



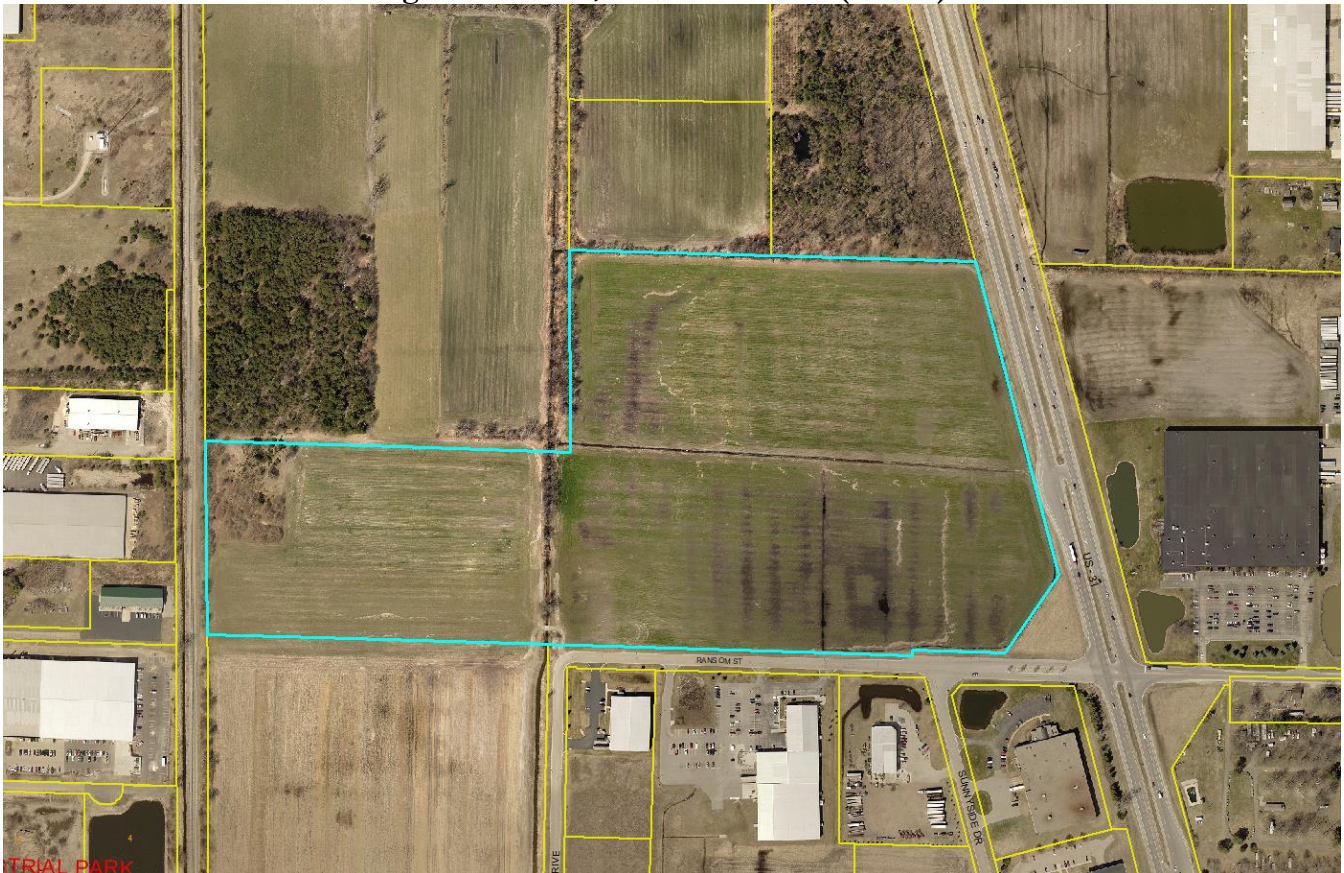
HOLLAND CHARTER TOWNSHIP

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.396.2345 · Fax: 616.396.2537

DATE: July 27, 2021
TO: Planning Commission
FROM: Community Development Department
SUBJECT: Staff Report – Planning Commission – August 3, 2021 Meeting

Agenda Item 4.a.i

Site Plan Review – Cold Storage Warehouse, 0 Ransom Street (vacant)



TRIAL PARK
Subject Property (photo taken 2018)

Summary of Request

Consideration of a site plan for a cold storage warehouse and associated office submitted by Jason Bransteter/Tippman Group for property located at the NW corner of Ransom and US-131 intersection, described more specifically as 70-16-05-200-022. The subject property is zoned I-2 General Industrial.

Review – Analysis

The applicant proposes to construct Phase 1 of an industrial development containing cold storage facilities with ancillary offices, parking, and truck dock/loading areas. These uses would be permitted by right in the I-2 zoning district. A Special Land Use Permit application for outdoor storage will be detailed under the next agenda item. While only the first phase will contain about 140,000 square feet with an anticipated buildout of about 912,800 square feet.

The property is a corner lot with frontage provided by the US-31 public right-of-way located along the property's east boundary, while frontage and access are provided by the Ransom Street public right-of-way located along the property's south boundary.

The property is bound by the aforementioned public rights-of-way as well as farmland zoned I-2 to the south, by railroad right-of-way the west, and farmland and woodlots zoned I-2 to the north.

