

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

May 2, 2018

ARTICLE I. CALL TO ORDER

Vice Chair Randy Becksvoort called the Planning Commission meeting to order at 7:00 p.m. Becksvoort announced that Bob Slikkers has resigned from the planning commission. He thanked him for his many years of service. The township board will take formal action next week.

MEMBERS PRESENT: Randy Becksvoort, Marcia Perry,
Linda Howell, Jim Lorence
MEMBERS ABSENT: Bob Slikkers
STAFF PRESENT: Al Meshkin – Township Manager
Ron Bultje – Township Attorney
Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the April 4, 2018 meeting. **A motion was made by Howell and seconded by Lorence to approve the minutes with edits submitted. Becksvoort 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. TUCKER SPECIAL USE REQUEST

Mr. Scott Tucker, owner or agent of property located at 6255 Blue Star Highway, Saugatuck, MI, 49453, that being tax parcel #0311-035-045-00 requests a special use permit to establish a

contractor's yard with trucking/transport operations on this parcel. Perry was recused from the Planning Commission for consideration of this matter, because she lives across the street from the subject property. Bultje reported that Tucker requested the item be tabled until the June meeting. New information has just been submitted by the applicant.

C. DEN HARTIGH SPECIAL USE REQUEST

Paul and Michelle Den Hartigh, owners or agents of property located at 4604 66th Street, Holland, MI, that being tax parcel #0311-004-020-10, request a special use permit to establish a home occupation Pilate's studio at the above location.

Meshkin reported that an email was submitted by the applicant stating plans to move forward with the home occupation request but withdrawing the plans submitted for the addition. The applicant will use one of the existing vacant bedrooms in their home for the Pilates sessions.

Becksvoot asked for commissioners' comments. Howell said the revised request and no additional parking or change to exterior of the existing home meets the standards for a home occupation; Lorence concurred and had no issues; Perry had no issue; Becksvoot questioned the previous request that included additional space for required equipment for the business and asked how this change in plans takes that into consideration. Den Hartigh stated that she would be using smaller pieces and less equipment to fit in the existing space. There was discussion regarding signage and hours of business. After much discussion, it was determined that hours of operation would be Monday – Friday 8:00am to 8:00pm and Saturday 8:00am to 12:00pm. Den Hartigh stated that most of her appointments are in the morning for a maximum of 25 hours per week for private one on one sessions.

Following discussion, **a motion was made by Howell and seconded by Lorence to approve the Den Hartigh Special Use Request for a home occupation based upon it being in compliance with the factors in Sections 38.91, 38.488 and 38-183(8) subject to the conditions of compliance with the application submitted with modifications to eliminate the expansion to the existing home; hours of business Monday – Friday 8:00am to 8:00pm and Saturday 8:00am to 12:00pm; all parking will be in the existing driveway; maximum of 25 hours per week with only individual lessons offered; compliance with all federal, state, county and Township laws and ordinances; and compliance with the written application as modified by today's letter and verbal representations provided by the applicant at this meeting and recorded in the minutes.**

Perry asked what process would be necessary if the applicant wants to modify the home in the future. Meshkin responded that an application for a building permit would be submitted but modifications could not be requested for the purposes of the home occupation.

Becksvoot called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

ARTICLE IV. NEW BUSINESS

A. LAARMAN SPECIAL USE REQUEST

Mike and Jenni Laarman, owner or agent of property located at 6390 Blue Jay Lane, Holland, MI, that being tax parcel #0311-501-034-00, request a special use permit to build an over-size accessory building on this parcel.

Mike Laarman explained that his plan to use the building to store antique vehicles only and not for business purposes.

Becksvoort opened the public hearing. There were no public comments or correspondence. **A motion was made by Howell and seconded by Perry to close the public hearing. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Becksvoort asked for commissioners' comments. Howell cautioned Laarman to obtain a survey because although the request is within the required setbacks, there is little to no margin for error. Lorence questioned if there is adequate space for the driveway and asked Fire Chief Den Bleyker if he had issue and he did not. Laarman explained the intent for the driveways and there was no issue.

Following discussion, **a motion was made by Lorence and seconded by Howell to approve the Laarman Special Use Request based upon it being in compliance with the factors in Sections 38-471 and 38-91, and with final site plan requirements in Section 38-64 and 38-65; subject to the conditions of compliance with the application submitted; compliance with all federal, state, county and Township laws and ordinances; and compliance with the written and verbal representations provided by the applicant at this meeting and recorded in the minutes. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

B. DAME SPECIAL USE REQUEST

Paul and Kerry Dame, owners or agents of property located at 4137 65th Street, Holland, MI that being parcel #0311-022-010-40 requests a special use permit to build two over-size accessory buildings on this parcel.

Paul and Kerry Dame of 4137 65th Street explained that one building will be a hobby shop and the other a storage building; all required setbacks are met; both surrounded by mature trees; neither are higher than the house; excavated 10' down and 5' lower than the attached garage; no added traffic and architecturally harmonious with the house.

Becksvoort opened the public hearing. Correspondence of support was received from the following: David Dame of 4115 65th Street; Kyle and Victoria Bagladi of 4135 65th Street and

Lisanne Schloss and Richard Johnson of 4141 65th Street.

Michael Gentry stated that he lives next door and has no objections to the request.

A motion was made by Howell and seconded by Lorence to close the public hearing. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

Becksvoort asked for commissioners' comments and there were none.

Following discussion, a motion was made by Lorence and seconded by Howell to approve the Dame Special Use Request based upon it being in compliance with the factors in Sections 38-471 and 38-91, and with final site plan requirements in Section 38-64 and 38-65; subject to the conditions of compliance with the application submitted; compliance with all federal, state, county and Township laws and ordinances; and compliance with the written and verbal representations provided by the applicant at this meeting and recorded in the minutes. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

ARTICLE V. CITIZEN COMMENTS

Biz TerHaar of 4695 64th Street asked if Comcast would be coming to Laketown. Meshkin said he met with Comcast today and stated they currently have small areas of coverage in the township with plans to offer fiber optics to all households by the end of the calendar year. Residents that currently have Charter will now have a choice. TerHaar asked about the trash pick-up in the township and Meshkin directed her to contact the Township Office, specifically Kathy Stoike. TerHaar commented on the condition of the bike paths asking if they would be cleaned soon and Meshkin responded that he could not promise a cleaning as the township is responsible for maintaining them and does not have the equipment or resources to maintain as is done in other areas. TerHaar asked about the debt crew and Meshkin advised that they are not available in the summer months.

Gentry how to enforce the use of the bike paths and lanes expressing concern that bicyclists are riding three abreast down the center of 64th Street and do not move for vehicle traffic. Gentry also questioned the required road right of way as it pertains to 64th Street and his ability to sell property with frontage on that road. Meshkin advised that the required right of way varies based on the location on 64th Street and a request for a change must be submitted to the Allegan County Road Commission. Meshkin stated that the land divisions ordinance states 2.5 acres excluding road right of way noting that it is the standard 33 feet on 142nd Avenue suggesting that Gentry add an additional 27 feet to be in compliance.

The next scheduled Master Plan discussion meetings will be held on May 17 and June 7. The June 12 meeting will be cancelled.

ARTICLE VI. ADJOURNMENT

A motion was made by Perry and seconded by Howell to adjourn the meeting at 7:49 p.m. Vice Chair Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED