

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
November 12, 2024
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of October 1, 2024
4. Public Hearings
 - a. 2691 120th Ave (70-16-16-400-076) – Special Land Use Permit
Request by Jason Hall of Midwest Construction Group on behalf of Eric Heitman of Heitman Properties, LLC for Animal Clinic and Hospital. The proposed Special Land Use permit is for an expansion to an existing Animal Clinic and Hospital. The subject property is zoned C-2 Community Commercial.
 - b. 12429 Ransom St (70-16-04-100-008) – Zoning Ordinance Map Amendment
Request by Sam Nichols of RDV Corporation on behalf of MSA Lakeshore Center, LLC to rezone the subject property from AG Agriculture to C-2 Community Commercial.
5. Other Business
 - a. Macatawa Legends, south of New Holland St and east of 144th Ave – Amendment to Planned Unit Development Final Development Plan
Review of Resolution and Report for Macatawa Legends.
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 Count Road Commission.
 - c. 0 (vac) Perry Street (70-16-24-300-038), northwest of 10245 Perry Street – 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.

- d. 0 (vac) N 120th Avenue (70-16-22-301-010), north of 167 N 120th Avenue – Special Land Use Permit (*Tabled Sept. 10, 2024*)
Request by SVB + Reckley on behalf of Travis Timmer of Timmer Holdings LLC for Warehousing. The subject property is zoned C-2 Community Commercial and FP Floodplain.

7. Planning Commission Discussion

- a. Zoning Ordinance Text Amendments.
- b. Review of 2025 Planning Commission submittal deadlines, meeting dates and meeting times.

8. Adjournment