

AGENDA
HOLLAND CHARTER TOWNSHIP PLANNING
COMMISSION
Regular Meeting
DECEMBER 5, 2023
6:00 p.m.

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of November 14, 2023
4. Public Hearings
 - a. 873 & 909 Black River Dr (70-16-25-474-008 & -003) – Special Land Use Permit
Request by David J. VanderSlik Jr. of Black Lake Property, LLC on behalf of DJ Holland, LLC for a Contractor’s Facility with Outdoor Storage. The proposed Special Land Use permit is for an expansion to an existing Contractor’s Facility with Outdoor Storage. The subject property is zoned C-3 Highway Commercial.
5. Other Business
 - a. 0 (vac) Perry St (70-16-24-300-038) – Final Site Condominium
Request by Joe Siereveld of Eagle Creek Homes, LLC for final site condominium plan approval of Eagle Meadows, consisting of 22 detached single-family dwelling units.
 - b. 0 (vac) 140th Ave (70-16-07-200-022) – Site Plan Review (*Postponed*)
Request by Brad VanderZwaag of BauVan Land Co, LLC for site plan approval of a 120-unit multi-family apartment complex, consisting of 5 three-story apartment buildings with 24 units each and 5 one-story garage buildings. The subject property is zoned R-3 High Density Residential.
 - c. 13928 Westwood Ln (70-16-07-231-007) – Site Plan Review (*Postponed*)
Request by Brad VanderZwaag of BauVan Land Co, LLC on behalf of Neal Kelley of NFK Properties LLC for site plan approval of one multi-family building, consisting of 9 townhome style units measuring two stories in height. The subject property is zoned R-3 High Density Residential.
 - d. Tabled Items:
 - i. 410 & 414 E 8th St (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.
 - ii. 575 E 16th St, 595 E 16th St, 367 Hoover Blvd, & 582 E 15th St (70-16-28-482-005, -006, -001 & -007) – Site Plan Review (*Tabled Sept. 5, 2023*)
Request by Chris McGuire of McCon Building Corporation on behalf of TRT Partners LLC for site plan approval of a restaurant with a double drive-through. The subject properties are zoned C-2 Community Commercial.

iii. 0 (vac) 120th Ave (70-16-09-200-041) – Site Plan Review (*Tabled Nov. 14, 2023*)
Request by Dan Hibma of North Point Land, LLC for site plan approval of an 84-unit multi-family apartment complex, consisting of 4 three-story apartment buildings, 3 garage buildings, and one maintenance building. The subject property is zoned R-2A Medium Density Residential and FP Floodplain.

e. 2023 Planning Commission Annual Report

f. Planning Commission Discussion – Objectives for 2024

6. Adjournment