

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

MARCH 1, 2023

ARTICLE I. CALL TO ORDER

Chair Randy Becksvoort called the planning commission meeting to order at 7:07 p.m.

**MEMBERS PRESENT:** Dick Becker, Randy Becksvoort, Jim Johnson, Chad Nienhuis,  
Marcia Perry

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Al Meshkin – Township manager  
Michelle Sall – Community development director  
Doug DenBleyker – Graafschap Fire Department chief  
Ron Bultje – Township attorney  
Jim Hayden – Public information coordinator

ARTICLE II. APPROVAL OF MINUTES

**Motion by Becker, second by Nienhuis, to approve the minutes of the February 1, 2023, meeting. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

ARTICLE III. OLD BUSINESS

- A. Schaftenaar Planned United Development Request  
Bob Schaftenaar, 4108 Beeline Road, Holland, parcel # 0311-023-012-00, zoned R-1 Rural Estate District, requests approval to develop an 11-unit planned unit development called Karcayja Hills on the parcel.

Bradley DeVries, representing Schaftenaar, updated the commission with plan revisions since the township's approval on Oct. 5, 2022. The changes, made because of the Michigan Department of Environment, Great Lakes and Energy, include moving Units 1 and 2, adjusting Units 3, 4 and 5, and adjusting the private road to avoid wetland disturbance and allow adequate sight lines.

Commissioners discussed the changes, noting the importance of communicating the road shift and need for natural screening for the neighbors.

**Motion by Nienhuis, second by Becker, to approve the revised resolution and report of March 1, 2023, as presented. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

B. Villas of Laketown/Covenant Seven LLC

Covenant Seven, LLC, 5136 Cascade Road SE, Suite 2A, Grand Rapids, Michigan 49546 (the “Developer”) applied to the township for approval to expand an existing planned unit development project for a residential development of 80 condominium dwelling units on a parcel of about 41.93 acres with frontage on 60<sup>th</sup> Street, in the township (the “Original Project”), specifically by adding 22 additional condominium dwelling units and a parcel of about 10 acres with frontage on 147<sup>th</sup> Avenue in the Township (the “Project”). The Project and the Original Project combined constitute the “Total Project.” The Developer is seeking a change in deadlines for infrastructure and dwelling units as well as costs adjustment for trunkage fees.

Peter Engles, president of Covenant Developments, addressed the commission via Zoom. He explained the development is waiting on the Michigan Department of Environment, Great Lakes and Energy and that market conditions have changed since the development was first proposed, so he is asking for a change in deadlines.

Becker left the meeting at 7:45 p.m.

The commission discussed the proposal with infrastructure completion by Dec. 31, 2026, project completion by Dec. 31, 2030, and trunkage fees changed from fixed rate to “then applicable.”

**Motion by Nienhuis, second by Johnson, to approve the amended resolution and report, with infrastructure completion by Dec. 31, 2026, project completion by Dec. 31, 2030, and trunkage fees changed from fixed rate to “then applicable.” UNANIMOUS DECISION ROLL CALL VOTE – MOTION APPROVED 4-0.**

ARTICLE IV. NEW BUSINESS

A. Steve Peterson, AICP Senior Planner, City of Holland, City of Holland Master Plan Update

Steve Peterson addressed the commission on what the township thinks the city should consider for its new master plan. The commission discussed the topic.

ARTICLE V. CITIZEN COMMENTS -- None

ARTICLE VI. ADJOURNMENT

**Motion by Johnson, second by Nienhuis, to adjourn the meeting at 8:08 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**