Planned Unit Development, Preliminary Development Plan (*Tabled July 9, 2024*)
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.
7. Planning Commission Discussion
8. Adjournment