

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

MAY 4, 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, Chad Nienhuis,
Jim Johnson, Marcia Perry

MEMBERS ABSENT: None

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

ARTICLE II. APPROVAL OF MINUTES

Motion by Johnson, second by Becker, to approve the minutes of the April 6, 2022, meeting. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

ARTICLE III. OLD BUSINESS

A. Kaletka Special Use Request

David and Cheryl Kaletka, 6364 144th Ave., Holland, parcel # 0311-014-015-00, zoned R-1 Rural Estate District, 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.

The issue was tabled at the January meeting because commissioners wanted more information including documentation of hours, special events, signage, maximum attendance, what the trail looks like and parking plans. At the March meeting, the issue was sent to attorney Ron Bultje to draft a resolution/report approving the special use request for consideration at the April meeting. Changes were made at the April meeting and an updated report distributed for discussion at the May meeting.

Commissioners discussed the resolution/report.

Perry asked about enforcement, records and animal welfare. Meshkin said the township responds to complaints as they come in and the number of animals that would be allowed is due to the special use.

Becker asked if closing could be 5 p.m. instead of 6 p.m. Bultje said the programs end at 5 p.m. and people must be off the property by 6 p.m.

Motion by Nienhuis, second by Johnson, to adopt the resolution and report as drafted, dated April 12, 2022. ROLL CALL: YES – Becker, Becksvoort, Johnson, Nienhuis. NO – Perry. MOTION APPROVED 4-1.

After the vote, Becksvoort addressed the Kaletkas. He said the planning commission supports the farm's mission. He addressed the April meeting when Perry was discussing the proposal. At that meeting, Cheryl Kaletka called Perry's questions disrespectful. Becksvoort said Perry's comments were not disrespectful. He said there should not be any more issues in the farm's operation and that the rules must be followed. If there are complaints, he said the farm could be brought back before the planning commission. The process with the farm was frustrating.

ARTICLE IV. NEW BUSINESS

A. Holland Christian Schools Special Use Permit Request

Holland Christian Schools, 956 Ottawa Ave., Holland, requests a special use permit for property at 4046 64th St., Holland, parcel # 0311-022-040-00, zoned R-1 Rural Estate District, to use the existing house on the parcel for classrooms and shelter for students and staff.

Eric Forseth, head of schools, addressed the planning commission and explained that the house is being repurposed for students and staff when they cannot be outside. Miska Rynsburger, Forest School principal, and Leanne Halma, director of advancement, were also present to answer questions.

Becksvoort opened the public hearing at 7:32 p.m.

Melissa Sedjo, 6574 Creekwood Drive: Supports program on property.

Emily Petkus, 6174 Standing Stone Drive: Supports program on property.

Lisa Lenzo and Charlie Schreiner, 6431 140th Ave.: Letter is support of program on property.

Earl and Joyce Cooklin, 4098 64th St.: Letter objecting to program on property.

**Motion by Johnson, second by Perry, to close the public hearing at 7:36 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

The planning commission discussed the proposal and asked the hours of operation, how many people will be on the property, weekend hours and any special events. They asked if this special request was linked to a previous special use request on an adjoining parcel.

Halma explained the property ownership, that this special use request is separate from the earlier special use request and that once Holland Christian has ownership of the property, the school will maintain it and secure it.

Rynsburger said the site is for second-graders during regular school hours. One bus arrives about 8:40 a.m. and departs about 2:40 p.m. Monday through Friday from August to June. No regular programs scheduled for the summer though they are possible. About 40 children and four adults during a regular day

Halma and Rynsburder said Holland Christian has not discussed a facilities manager but will consider it to make sure property is opened and closed properly.

Motion by Perry, second by Nienhuis, to have the township attorney draft a resolution and report to approve the special use permit as presented. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

B. Schaftenaar Planned Unit 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.

Attorney William Sikkel addressed the planning commission for Schaftenaar. Sikkel said the plan is to develop 38 acres as site condominiums. Schaftenaar will keep property for his own home that is not part of the planned unit development.

Brad DeVries of Wightman said there will be well and septic systems and underground utilities. He addressed stormwater runoff and drainage noting water flow and a detention pond with an outlet on the property. Permits from agencies including the Allegan County Drain Commission and Allegan County Health Department have not been acquired.

Becksvoort opened the public hearing at 8:33 p.m.

Patricia Easa, 6378 Hidden Ponds Drive, Holland: They have issue with water, don't want Schaftenaar development to add to flooding issues. Concern about detention pond.

Tom Schaap, 6381 Hidden Ponds Drive, Holland: Water will cross his outbuilding and wants water redirected.

Maggie and Robert Kuzak, 6380 Hidden Ponds Drive, Holland: Have water concerns.

Doug Diekema, 4136 Beeline Road, Holland: Water is a problem. Use best judgment to help all neighbors.

Scott Poulton, 6337 Ryan Ridge Court: Letter with drainage concerns.

Kevin Vandebosch, 4105 64th St.: Letter with drainage concerns.

James T. Wilson, senior hydrologist/engineer, Lakeshore Environmental Inc.: Drainage report, says there is “legitimate concern for potential negative adversity.”

**Motion by Becker, second by Johnson, to close the public hearing at 8:46 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

Planning commissioners discussed the issue and drainage concerns. Commissioners were OK with the number of units and lot sizes.

**Motion by Nienhuis, second by Becker, to approve a preliminary site plan pending recommendations for drainage issues and permits for the planned unit development.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

ARTICLE V. CITIZEN COMMENTS

Becca Shashaguay, 5658 Old Allegan Road, Fennville: Volunteer at Fellinlove Farm. Said some information noted by the planning commission is incorrect, the farm needs later hours for people getting out of work. She is not happy with how the township has treated the farm.

ARTICLE VI. ADJOURNMENT

**Motion by Nienhuis, second by Johnson, to adjourn the meeting at 9:09 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**