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HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 1, 2026

Chairman Randy Kortering called the meeting to order at 6:00 pm and asked for a roll call of members present.

Present: Chairman Randy Kortering, Members, Leo Barajas, Angela Huesman, Evan Sharp, and Jack VanderMeulen. Also present were Community Development Director Corey Broersma, Planner/Assistant Zoning Administrator Keith Chapman, and Recording Secretary Sheila Webb

Absent: Doug Becker and Gretchen Molotky

Public Comment: None

Minutes:

** It was moved by Sharp and supported by Barajas to approve the minutes of the regular meeting of August 11, 2026. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

Public Hearings – None

Other Business

12353 James Street – Parcel Number 70-16-16-451-005 - Site Plan Review
Consideration of a request by Ryan Davis of Benchmark Design Group LLC on behalf of Greg Erne of Westshore Mall Investors LLC to approve a site plan for Raising Cane's Chicken Fingers restaurant. The proposed restaurant with drive through use is permitted by right, provided the design complies with a variety of Zoning Ordinance regulations. The subject property is zoned C-2 Community Commercial.

Present for this request were Ryan Davis of Benchmark Design Group LLC, 2301 Three Lakes Parkway, Tyler, TX 75703 and Greg Erne of Westshore Mall Investors LLC, 12331 James Street, Holland, MI 49424.

Mr. Davis stated that he is a property development manager for Raising Cane's. Mr. Davis stated that they are proposing a 3000 square foot quick-serve restaurant with dine-in, drive-thru, and mobile pick-up orders in The Shops at Westshore Mall north of the multi-tenant building that houses Fed Ex at the endcap. Mr. Davis noted that there will be a dual lane drive-thru operation, 10-car stacking available in each lane.

Mr. Davis stated that there is a Raising Cane's in Kentwood and plans for a couple more in Grandville and Walker. Mr. Davis noted that Raising Cane's just hit their 30-year mark and was founded in 1996 in Baton Rouge, Louisiana. Mr. Davis said that Raising Cane's motto is one love, with a focus menu of mostly chicken fingers and some sides.

Chairman Kortering asked Mr. Davis if he had looked at the commentary from the Staff. Mr. Davis stated that he had and started with discussing the Felch Street intersection. Mr. Davis stated that

they reached out to the Ottawa County Road Commission and were told that there are no plans to signalize the Felch Street intersection. Mr. Davis noted that the Ottawa County Road Commission said that there are currently three existing signals within 800 feet with the closest signal west about 200 feet from the Felch Street intersection and their consensus was that it was undesirable to add another signal to that intersection.

Mr. Davis stated that they understand that because the property front faces US31 that the US31 right-of-way establishes a front yard of 50 feet. Mr. Davis noted that this development is proposed as a condominium as opposed to a land subdivision. Mr. Davis stated that there's a 65-foot right-of-way that starts near the existing fence and extends into the outboard drive-thru lane. Mr. Davis noted that the building is about 91 feet from the right-of-way on the west side and that the drive-thru canopy is about 75 ½ feet from the right-of-way.

Chairman Kortering asked staff what the concern was regarding right-of-way. Staff questioned where the property line was. Mr. Davis stated that they are set back into the shopping center where the dashed lines are on the graphic. Mr. Davis noted that the building is in-line and in some cases set back from the developments to the south. Staff stated that since it is not a land division that there is more than 50 feet regarding the front yard. Staff noted that clarity is still needed on what the box on the graphic is – does it establish a property line, a site condominium or if it's just a tax ID.

Mr. Davis stated that the intention is that the building is considered to be a condominium unit. Mr. Davis noted that Raising Cane's will be responsible for some of the maintenance. Mr. Davis pointed out that the property lines on the graphic are the outlines of the leased premises, not necessarily a subdivision or legal parcel. Mr. Davis stated that Raising Cane's would maintain the condominium site immediately around the boundaries. Mr. Davis noted that there is a master deed that governs some of the privileges and responsibilities for the common elements of the shopping center.

