

PROPOSED MINUTES
LAKETOWN TOWNSHIP PLANNING COMMISSION
4338 BEELINE ROAD
ALLEGAN COUNTY
HOLLAND, MI 49423
(616) 335-3050

JANUARY 5, 2022

ARTICLE I. CALL TO ORDER

Chair Randy Becksvoort called the planning commission meeting to order at 7:00 p.m.

MEMBERS PRESENT: Dick Becker, Randy Becksvoort, Jim Johnson, Chad Nienhuis,
Marcia Perry (Zoom, non-voting)

MEMBERS ABSENT: None

STAFF PRESENT: Al Meshkin -- Township manager
Ron Bultje (Zoom) – Township attorney
Jim Hayden – Public information officer
Doug Den Bleyker -- Graafschap Fire Department chief

ARTICLE II. APPROVAL OF MINUTES

Motion by Johnson, second by Nienhuis, to approve the minutes of the Dec. 1, 2021, meeting. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

ARTICLE III. OLD BUSINESS

- A. Revised Woodhams and Oosterbaan P.U.D Resolution & Report
Meshkin explained minor changes in the Woodhams and Oosterbaan P.U.D Resolution & Report. The changes reflect what was intended all along, according to Bultje. **Motion by Becker, second by Johnson, to approve the amended Woodhams and Oosterbaan P.U.D Resolution & Report as presented. UNANIMOUS DECISION ROLL CALL VOTE – MOTION APPROVED 4-0.**

ARTICLE IV. NEW BUSINESS

- A. Holland Western Horse Park Special Use Request
Kris Lamb, 3856 61st. St., parcel # 0311-025-009-00, zoned R-1, discussed the Holland Western Horse Park special use request to remove about 25,000 cubic yards of soil from

the property to create a pond. The pond will be used for irrigation. Work to construct the pond would take place November through May because the property is in use June through October.

Becksvoort opened the public hearing at 7:07 p.m. No comments. Meshkin said there was no correspondence. **Motion by Becker, second by Nienhuis, to close the public hearing at 7:09 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

The commission discussed the request.

Perry asked about what she said was a discrepancy in the total cubic yards of soil to be removed, saying the math shows 35,000 cubic yards, not 25,000. Lamb said the pond will be sloped, accounting for the lower number. Perry asked about where the soil be located and what will happen with the trees. Lamb said most of the soil will be moved off the property through some will remain for use on site. The trees that are removed will be given away as firewood or burned on the property. Lamb said some decorative trees will be planted around the pond.

The commission discussed hours of operation and the impact on roads. Bultje explained state rules regarding soil removal.

Motion by Nienhuis, second by Becker, to approve the special use request in accordance with Zoning Codes Sections 38-65, 38-91, 38-183(a), in compliance with Sec. 38-48 on ponds and applicable laws, ordinances, verbal representations, hours of operation 8 a.m. to 5 p.m. Mondays through Fridays and 8 a.m. to 3 p.m. Saturdays with no Sunday work, road maintenance fees paid and that road requirements be followed. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

B. Kaletka Special Use Request

David and Cheryl Kaletka, 6364 144th Ave., Holland, parcel # 0311-014-015-00, zoned R-1, discussed their request for a special use permit to operate an adaptive educational farm for children and adults with disabilities. The site is called Fellinlove Farm. Cheryl Kaletka said the facility has been operational for about 11 years and a non-profit 501(c)(3) since 2017. The Kaletkas also asked for a 32-foot by 24-foot barn-like structure (roof but no walls) for horse riding.

Becksvoort opened the public hearing at 7:53 p.m.

Kathy Kingsley, 4363 64th St.: Said the facility, including the trail, causes lots of noise and a barn would bring more noise. She moved to township for quiet.

Laura Lohr, 4355 64th St.: She can hear kids screaming, said facility is open to the public and is not just educational.

Art Bertolino, 6362 144th Ave.: Trails are not close to neighbors, the sound is the laughter of children.

Mary Jo Bertolino, 6362 144th Ave.: Bertolinos have a shooting range, check with the farm when they shoot and are careful.

Mitra Delaney, 6298 144th Ave.: Supports Fellinlove Farm.

Jim Delaney, 6298 144th Ave.: Support use of the land at the site.

Kathy Kingsley, 4363 64th St.: Supports the farm not the noise.

Mary Jo Bertolino, 6362 144th Ave.: Helps care for the woods on the farm property, said people can't get off the trail and through the vegetation onto surrounding properties.

Dennis Lohr, 4355 64th St.: Trail is the issue, not the farm.

Meshkin shared four pieces of correspondence regarding the special use request: Bertolinos in support, Mitra Delaney in support, Kathleen O'Connor, 6383 144th Ave., in support, and Graafschap Fire Department Chief Doug Den Bleyker with concerns about parking along the road.

**Motion by Becker, second by Johnson, to close the public hearing at 8:11 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTON APPROVED 4-0.**

Commissioners discussed the request and all members noted they support the mission of the farm.

Perry was concerned about the number of animals, how the operation fits in the neighborhood and its hours of operation.

Becker was concerned about hours of operation (should limit trail hours) and parking along road (should not allow).

Johnson noted a special use should not change the character of the area, asked if trail hours could be limited and fencing and signage added?

Nienhuis would consider restrictions on hours and prohibition of parking on 144th Avenue.

Becksvoort: Farm needs to be respectful of neighbors and neighbors need to understand someone could run ATVs on the property and could be loud. Planners need to find a balance between the farm and neighbors.

Kaletkas discussed hours, volunteers that assist and family events on the farm. They said they have put up signs and are open to fence idea though it could be expensive. Cheryl Kaletka said there are no plans to expand the farm.

Bultje said the farm is allowed as a special use in the R-1 district but the commission needs to be clear on conditions.

Commissioners felt they needed more information from Kaletkas including documentation of hours, special events, signage, maximum attendance, what the trail looks like and parking plans; include pictures and details. **Motion by Johnson, second by Nienhuis, to table the special use request until the February meeting. UNANIMOUS DECISION VOICE VOTE – MOTON APPROVED 4-0.**

C. Baumann P.U.D. Termination

Motion by Nienhuis, second by Johnson, to terminate the Baumann P.U.D. agreement for the property at 6331 146th Ave. based on the Dec. 16, 2021, correspondence from Brad VanderZwaag. UNANIMOUS DECISION VOICE VOTE – MOTON APPROVED 4-0.

ARTICLE V. CITIZEN COMMENTS

Marcia Perry, 6248 Blue Star Highway: The night's meeting should have been postponed due to weather and Covid so more people could attend. Becksvoort noted Zoom is available.

Jim Delaney, 6298 144th Ave.: Asked about the Kaletka special use request regarding the barn. Bultje said the entire operation on the property needs a special use permit.

ARTICLE VI. ADJOURNMENT

Motion by Johnson, second by Nienhuis, to adjourn the meeting at 9:01 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.