A non-use variance was granted for building height by the Holland Charter Township Zoning Board of Appeals on June 22, 2021. The building will be allowed to reach 65 feet, provided those taller portions of the building are no closer than 20' to the edge of the currently allowed building setbacks.

The Ottawa County Water Resources Commissioner (OCWRC) must provide the Township with written approval stating that the proposed means of site drainage is adequate and the overall design is approved prior to the issuance of a building permit.

The ingress/egress drives onto Ransom Street must be reviewed and approved by the Ottawa County Road Commission (OCRC). A copy of this written approval must be provided to the Township.

The proposed 101 asphalt parking spaces proposed may be acceptable. The parking calculation shall be revised to reflect the accurate building areas and parking counts necessary.

Drive aisle widths closest to the building (including those within the staff parking lots) shall be able to be maintained at a minimum of 26 feet to accommodate straight body emergency vehicles with a wheel base of 21 feet. The applicant will need to provide the turning movements for this vehicle, including sweep paths, on a revised Site Plan.

Photometric Plans shall be revised to show light levels within parking lots and along boundaries. Lighting needs to meet the minimum averages stated in Article 12.

Landscaping comments are as follows and revisions made as necessary:

- Front Yard Landscaping shall be considered as the area from the west line of the Hallacy Drive public right-of-way to the stormwater outlet approximately 720 feet to the east.
- West Buffer Landscaping shall be considered as the area from the north line of the Ransom Street public right-of-way north along the ¼ section line approximately 630 feet, given the land west of the County Drain is to remain undeveloped. Note, additional screening will be required if the outdoor storage Special Land Use Permit is granted and a tree survey completed if any existing tree credits are to be considered.
- Staff recommends any approval be conditioned on the remaining eastern portion of the Ransom Street and the entirety of the US-31 Front Yard Landscaping be completed by November 15, 2023 to allow

for any subsequent earth moving, berming, as well as stabilization measures, AND the remaining west and north buffers to be installed in conjunction with the corresponding building phases.

Signs on this property must comply with the requirements that are in place at the time of application for a sign permit, without regard to what may or may not be shown on the drawings submitted for site plan review.

Recommendation

Based on the above items and proposed conditions, Staff has no objections to the conditional approval of the **Phase 1** site plan with any revisions, outside agency approvals, and conditions to be verified by Staff.

Agenda Item 4.a.ii.

Public Hearing – Special Use - Outdoor Storage (truck trailers) - 0 Ransom Street (vacant)

Summary of Request

Consideration of a special use request for proposed outdoor storage of truck trailers submitted by Jason Bransteter/Tippman Groups for the NW corner of the Ransom and US-131 intersection, described more specifically as 70-16-05-200-022. The subject property is zoned I-2 General Industrial.

Review – Analysis

The applicant proposes to construct an industrial building primarily containing cold storage facilities with ancillary offices, parking, and truck dock/loading areas. While only the first phase is currently in the active project design stage, the applicant seeks special use approval for the proposed truck parking for the 25 spaces in Phase 1 and the remaining 53 spaces to the north along the western boundary. The first phase will contain about 140,000 square feet of warehouse space, including dock area. At the ultimate buildout for this project, the building will contain a total of about 912,800 square feet.

Special Land Use Standards of Approval and Commentary

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.

The proposed use should be complementary to existing and planned uses in the immediate vicinity, which is primarily industrial.

2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.

Public services and facilities appear to be adequate to appropriately serve the proposed use. The applicant will be responsible for the installation of appropriate facilities for this project.

3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.

The activities on the subject property, including tractor-trailer operations and storage, will result in some traffic, noise, and other impacts, which will likely be more extensive here due to the anticipated large scale of the building.

4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.

Outdoor storage is allowed as a special land use in the I-2 General Industrial zoning district. The property is planned for General Industrial, therefore it could be interpreted that the proposed use is consistent with the Comprehensive Plan.

5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.

The property is primarily agricultural in nature and will be converted to an industrial use, although the west “leg” of the property will be used for stormwater retention. This means that

there will be an opportunity for some preservation/reintroduction of a natural environment in that particular area.

6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.

The proposed use will have some impacts on traffic and adjacent roads. Ultimately, the Ottawa County Road Commission will need to assess any impacts resulting from the project to determine potential improvements to roads, intersections, etc. for traffic circulation and safety.

7. There is need for the proposed use within the township.

Staff cannot verify the need for this use; that is the responsibility of the applicant based on their investment in this property.

Recommendation

Based on the applicable Standards for Special Uses, Staff has no objections to the approval of this request, for Phase 1. Consideration of the approval of phase 2 should be held in conjunction with the consideration site plan reviews for future phases.

Agenda Item 4.b.

Public Hearing – Special Use - Vehicle Repair and Vehicle Sales - 238 N. 120th



Subject Property (photo taken 2018)

Summary of Request

Consideration of a special use request for proposed vehicle repair and vehicle sales by Jason Fuller/Double A Enterprises LLC for 238 N. 120th, described more specifically as 70-16-21-4--010. The subject property is zoned C-2 Community Commercial.

Review – Analysis

The applicant proposes to place a vehicle service and sales business in this location, the former Duca Tile, along with a vehicle parts retail sales operation. The property would operate in conjunction with the adjacent parcel at 704 Lakewood Blvd., which already has special use approval for a limited number of used auto sales.

