

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

REGULAR MEETING
May 1, 2019

ARTICLE I. CALL TO ORDER

Chair James Lorence called the Planning Commission meeting to order at 7:00 p.m.

MEMBERS PRESENT: James Lorence, Marcia Perry, Dick Becker,
Randy Becksvoort, Linda Howell
MEMBERS ABSENT: None
STAFF PRESENT: Al Meshkin – Township Manager
Ron Bultje – Township Attorney

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the April 3 and 8, 2019 meetings. **A motion was made by Becksvoort and seconded by Becker to approve the minutes as corrected. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. DARBY PLANNED UNIT DEVELOPMENT REQUEST

Mr. Dick Darby, owner or agent of property located in Section 35 of Laketown Township, that being tax parcels #0311-035-018-20, #0311-035-018-30, #0311-035-021-00 and #0311-035-029-00, requests approval to develop a commercial planned unit development on these parcels. There is no update on this item.

B. BOSGRAAF HOMES P.U.D. REQUEST

Bosgraaf Homes, owner or agent of property located at 4612 66th Street, Holland, MI 49423, that being tax parcel #0311-004-020-20, requests approval of a planned unit development on this parcel.

Mike Bosgraaf and Mike Baker presented a revised P.U.D. plan. The new plan has been reduced to seven dwelling units resulting in a density of less than one unit per acre. The existing accessory building would be incorporated into the plan and given a new façade to improve its appearance. Two other “toy barns” have been added to the plan. The land west of the creek would not be developed and would remain as common open area for the development. The road has been widened to better accommodate emergency vehicles. The location of septic systems have been brought closer to the units they serve.

Planning Commission members discussed the revised plan with the developer. Lorence noted several letters of objection have been received from neighbors and will become part of the record. **A motion was made by Becksvoort and supported by Perry to tabled the request pending more information from the developer on the proposed new appearance of the existing accessory building; the open space available east of the creek; the total acreage of the parcel; and more information concerning the use of the existing easements with the neighboring parcel. UNANIMOUS DECISION- MOTION APPROVED**

C. PASTOR – BENSON SPECIAL USE REQUEST

Diane Pastor and William Benson, owners or agents of property located at 6243 136th Avenue, Holland, MI, that being tax parcel 0311-035-040-40, are before the residents for a public hearing regarding an amendment to the previously approved special use request, which was granted contingent upon a scheduled public hearing after six months to consider whether the project has complied with the conditions placed on the project. This item is tabled until the June 5 meeting.

D. GONZALES SPECIAL USE REQUEST

Mr. Julian Gonzales, owner or agent of property located at 6121 Blue Star Highway, Saugatuck, MI 49453, that being tax parcel #0311-036-014-20, requests a special use permit to build a 50’ x 180’ addition to his accessory building to be used for boat storage. This item was tabled last month.

Mr. Gonzales presented a survey to the planning commission as requested. The survey shows a building 50’ X 143.9’ could be built on the property and maintain a 16’ side yard setback and a 50’ rear yard setback. Mr. Gonzales would now like to construct a 50’ X 140’ addition to his existing building. Members discussed the proposed project with Mr. Gonzales. **A motion was made by Becksvoort and supported by Becker to approve the Gonzales Special Use Request for commercial warehousing and storage, including the existing building as allowed by section 38.367(15)i and based upon consideration of the special use standards in Section 38-91, and the site plan standards in Section 38-65. The conditions of approval are compliance with the application; compliance with federal, state, county, and Township laws and ordinances; and with the written and verbal representation at this meeting. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE IV. NEW BUSINESS - none

ARTICLE V. CITIZEN COMMENTS

Jon Cusack of 4608 66th Street stated his biggest concern with the Bosgraaf development is that it shouldn't cost him anything.

Michelle Den Hartigh of 4604 66th Street asked if the accessory building should be counted in the density of the development and the storage to occur in the barns. She also questioned the lack of municipal sewer.

Jim Delaney of 6298 144th Avenue submitted letters from Mitra Delaney and Ruth Bouwman opposing the Bosgraaf development.

Tom Arendshorst of 6650 Kelly Creek Drive stated the Bosgraaf development is out of character for the area.

Krista Seabolt of 6630 Kelly Creek Drive questioned why the Bosgraaf development cannot work for all.

Michelle Den Hartigh of 4604 66th Street questioned how residents keep up on changes to the proposed development.

Sharon Arendshorst of 6650 Kelly Creek Drive questioned if the open space requirement included to barns on the proposed development. She also stated she is pleased the property west of the creek will not be developed.

ARTICLE VI. ADJOURNMENT

Lorence adjourned the meeting at 8:45 p.m.