Chairman Kortering asked if the dashed line on the graphic was a property line. Mr. Davis confirmed that it was not a property line. Staff questioned if it is a condominium line. Mr. Erne stated that their condominium unit is the building and certain aspects are going to be limited common elements. Mr. Erne noted that they'll maintain things like their drive-thru lanes and landscaping and everything else is general common element that is governed by the bylaws and the master deed. Mr. Erne said that they could use the Sherwin Williams' condominium as an example. He stated that there will be some limited common elements that they'll maintain so the dashed line is really more indicative if it were to be a parcel, but it's not and instead is part of the condominium regime. Staff noted that like Sherwin Williams, a lot of record is not being created. Staff said that the concern was that if they were creating a piece of property that could be bought and sold separately even if it's part of an association, it still needs frontage and access. Staff noted that if it's not going to have a boundary, it may have a different condominium tax ID.

Mr. Davis stated that in the master deed, article 4 defines what a common element is and article 8 grants reciprocal access, parking, and vehicular and pedestrian circulation in those common elements. Mr. Davis noted that they provided a parking study for the overall shopping center. He said the parking study shows that there will be 1,771 parking spaces which means there are 400-600 parking spaces of surplus in the shopping center depending on how they are counted. Staff confirmed that since it's going to be a traditional condominium limit common element that would be an inherent shared parking. Staff noted that there is a concern with the circulation pertaining to pedestrians.

Mr. Davis stated that they will accommodate the 30-foot-wide emergency drive aisle specifically between the eastern parking area and landscaped endcaps. He said that currently those endcaps are 17 feet wide and the drive aisle is 24 feet wide, and they plan to extend the drive aisle 6 feet eastward and that the landscaped endcaps would still be at least 10 feet wide. Chairman Kortering confirmed with Mr. Davis that the endcap landscaping would have enough height so that in the winter people could see the endcaps in the snow.

Mr. Davis noted that where there is a jog, they would extend the drive aisle width to 30 feet to smooth out that transition from the south. Staff noted that the widening will reduce the jog and would recommend that a couple of parking spaces be turned into islands to smooth out the traffic flow and better direct traffic to the main loop road as opposed to cutting through parking lots. Mr. VanderMeulen voiced concern with traffic backing up into the road right-of-way, cars backing out of parking spaces, and no right-of-way road, just parking lots. Mr. VanderMeulen stated concern with people coming off US31 and driving through a long parking lot to get to Raising Cane's and the additional traffic due to stacking 20 cars. Mr. VanderMeulen noted concerns with the circulation along the front of the existing stores with the additional traffic.

The Commissioners discussed that most traffic would come from the north. The Commissioners stated that after exiting the drive-thru they would take a right past Fed Ex and take that driving aisle back to the south. Chairman Kortering voiced concern with all the different places that they can pull in from the parking lot area where people are parking and backing out. Mr. Davis noted that this is a standard design, and they anticipate most of the traffic coming off Felch but does know that there will be some traffic coming northbound. Mr. Davis stated that from a circulation standpoint they would need to re-examine.

Mr. Erne stated that they put parking right against the buildings so that patrons have to look right and left to look for pedestrians. Mr. Erne noted that at GRCC they put a table in front that you have to drive over and would consider putting in another traffic table to slow down traffic and include signs and a solar powered blinking light. Mr. Erne stated that they know traffic issues will continue to increase and that they will continue to address them. Mr. Erne suggested that they would work with Staff to come up with ways to calm the speed. Mr. VanderMeulen questioned if there was a way to make it look more like a main road from the south and force people to use it.

Mr. VanderMeulen voiced concern about keeping pedestrians safe around the existing stores. Mr. Davis stated that Raising Cane's has no issue providing a pedestrian path. They have an outdoor patio space and would be happy to extend the walkway south from that patio space.