The project will include the removal of the east driveway, installation of two new overhead doors facing west, new parking, and other site improvements. However, plans will need to be revised to show:

- Removal of pavement within the Front Yard Landscape and Buffer areas.
- Parking display spaces vs. employee spaces vs. customer spaces;
- One-way and two-way traffic in order to evaluate the drive aisle and parking aisle widths, including any access points between properties.
- A minimum 20' aisle width around the single-story building perimeter if there is no adjacent parking using the aisle for maneuvering; current plans show a narrowed sections of 18.1 feet, which does not

meet applicable Fire Code requirements. Note, as presented the 18.1 foot dimension would need to be 24 feet due to the adjacent parking.

- Perimeter landscaping.

The applicant will be required to obtain site plan approval from Township Staff, which is addressed in the recommended conditions of approval.

A condition of approval is also included prohibit outside storage of any inoperable vehicles, parts, and related items.

Special Land Use Standards of Approval and Commentary

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.

The proposed use would be similar to the other commercial auto-related uses in the immediate vicinity; however, it is not understood how the subject property and the property to the west are being utilized together, in terms of access, State licensing, or whether the western property's 1986 Special Land Use for used vehicles sales in the area north of the building will be impacted.

2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.

Public services and facilities appear to be adequate to appropriately serve the proposed use.

3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.

The activities on the subject property, with the addition of auto repair and additional sales activities, will result in some additional traffic, noise, and other impacts.

4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.

Vehicle sales and service area allowed as special land uses in the C-2 Community Commercial zoning district. The property is planned for Community Commercial, therefore it could be interpreted that the proposed use is consistent with the Comprehensive Plan.

5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.

The property is already fully developed, so this Standard does not apply.

6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.

Some additional traffic and road impacts can be anticipated based on the proposed use, however, improvements such as the removal of the eastern driveway is fully supported by Staff.

7. There is need for the proposed use within the township.

There are an ever-increasing number of used car sales businesses in the Township. While this is an expansion of an already-approved used car sales business, Staff cannot verify the need for this use; that is the responsibility of the applicant based on their investment in this property.

Recommendation

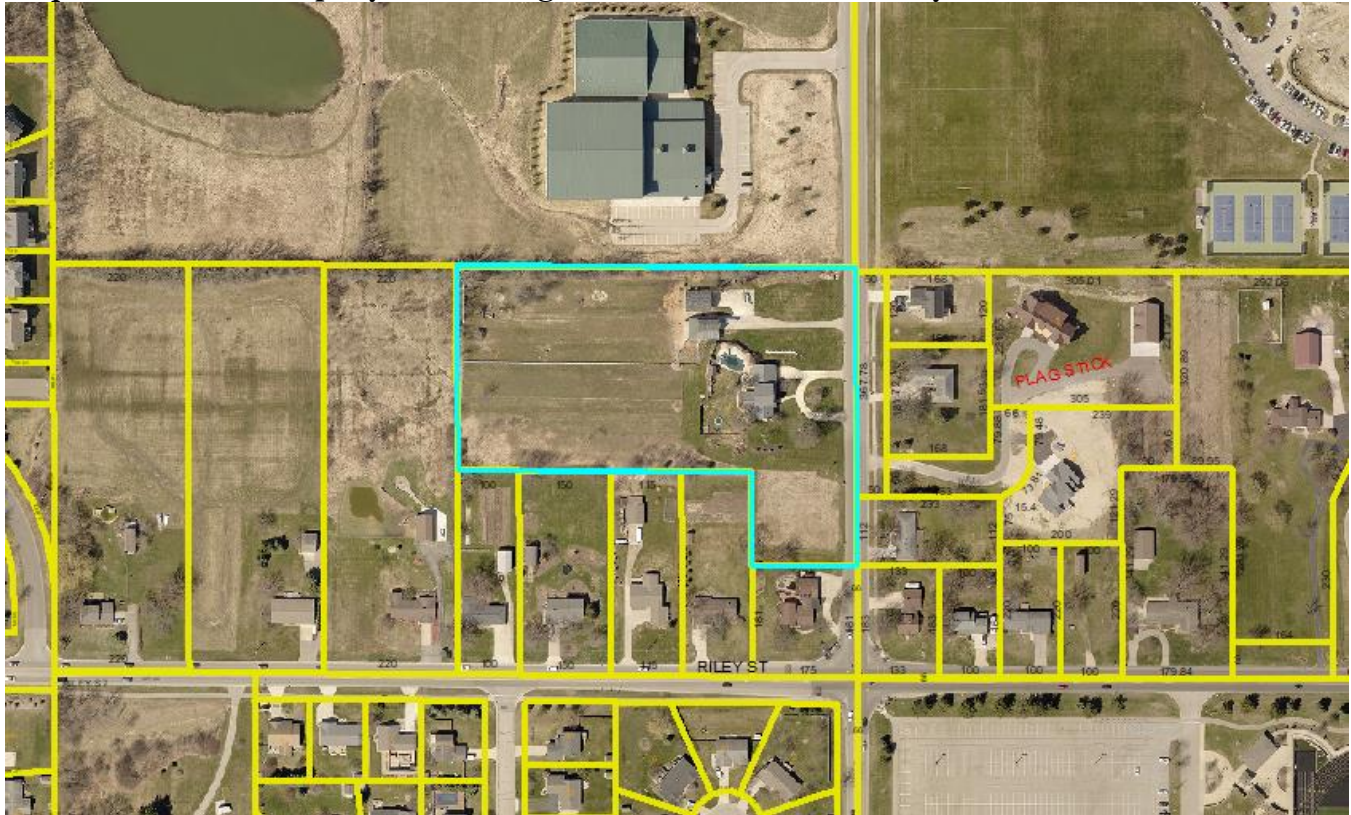
Based on the applicable Standards for Special Uses, Staff recommends the matter be tabled. Should the Planning Commission have no objections to the request Staff would recommend the following conditions:

