

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

APRIL 7, 2021

ARTICLE I. CALL TO ORDER

Chairman Becksvoort called the Planning Commission meeting to order at 7 p.m.

MEMBERS PRESENT: Dick Becker, Jim Johnson, Randy Becksvoort; Marcia Perry (Zoom from home in Laketown).

MEMBERS ABSENT: Chad Nienhuis

STAFF PRESENT: Al Meshkin -- Township manager  
Ron Bultje – Township attorney  
Jim Hayden – Public information officer

ARTICLE II. APPROVAL OF MINUTES

**Motion by Becker, second by Johnson, to approve the minutes of the Jan. 6, 2021, meeting. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.**

ARTICLE III. OLD BUSINESS

A. CRUM SPECIAL USE REQUEST – None

ARTICLE IV. NEW BUSINESS

A. NOLAN SPECIAL USE REQUEST

Christopher E. Nolan, 4039 Beeline Road, presented proposal for a special use permit to rebuild a detached accessory dwelling unit at parcel # 0311-023-026-00 zoned Residential. The structure is being rebuilt after a fire destroyed the original building.

The commission discussed the plan including the proportion of dwelling area to garage space and how the mechanical area should be apportioned. To meet requirements, the commission suggested the pole barn have a garage area of 23-by-36 feet and the living area of 25-by-36 feet for a total of 48-by-36 feet (1,728 square feet).

Becksvoort opened the public hearing at 7:28 p.m.

No comments. Noted letter from Graafschap Fire Department chief.

**Motion by Johnson, second by Becker, to close the public hearing at 7:29 p.m. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.**

Perry said the new plans do not change the position of the building or setbacks; Becker OK with plan; Johnson OK with plan; Becksvoort has no objection.

**Motion by Johnson, second by Becker, to approve a special use permit for a detached accessory dwelling unit at 23-by-36 feet for accessory uses and the living area of 25-by-36 feet for a total of 48-by-36 feet in accordance with Zoning Code Secs. 38-65, 38-91 and 38.212(20) and requiring compliance with the revised application, all laws and ordinances and the recommendations of the Graafschap Fire Department chief. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.**

#### B: LUBBERS REZONING REQUEST

The commission discussed a rezoning request from Lloyd and Kathleen Lubbers, 4690 61<sup>st</sup> St., parcel #s 0311-001-032-001, -002, -003 and -004

from R-2 Low Density Residential District to the R-3 Medium Density Residential District.

Becksvoort opened the public hearing at 7:36 p.m.

Nate Boyce, 4646 61<sup>st</sup> St.: Asked what the difference is between R-2 and R-3 zoning?

Eric Sale, 4652 61<sup>st</sup> St.: Worried about apartments coming in.

Wade Halma, 4656 61<sup>st</sup> St.: Spoke via Zoom and sent letter explaining his opposition to the proposal. Said a dispute and drainage issues need to be sorted out before a zoning change. Opposes rezoning. Came to Laketown due to low density.

Meshkin explained the differences between R-2 and R-3, that R-3 allows more density than R-2 and that development would come back to the township for review.

Meshkin noted letters received from Halma, Henry Walters (not against rezoning but wants a fence on shared boundary) and Jeff Johnson (wants issue tabled).

**Motion by Johnson, second by Becker, to close the public hearing at 7:49 p.m. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.**

The commission discussed the proposal. Perry said letters showed issues but do not have relevance to rezoning and that the proposal follows the Master Plan; Becker said the proposal follows the Master Plan; Johnson said the area is going the R-3 direction; Becksvoort said the area is zoned R-3 in Master Plan.

**Motion by Johnson, second by Perry, to recommend to the township board the approval of the zoning change from R-2 to R-3 based on compatibility with neighboring community, capability of the**

**infrastructure to handle the change and consistency with the Master Plan.  
UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.**

ARTICLE V. CITIZEN COMMENTS –

Wade Halma, 4656 61<sup>st</sup> St.: Thanks for listening. Still opposes rezoning, it can add density. Issues need to be resolved.

ARTICLE VI. ADJOURNMENT

**Motion by Johnson, second by Becker, to adjourn the meeting at 8:04 p.m.  
UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.**