The Commissioners discussed that the humps would help slow down traffic and give people time to pull out, but the traffic pattern is a big concern. They also have concerns with the drive-thru lane when coming from the south and exiting the drive-thru lane. Mr. Davis stated that when demand dictates, they will utilize dual drive-thru lanes, there's a 20-car capacity, the crew members wear high-visibility vests, and there's signage to direct traffic flow. Mr. Davis stated that if traffic flow were to get more severe, they would consider hiring off-duty law enforcement to help.

Chairman Kortering asked if they had pull-ahead parking to wait for their food. Mr. Davis stated that there will be cameras in the back of the restaurant to alert them to customers so that they can start frying chicken. This allows for efficiency and made-to-order meals.

Mr. Davis stated that employee safety includes a 4-foot walkway for crew members, they wear high-visibility vests, and there are designed areas within the drive-thru. Mr. VanderMeulen asked

if any of that area was under a canopy. Mr. Davis stated that there are canopies over the menu boards and there is also a canopy over the pick-up door area which is equipped with fans.

Mr. Davis noted that Raising Cane's gets deliveries three days a week by a tractor trailer. Mr. Davis stated that the tractor trailer will pull up in the private drive aisle east of the parking spaces. Mr. Davis said to avoid conflicts with restaurant operations and the shopping center, their deliveries would be between 1:00 a.m. and 9:00 a.m. and that their operating hours are 9:00 a.m. to 3:30 a.m.

Staff noted that when there's a development of a property adjacent to the property line of new construction there would still be the expectation of upgrade and installation of landscaping along US31. Staff confirmed that with the new construction, there would be the expectation that front yard landscaping would be installed for the length of the construction. The Commissioners discussed if this was possible due to the drain through there. The Commissioners talked about what needs to be included in front yard landscaping. Staff stated that they would work with the applicant regarding front yard landscaping requirements.

Mr. Davis stated that they will have a 10-foot-high trash enclosure with dual dumpsters. The enclosure will have three walls clad with composite lumber and two steel framed gates. Mr. Davis said to keep the development clean, they have an employee whose job is to maintain restaurant image so they will pick up litter in the parking lot and keep the trash enclosure gates closed.

Mr. Davis noted that they sent their submission to the Ottawa County Water Resources Commissioner on Thursday for approval and that they will need an engineer certification of the drainage. Mr. VanderMeulen asked how to go about landscaping the existing detention pond. Staff noted that they would talk to Joe Bush, Ottawa County Water Resources Commissioner.

Staff noted that clarification was needed on the resubmittal regarding pavement materials. Mr. Davis stated that they will comply with the photometric requirements. Mr. Davis stated that they will not have a dedicated freestanding sign. They will have a panel on the existing multi-tenant sign that's out in front. Mr. Davis noted that they recognize that there will be a separate sign submittal application.

Mr. Davis stated that there are some material changes to report. They are swapping out some of the EIFS stucco on the rear of the building (the shorter façade of the building that faces north) and replacing it with Trex like the trash enclosure. Mr. Davis noted that they are going to simplify and reduce the patio area by swapping the fixed seating to loose seating.

Chairman Kortering asked about snow removal. Mr. Erne stated that the snow is piled up in areas where there isn't as much parking demand. Mr. Erne noted that every year they reevaluate snow removal options with their contractor.

The Commissioners discussed their concerns with traffic flow and landscaping but feel comfortable letting Staff work it out with the applicant. Staff stated that they are comfortable taking a review and moving forward. Staff noted that they will work with the Fire Chief regarding some of the suggestions regarding traffic flow. Staff asked the Commissioners if they were okay that the unloading lane is in the 30-foot drive aisle. The Commissioners agreed that given their hours they had no concerns.

Staff noted concern with trying to encourage traffic flow from the north to the south. Ms. Huesman noted that she was not concerned with getting traffic flow from either side, that it would just happen

naturally. Ms. Huesman stated the bigger issues are addressing the jog and the islands, which maybe should be longer. Mr. Barajas noted that he'd like to see the traffic flow by Fed Ex line up better. Mr. VanderMeulen stated that he would like to see something so people would use the existing perimeter driveway instead of going through the parking lot. Chairman Kortering summed up that they are more comfortable with a 30-foot flow, longer and less islands, less lanes coming in, and be clear about the traffic coming from the north. Staff noted that they have to consider how the changes would impact parking for the other businesses. The Commissioners agreed that they trust Staff's judgement. Staff discussed some possible improvements to help with traffic flow.

** It was moved by Sharp and supported by Barajas to approve the site plan for Raising Cane's Chicken Fingers Restaurant at 12353 James Street pending approval by Staff on the lighting plan, updated traffic flow plan, landscaping plan, increasing the road to 30 feet to facilitate straight-through traffic, approval from the Ottawa County Resource Commission and approval from the Fire Chief. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

Tabled Business

0 (vac) Quincy St (70-16-09-100-012) – PUD, Preliminary Development Plan - Request by Aaron Besmer on behalf of Andrew & Deborah Tacoma Trust & Wesley and Necia Glass Trust for "Lantern Village" consisting of a single-deed, detached and attached single-family and two-family residential community. The subject property is zoned R-3 High Density Residential.

** It was moved by Sharp and supported by Huesman to untable the request. All in favor. Motion carried by voice vote.

** It was moved by VanderMeulen and supported by Barajas to accept the withdrawal of the Lantern Village proposal. A roll call vote was taken. Yes – 5, No – 0, Absent – 2. Motion carried.

12330 James St (70-16-21-238-001 through -009) – PUD, Preliminary Development Plan - Request by Nick Nykerk of HBPC-OB LLC to approve a preliminary development plan for "Woodlands Crossing" consisting of a mixture of existing commercial tenant spaces, proposed multi-family residential dwellings, a proposed park, and existing natural features including wooded/wetland areas. The subject property is zoned C-2 Community Commercial.

This item is to remain tabled.

Planning Commission Discussion

a. Draft Ordinance Discussion on Battery Energy Storage Systems

Staff presented the Commissioners with the draft of the Battery Energy Storage Systems after revisions from the attorney's comments. Staff discussed some of the attorney's notes including a change in terminology, small scale and large scale instead of on-site and off-site. Staff asked the Commissioners to review the updated draft and discuss it at next month's meeting.

b. Electronic packet delivery

Staff proposed sending the monthly Planning Commission packets electronically instead of mailing them. The Commissioners were in agreement with that.

Staff stated that a local restaurant wants to use their kitchen to prepare their food, and they want to park their food truck outside of the restaurant and serve out of it. Customers would be able to order at the food truck and there would be picnic tables outside in the parking lot for them. Staff stated that there would be proper barriers put in place. Staff noted that they have in the past allowed restaurants to have on-site food trucks but is non-conforming now because of outdoor storage requirements. Staff asked the Commissioners if and how they would like to adjust the food truck ordinance to allow restaurants by right to keep a food truck associated with the principal use which is a restaurant. Are there screening concerns, limits on what time of the year they can be open, aesthetic concerns? The Commissioners agreed that they do not have a problem with this. Staff noted that the restaurant also wants to install grills outside behind the restaurant. The Commissioners discussed that people like food trucks and this has the potential to enhance the restaurant's business. Staff stated that they would put together an add-on to the text amendment describing how section 9.11 could be modified to allow that by right as an accessory use and then not be subject to the outdoor storage standards. Staff confirmed that this would be addressed at a public hearing and go to the Township Board for a first and second reading.

The next regular Planning Commission meeting is scheduled for Tuesday, October 6, 2026, at 6:00 pm.

The meeting adjourned at 7:27 pm.

Respectfully submitted,

Sheila Webb
Recording Secretary