1. The applicant shall obtain Staff approval for the site plan prior to any permit being issued including but not limited to lighting and landscaping.
2. Outside storage of any inoperable vehicles, parts, and related items shall not be permitted.

Agenda Item 4.c.

Public Hearing – Zoning Map Amendment (Rezoning) - 3245 100th Ave.

Request to Rezone Property from AG Agricultural to R-1 Low Density Residential



Subject Property (photo taken 2018)

Summary of Request

Consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Manuel Barajas to change a portion of the land at 3245 100th Ave., described more specifically as 70-16-12-300-026, from AG Agricultural to R-1 Low Density Residential.

Review – Analysis

In total, the subject property contains about 5.6 acres (including public right-of-way). The applicant plans to split the lot, so that the south portion is a separate lot measuring 74 feet wide by 142 feet deep (10,508 square feet), in order to construct a new home. In order to meet Zoning Ordinance minimum lot size requirements, the lot will need to be at least 70 feet wide with an area of 10,500 square feet. The rezoning would also bring the new parcel into conformance with the Comprehensive Plan.

Properties to the north, south, and west are zoned AG, but are designated for Low Density Residential, and have single-family residential homes. Property to the east, across 100th, is zoned Planned Unit Development (Flagstick PUD), is designated Low Density Residential, and has single-family homes as well.

Rezoning Criteria (Sec. 21.4 of the Zoning Ordinance) and Commentary

1. Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development trends in the area.

The Comprehensive Plan designates this area for Low Density Residential development, implying detached single-family residential uses. The proposed use is detached single-family; therefore, the proposed rezoning can be interpreted as maintaining consistent with the Comprehensive Plan.

2. Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.

No conflicts have been identified with this provision.

3. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.

A single-family use would be consistent with surrounding uses based on the applicable items in this Criterion.

4. Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.

There are existing water and sewer lines along 100th Ave. which would appear to accommodate an additional single-family home.

5. Other factors deemed appropriate by the Planning Commission or Township Board.

The Planning Commission may wish to identify specific issues as part of consideration for this property.

Recommendation

Based on the applicable criteria, there are no objections to the rezoning request for this property.

Agenda Item 4.d.

Public Hearing - Special Use – Vehicle Wash - 2352 N. Park Drive



Subject Property (photo taken 2018)

Summary of Request

Consideration of a special land use request for a vehicle wash facility submitted by Mandi Brower/QCW Enterprises LLC for land located at 2352 N. Park Drive, described more specifically as 70-16-21-100-045. The subject property is zoned C-2 Community Commercial.

The subject property contains about 1.38 acres and is currently occupied by a vacant Pizza Hut restaurant. The applicant plans to redevelop the site with demolition of the existing building and construction of a new car wash and auto detailing business on the property. The redevelopment will consist of the new +/- 5,207 SF building, car wash entry queue lanes, 11 vacuum stations, and associated parking.

Review – Analysis

Currently, the site includes a single driveway from North Park Drive. While the applicant proposes two driveways, this is not necessary for site circulation and would increase potential conflict points for traffic. This is especially true due to the angled alignment of North Park Drive, making visibility for customers, especially those exiting the car wash, potentially hazardous. This is further complicated by the presence of an offset driveway across from this site.

North Park Drive is a private road not subject to Road Commission specifications or recommendations. As such, it is up to the Township to ensure traffic safety in this area with the applicable plan review and approval process. Based on this scenario, Staff strongly recommends redesign of the entry driveway arrangement to

include a single two-way driveway, angled so as to be perpendicular to the existing North Park Drive alignment, and located directly across from the existing shopping center driveway. A condition of approval is included to address this recommendation.

As there are no residential areas nearby, vacuum noise and related vehicle wash activities should not be a major concern at this location. However, the applicant should address how dripping water will be minimized so as to reduce icy conditions on the site as well as on North Park Drive.

Special Land Use Standards of Approval and Commentary

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.

The proposed use is consistent with the other existing uses in the area, which includes primarily commercial uses. The Commission previously determined that outdoor vacuuming services are consistent with a special land use for vehicle wash, based on the definition for “Vehicle Wash”: *“A building or portion of a building with machine or hand- operated facilities used principally for the cleaning, washing, polishing or waxing of vehicles and heavy equipment.”*

2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools.

Existing infrastructure in the area should be able to adequately serve the proposed use.

3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or distributing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.

The applicant will need to ensure landscaping and other improvements meet zoning requirements. The applicant also needs to ensure that traffic concerns (and related operational details) noted in this report are appropriately addressed. Further, the applicant needs to identify how winter icing will be minimized.

