

AGENDA

HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
January 5, 2021  
7:00 p.m.

**MEETING BEING HELD VIA ZOOM (due to COVID-19 pandemic)**

**Any interested parties may join the meeting via a ZOOM video conference as follows:**

<https://us02web.zoom.us/j/86710458957?pwd=QmlwWDBsRnlrUUl4Y3dLSVMvRkFmZz09>

**or via phone by calling: 1-312-626-6799**

**Meeting ID: 867 1045 8957 and Passcode: 469537.**

**If you need further information please contact: John D. Said, Director of Community Development, at: [johns@hct.holland.mi.us](mailto:johns@hct.holland.mi.us), or (616) 796-9118 during regular business hours.**

1. Roll Call
2. Public Comment
3. Approval of the minutes for regular meeting of December 1, 2020
4. Public Hearings
  - a. 2763 120<sup>th</sup> (70-16-16-400-007) – Zoning Map Amendment (Rezoning) – Brad Vander Zwaag; request to rezone the property from C-1 Neighborhood Commercial to C-2 Community Commercial.
  - b. 2763 120<sup>th</sup> (70-16-16-400-007)– Special Use – Brad Vander Zwaag; Special Use request for a contractor’s facility.
  - c. 0 Black River Ct (vacant parcel; 70-16-36-200-028) – Comprehensive Plan Amendment – Kevin Miller/Mission Design; request to change Future Land Use Plan Map designation from Highway Commercial to Light Industrial.
  - d. 0 Black River Ct (vacant parcel; 70-16-36-200-028) – Zoning Map Amendment (Rezoning) – Kevin Miller/Mission Design; request to rezone the property from C-3 Highway Commercial to I-1 Light Industrial.
  - e. 495 Douglas (70-16-19-376-018) – Special Use Amendment – Matt Wickstra/Douglas Woods LLC; request to amend Special Use for contractor’s facility and warehousing.
  - f. 0 Quincy Street (vacant parcel; 70-16-09-200-044) - Special Use – Troy Bertsch/Leo Brown Group; Special Use request for senior housing facility.
  - g. 187 N. River Ave. (70-16-20-326-014) – Special Use – Mandi Brower/QCW Enterprises LLC; Special Use request for vehicle wash facility including detailing.
5. Other Business
  - a. Blue Heron Cove Condominiums (70-16-15-437-012) – PUD Resolution and Report – Planned Unit Development (PUD) Amendment – Leslie Acerra/Blue Heron Cove Condominium Association; amendment to a final PUD to extend building envelope areas.

- b. 0 Quincy Street (vacant parcel; 70-16-09-200-043) – Planned Unit Development (PUD Amendment – Robert McCaigue/Continental 512 Fund LLC; amendment to a final PUD to install garage structures.
- c. Tabled Items:
  - i. Special Use – 11363 E. Lakewood (70-16-22-200-059). Curt Scholten/Holland Small Engine Repair LLC on behalf of Joel G. Bouwens/Start Space, LL Cair LLC seeking approval for outdoor storage related to a principal use. The property is zoned I-2 General Industrial. (Originally tabled Nov. 10.)
  - ii. Planned Unit Development (PUD) Amendment – 470 & 471 Howard (70-16-30-150-035, 70-16-30-150-036, 70-16-30-126-056). Mike Evenhouse/ME Yacht Restoration seeking approval of amendments to a final PUD to allow: boat ramp, marina, new residential two-family dwellings, new clubhouse/event space, single-family home site, expanded warehouse/service building, and storage building. (Originally tabled Dec. 1.)
  - iii. Zoning Ordinance Text Amendments – Proposed amendments to the text of the Holland Charter Township Code of Ordinances, Appendix A – Zoning. The proposed text is generally described as amendments to allow farm stands as Special Uses in the C-2 Community Commercial District. (Originally tabled Aug. 11)

## 6. Adjournment