

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

MAY 3, 2023

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, Jim Johnson, Chad Nienhuis,
Marcia Perry

MEMBERS ABSENT: None

STAFF PRESENT: 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

Perry proposed the following changes to the minutes of March 1, 2023, to read:

- Article III Old Business

A. Schaftenaar Planned Unit Development Request ...

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

Motion by Perry, second by Johnson, to approve the minutes of the March 1, 2023, meeting as amended. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

ARTICLE III. OLD BUSINESS -- None

ARTICLE IV. NEW BUSINESS

1. Zwart Special Use Request

Zachary Zwart, 6559 145th Ave., parcel # 0311-010-029-00, zoned R-1, is requesting approval of a Special Use Permit for a Home Occupation per Ordinances 38-5, 38-60 (4), 38-212 (6) and 38-488, specifically for the use of a home-based Type 01 Federal Firearms License.

Zachary Zwart and brother Blake Zwart, 3637 Smit Drive, Holland, addressed the commission. Zachary Zwart said he and his brother would like to sell firearms at the

residence with 95 percent business online and gun shows and 5 percent people picking up merchandise at the home. Pickup by appointment. The home will be used for storage and sales. They have a safe and four cameras and plan to upgrade to 16 cameras. No shooting for the business is conducted outside. Blake Zwart holds the Federal Firearms License.

Becksvoort opened the public hearing at 7:06 p.m. No comments. **Motion by Perry, second by Johnson to close the public hearing at 7:07 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

The commission discussed the proposal.

Perry asked if sales by appointment. Zachary Zwart said their business will have preferred appointment hours between 10 a.m. and noon though some appointments could be outside those hours.

Sall noted Sec. 38-488 (2) that the occupation shall be conducted by the person occupying the premises but a person not residing at the premises can be approved by the Zoning Board of Appeals. Blake Zwart would be doing the sales, but he is not a resident of the premises.

Motion by Nienhuis, second by Becker, to approve the special use request per Zoning Code Sec. 38-212 (6) Use Regulations, Sec. 38-64 Final Site Plan Review, Sec. 38-91 Basis of Determination and 38-488 including Zoning Board of Appeals approval as noted in 38-488 (2), in compliance with the application, laws and ordinances, verbal representation and the minutes. UNANIMOUS DECISION ROLL CALL VOTE – MOTION APPROVED 5-0. YES: BECKER, JOHNSON, BECKSVOORT, PERRY, NIENHUIS. NO: NONE.

2. Troutman, Special Use Request

Whitney Troutman, 6547 138th Ave., parcel # 0311-027-031-00, zoned R1, is requesting approval of a Special Use Permit for a Detached Accessory Dwelling Unit as per Ordinances 38-5, 38-60 (4), 38-212 (20), for the purpose of short-term rentals.

Celesta Troutman in place of her daughter Whitney Troutman addressed the commission. Troutman said they want to convert the second story of a building to a short-term rental. The lower level is an art studio and storage.

Becksvoort opened the public hearing at 7:21 p.m.

Bret and Ruth Wyngarden, 3828 65th St.: Letter opposing request.

**Motion by Perry, second by Johnson, to close the public hearing at 7:22 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

The commission discussed the proposal.

Sall noted Zoning Code Sec. 38-5 Definitions, 38-212 (20), 38-472 Attached Garages and 38-471 Accessory Buildings. Noted that Detached Accessory Dwelling Units supersedes 38-471 (1) and that Troutman is not requesting a density special use 38-212 (20). Troutman said no more than four people will be in the unit.

Perry asked if a resident will always be on premises? Troutman said yes. Troutman also said the Koops Well Drilling document is from 2-3 weeks ago. Troutman said they intend to use the deck area for storage.

Becker asked about the fuel oil tank. DenBleyker said he will look at it if the fire department inspects the site as a short-term rental.

Johnson asked about the square footage. Said it's OK and he was looking at wrong number.

Applicant provided a written statement saying that she met with the Laketown Building Inspector to determine the ability to update the Accessory Building to Residential code.

**Motion by Johnson, second by Becker, to approve the special use request for a detached accessory dwelling unit per Zoning Code Sec. 38-212 (20), 38-64 Final Site Plan Review, 38-91 Basis of Determination, in compliance with the application, laws and ordinances, verbal representation and the minutes.
UNANIMOUS DECISION ROLL CALL VOTE – MOTION APPROVED 5-0.
YES: BECKER, JOHNSON, BECKSVOORT, PERRY, NIENHUIS. NO: NONE.**

3. Faber Special Use Requests

Bradley Faber, 6598 145th Ave., parcel # 0311-010-033-00, zoned R1, is requesting approval of a special use permit for construction of an Accessory Building in a front yard less than 200 feet from the street right of way, as per Ordinance 38-5, 38-60, and 38-471 (2). His property is a corner lot with two front yards and his parcel depth is 206.50 feet.

Additionally, he is requesting approval for construction of the above-mentioned building to be 40 x 80 (3,200 sq. ft), which, when combined with a 28 x 44 pre-existing building (1,232 sq. feet) would be in excess of the square feet limitations for parcel size as per Ordinance 38-471 (6).

Bradley Faber addressed the commission. He said he plans to put an additional building on the property for storage of his personal boats. He does not plan to rent out the space.

Becksvoort said the land is 3.21 acres and the proposal makes the plan 1,222 square feet above what is allowed by ordinance.

Becksvoort opened the public hearing at 7:58 p.m.

Steve Diekema, builder: Presented plans for a covered porch around the building to make it better match the house. The 7x42-foot porch adds another 322 square feet to the overage, according to Becksvoort.

No correspondence.

Motion by Becker, second by Johnson, to close the public hearing at 8:02 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

The commission discussed the proposal.

Becksvoort said he likes the porch addition, noted unique situation of the property with two front yards.

Nienhuis supports the porch addition.

Perry noted extenuating circumstances so the decision will not set precedent.

Johnson asked about screening. Faber says landscaping is planned.

Becker said the proposal was a great use of a corner lot.

Motion by Becker, second by Johnson, to accept special use permit for construction of an Accessory Building in a front yard less than 200 feet from the street right of way per Zoning Ordinance Sec. 38-471 (2) Accessory Buildings, Sec. 38-64 Final Site Plan Review, Sec. 38-91 Basis of Determination, in compliance with the application, laws and ordinances, verbal representation and the minutes, with the addition of the porch with zoning administrator review, landscaping plan with screening and native species. UNANIMOUS DECISION ROLL CALL VOTE – MOTION APPROVED 5-0. YES: BECKER, JOHNSON, BECKSVOORT, PERRY, NIENHUIS. NO: NONE.

Motion by Nienhuis, second by Johnson, to approve construction of the above-mentioned building to be 40 x 80 (3,200 sq. ft), which, when combined with a 28 x 44 pre-existing building (1,232 sq. feet) and porch (322 sq. feet), per Zoning

Ordinance Sec. 38-471 (6) Accessory Buildings, Sec. 38-64 Final Site Plan Review, Sec. 38-91 Basis of Determination, in compliance with the application, laws and ordinances, verbal representation and the minutes, with the addition of the porch with zoning administrator review, landscaping plan with screening and native species. UNANIMOUS DECISION ROLL CALL VOTE – MOTION APPROVED 5-0. YES: BECKER, JOHNSON, BECKSVOORT, PERRY, NIENHUIS. NO: NONE.

ARTICLE V. CITIZEN COMMENTS

Michelle Sall stated the Ordinance identifies lots with frontage on two streets as having two front yards for set back purposes, does not define the remaining yards as side or rear yards and should be clarified. Becker asked Sall to keep a list of items that need to be addressed.

ARTICLE VI. ADJOURNMENT

Motion by Johnson, second by Becker, to adjourn the meeting at 8:19 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.