4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.

The proposed use (again exterior vacuuming needs to be clarified) is allowed as a special land use in the C-2 Community Commercial zoning district, and the site is designated for Community Commercial. Therefore, approval of a special land use would be consistent with the Zoning Ordinance and Comprehensive Plan.

5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in harmony with adjacent areas.

The site is already developed, and will be redeveloped. The site must meet applicable landscape requirements, which will help visually enhance the site. The landscaping shown on Sheet L-101 may be sufficient, however, Staff will review at the time of site plan review.

6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.

The proposed two driveways for this site will result in unnecessary traffic hazards. The applicant needs to revise the plan as described above to reduce this problem.

7. There is need for the proposed use within the township.

There has been a trend in car wash proposals and inquiries in the Township. As such, Staff cannot verify whether there is a need for the proposed use; that is up to the applicant.

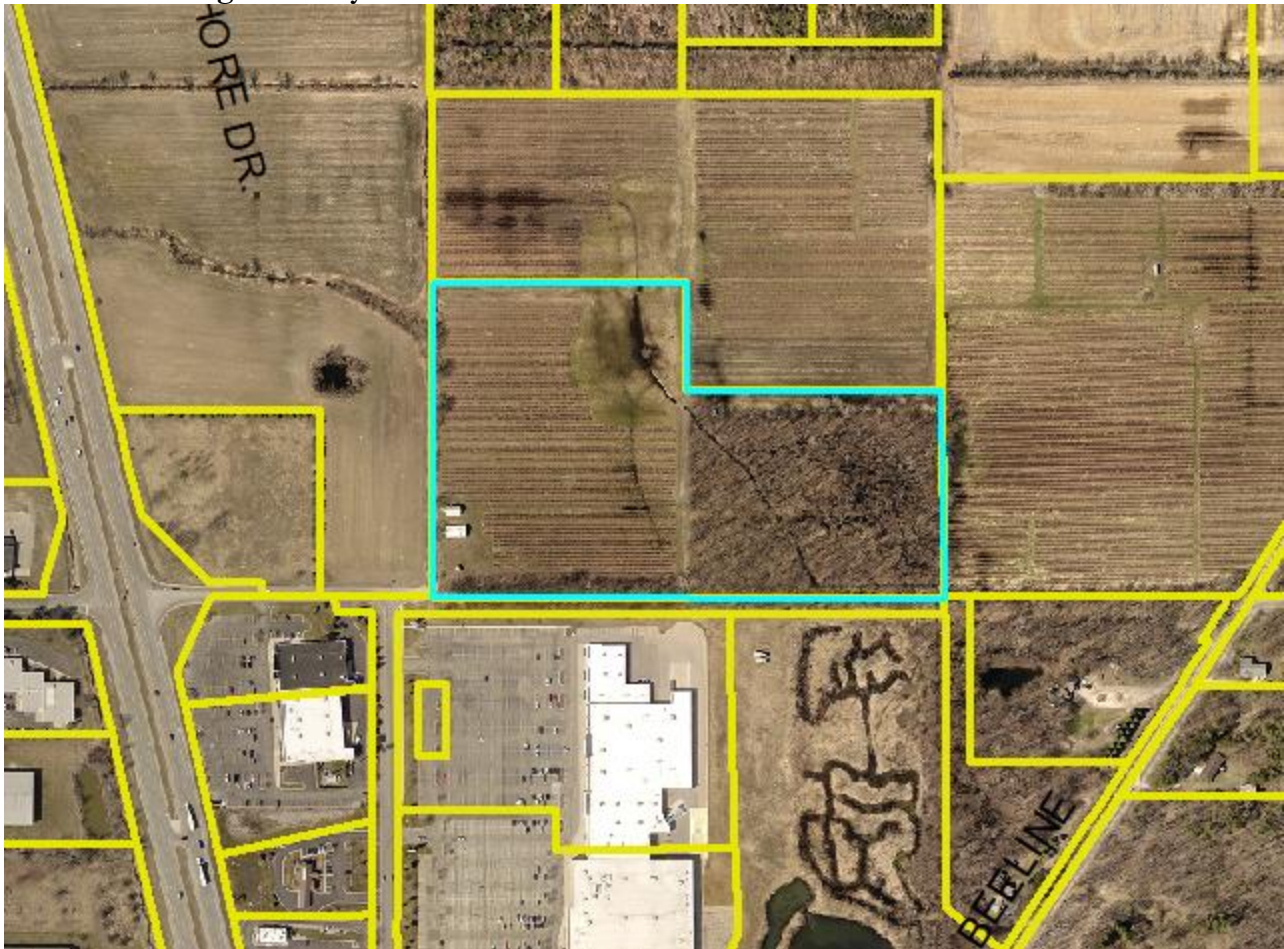
Recommendation

If the applicant can appropriately address the items noted above, then there are no objections to this request based on the applicable Standards for Special Use, subject to the following recommended conditions of approval:

- 1) The site shall be revised to include a single entry driveway to be approved by Staff, with the alignment to be perpendicular to North Park Drive and directly opposite the existing shopping center entrance on the west side of N. Park Drive.
- 2) Prior to the issuance of any permits, the applicant shall be required to obtain site plan approval from Staff, including but not limited to landscaping, signage, and lighting.

Agenda Item 4.e.

Public Hearing – Comprehensive Plan Amendment – 12501 Greenly (vacant) - Community Commercial to High Density Residential



Subject Property (photo taken 2018)

Summary of Request

Consideration of an amendment to the Future Land Use Plan Map of the Holland Charter Township Comprehensive Master Plan submitted by Sikkel/Krommendyk/Robert Carini Trust for land located at 12501 Greenly (vacant), described more specifically as Parcel Number 70-16-09-100-007. Petitioner is seeking to amend the land's designation from Community Commercial to High Density Residential.

Review – Analysis

The applicant wishes to obtain approval of an amendment to the Future Land Use Plan, along with a conditional rezoning of the property, (next item on the Agenda) for a planned multi-family residential apartment project. The current use of the property is agricultural, and it is zoned AG Agricultural. The property's Community Commercial designation was supported by the Planning Commission during the 2020 Comprehensive Plan project, based on an emphatic request from Mr. Carini for the commercial designation. This designation is also supported by Staff as an appropriate anchor site for commercial use in the Greenly/West Shore Drive area.

Properties to the west and south are planned for Community Commercial and zoned C-2 Community Commercial. Properties to the north and east are planned for High Density Residential; property to the east is zoned AG Agriculture, and property to the north is zoned R-2A Moderate Density Residential.

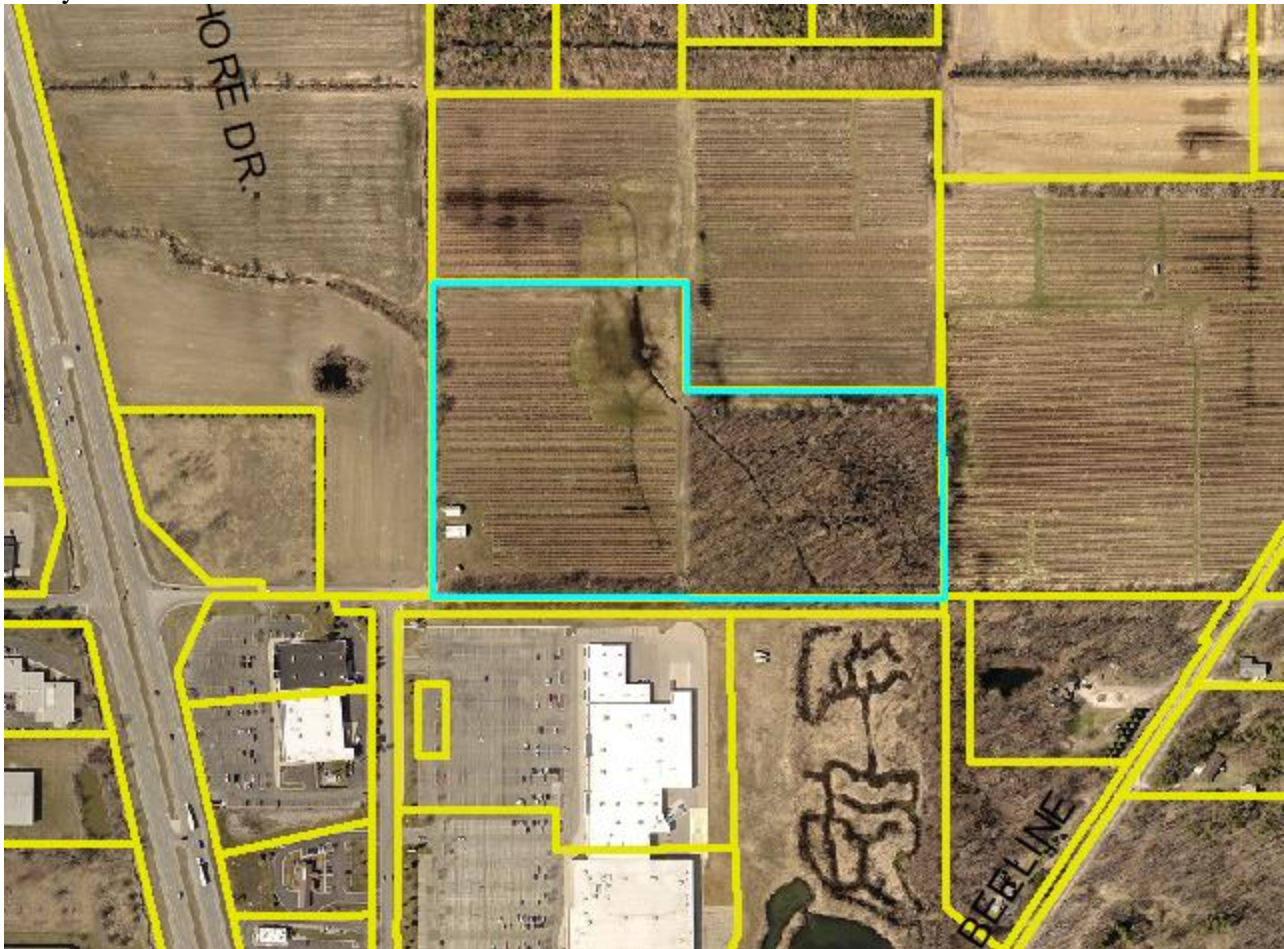
The concept of prohibiting further changes to the Comprehensive Plan and rezonings for multi-family that are not consistent with the Plan, as Township policy, was strongly recommended by the Planning Commission as discussed during the July 6 meeting, and is now receiving consideration at the Township Board level.

Recommendation

Staff recommends that the request be denied, based on the factors noted above. While this is the first step in the process authorizing the amendment period to begin, the Planning Commission should first determine whether it is appropriate or not for this matter to move forward based on the information provided above, and/or proceed with the rezoning consideration prior to moving forward on the Plan amendment.

Agenda Items 4.f.

Public Hearing – Zoning Map Amendment – 12501 Greenly (vacant) - AG Agricultural to R-3 High Density Residential



Subject Property (photo taken 2018)

Summary of Request

Consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Sikkel/Krommendyk/Robert Carini Trust to change the subject property from AG Agricultural to R-3 High Density Residential. Said lands are addressed as 12510 Greenly, described more specifically as 70-16-09-100-007.

The current use of the property is agricultural.

Review - Analysis

The proposed Future Land Use Plan amendment, along with the proposed rezoning, are inconsistent with Township policy as reflected by the Comprehensive Plan. The concept of prohibiting further changes to the Comprehensive Plan and rezonings for multi-family that are not consistent with the Plan, as Township policy, was strongly recommended by the Planning Commission as discussed during the July 6 meeting, and is now receiving consideration at the Township Board level.

Properties to the west and south are planned for Community Commercial and zoned C-2 Community Commercial. Properties to the north and east are planned for High Density Residential; property to the east is zoned AG Agriculture, and property to the north is zoned R-2A Moderate Density Residential.

Rezoning Criteria (Sec. 21.4 of the Zoning Ordinance) and Commentary

1. Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development trends in the area.

The request does not meet this criterion. The Comprehensive Plan designates this area for Community Commercial development, which is an appropriate designation given the proximity of Greenly, West Shore Drive, and US-31. It is also a designation that the property owner, who is now applying for the change to R-3 High Density Residential, emphatically requested during the 2020 Comprehensive Plan process. The applicant wishes to make these changes only for a new multi-family development; however, the Planning Commission is in support of not expanding multi-family development approvals beyond those areas already designated for such in the Comprehensive Plan, and the Township Board is currently considering approval of a moratorium reflecting that recommendation.

2. Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.

It is unknown whether the proposed district would be compatible with the listed features of this site.

3. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.

A proposed multi-family development would not be compatible with surrounding districts and uses, which include commercial uses to the west and south, and an attached single-family use to the north.

4. Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.

The site is not currently capable of accommodating the proposed uses, as water and sewer would need to be extended to this site.

5. Other factors deemed appropriate by the Planning Commission or Township Board.

The Planning Commission may wish to identify specific issues as part of consideration for this property, especially considering the July 6 meeting recommendation for a moratorium on changes to Township policy concerning further residential development.

Recommendation

The requested amendment should be denied as it does not meet the applicable criteria for map amendments as specified in the Zoning Ordinance.

Other Business - Agenda Item 5.a.

Comprehensive Plan Amendment – 0 Black River Ct. - Highway Commercial to Light Industrial

Status/Update

The applicant, Kevin Miller/Mission Design, has indicated they will attend the August 3 meeting concerning this request. Should the Commission require previous written information about this request, please let Staff know.

Other Business - Agenda Item 5.b.

Zoning Map Amendment (Rezoning) – 0 Black River Ct. (Vacant) - C-3 Highway Commercial to I-1 Light Industrial

Status/Update

The applicant, Kevin Miller/Mission Design, has indicated they will attend the August 3 meeting concerning this request. Should the Commission require previous written information about this request, please let Staff know.

Other Business - Agenda Item 5.c.

Comprehensive Plan Amendment - 0 Ottogan Street (vacant) - Low Density Residential to High Density Residential

Status/Update

The applicant, PIRHL Acquisitions/David A. Burg, has indicated they will attend the August 3 meeting to present this request. Should the Commission require previous written information about this request from the July 6 Report, please let Staff know.

Similar to previous agenda items, the concept of prohibiting further changes to the Comprehensive Plan and rezonings for multi-family that are not consistent with the Plan, as Township policy, was strongly recommended by the Planning Commission as discussed during the July 6 meeting, and is now receiving consideration at the Township Board level.

At the July 6 meeting, Commissioners also agreed to provide for public comment at the August 3 meeting when this item is presented.

Other Business - Agenda Item 5.d.

Zoning Map Amendment (Rezoning) – AG Agricultural to R-2 Moderate Density Residential and R-3 High Density Residential

Status/Update

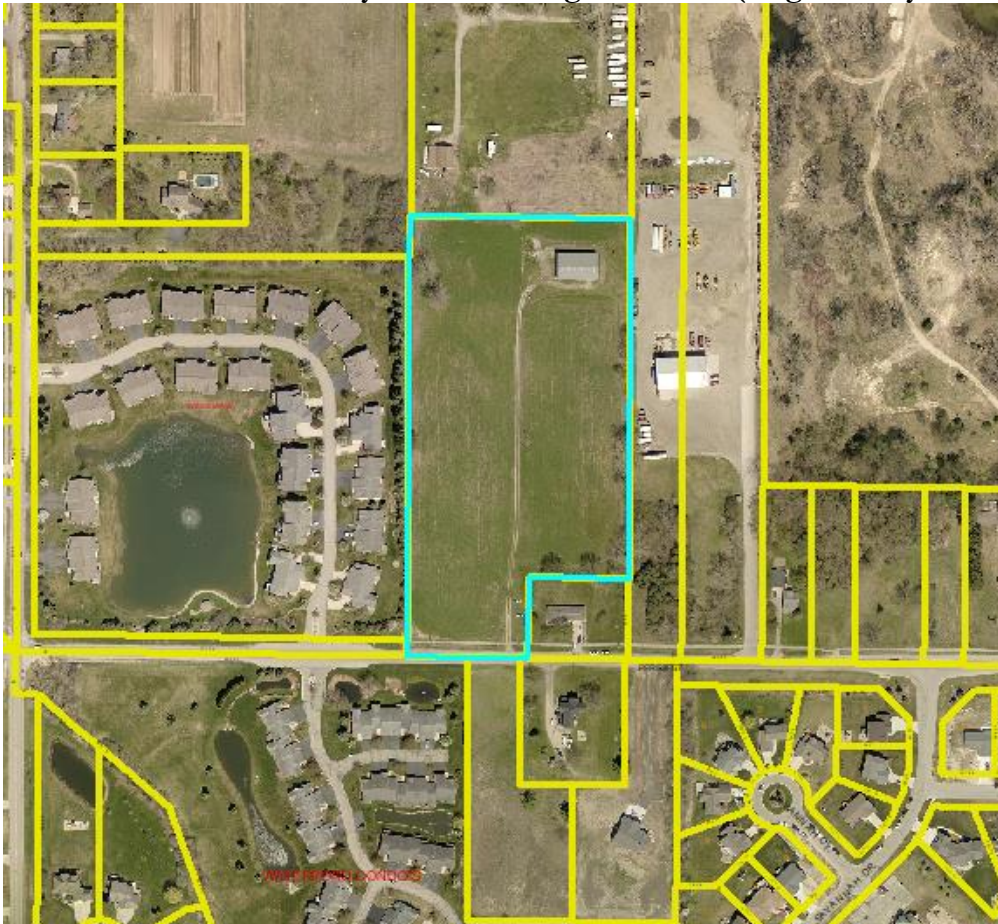
The applicant, PIRHL Acquisitions/David A. Burg, has indicated they will attend the August 3 meeting concerning this request. Should the Commission require previous written information about this request from the July 6 Report, please let Staff know.

Similar to previous agenda items, the concept of prohibiting further changes to the Comprehensive Plan and rezonings for multi-family that are not consistent with the Plan, as Township policy, was strongly recommended by the Planning Commission as discussed during the July 6 meeting, and is now receiving consideration at the Township Board level.

At the July 6 meeting, Commissioner also agreed to provide for public comment at the August 3 meeting when this item is presented.

Other Business - Agenda Item 5.e.

Preliminary Site Condominium - 0 Perry Street - “Peregrine Cove” (single-family residential)



Subject Property (photo taken 2018)

Update

At the July 6 meeting, the applicant (Michael West/Westview Capital LLC o/b/o Paul and Violet Riemersma Trust/Michelle Eustice Trustee) was asked to review two primary matters;

- Having the proposed interior street (Raptor Lane) be dedicated as a public street; and
(While the applicant has noted that the street will be public, no information has been provided indicating conceptual approval of the street by the Ottawa County Road Commission.)
- Realigning Raptor Lane to provide a stub connection to the property to the northwest.

(The applicant's revised plan takes the cul-de-sac to the north edge of the property with a corresponding change to lot layouts; however, this is not the design concept discussed at the July 6 Planning Commission meeting. Specific discussion focused on extended the street to the northwest to connect to the vacant property there, not to the lot to the north which is an actively-used parcel. No commentary nor explanation has been provided concerning this matter. It should be noted that the revised plans still include 22 lots, as did the original plan. It is further noted that this recommendation furthers the goals of the Comprehensive Plan for connectivity, and enhances future emergency access safety with another connection to this neighborhood.)

The applicant has also revised the plans to add sidewalks and street trees on both sides of the proposed street, along with a proposed "cluster" location for mailboxes.

Recommendation

It is recommended that this matter be tabled until the street alignment comports to the previous recommendation to connect to the northwest. Should the Planning Commission opt to recommend approval of this request, the following conditions of approval are recommended:

- 1) At the time of final application, the applicant shall submit a schedule for site development and building construction.
- 2) At the time of final application, the applicant shall provide Ottawa County Road Commission approval for the proposed street and temporary cul-de-sac.
- 3) At the time of final application, the applicant shall confirm school bus stop requirements, and shall indicate such on final plans.
- 4) At the time of final application, the applicant shall submit a landscape plan for Township approval.
- 5) At the time of final application, the applicant shall provide details of the maintenance concerning the common areas, including all stormwater facilities.

Agenda Item 5.f.

Special Land Use – 2763 120th

Contractor's Facility – Brad Vander Zwaag/G2G LLC

Status/Update

The applicant is working to prepare revisions; this item should remain tabled. Staff will contact the applicant concerning this matter, and hopefully can provide further information at the August 3 meeting.