

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

JUNE 1, 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
Doug Den Blyker – Graafschap Fire Chief
Ron Bultje – Township attorney
Jim Hayden – Public information officer

ARTICLE II. APPROVAL OF MINUTES

**Motion by Nienhuis, second by Becker, to approve the minutes of the May 4, 2022, meeting.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

ARTICLE III. OLD 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.

Miska Rynsburger, Forest School principal, and Leanne Halma, director of advancement, addressed the commission. Rynsburger explained the cars at the site the previous day were part of a field day for the closing of the school year. She said the school will bus in parents in the future to avoid traffic.

Rynsburger and Halma addressed their answers submitted via email to planning commission questions.

Rynsburger and Halma asked to have a bus stored on site overnight so Property Manager Bill Embil can leave from the site to pick up children.

The commission discussed the bus (school officials said bus not visible from road), traffic (school officials said if event parking is full, people cannot park on street and will be told they cannot attend the event and that the school will use buses to get people to property when needed), and the need for the school to reach out to the neighbors (notifying them of events). The commission agreed hours of operation to be 8 a.m. to 3 p.m. with bus operation an hour before and after. School officials said the construction sign in front of the property will be down by the end of the week.

Motion by Nienhuis, second by Johnson, to approve the special use request with a modified resolution and report by the attorney to reflect revised information from tonight's meeting, with the submission of a site plan and its approval by the zoning administrator. 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. The commission agreed to table the request until the next meeting.

ARTICLE IV. NEW BUSINESS

- A. Covenant Seven P.U.D. Amendment Request
Bultje told the commission that Becksvoort did not need to recuse himself from this discussion because none of the properties in the amended request area are within the notice area for Becksvoort. Becksvoort had recused himself from the November 2021 meeting regarding the original request.

Jason Vander Kodde of Fishbeck addressed the commission about Covenant Seven, LLC, JARA, LLC, and RVB Properties, LLC, 5136 Cascade Road SE, Suite 2A, Grand Rapids, Michigan 49546, addressed the commission regarding an amendment for a planned unit development project for a residential development, originally consisting of 82 condominium dwelling units, located on a parcel of approximately 41.93 acres with frontage on the west side of 60th Street. The amendment adds 10 acres bringing the total number of units to 102.

Becksvoort opened the public hearing at 7:47 p.m.
No comments.

Motion by Becker, second by Nienhuis, to close the public hearing at 7:48 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

The commission discussed the proposal.

Nienhuis asked if sidewalks will be included in the addition. Vander Kodde said yes.

Nienhuis asked about additional lighting. Vander Kodde said lighting is at the units, at intersections and pedestrian crossings.

Nienhuis asked if a traffic impact study was conducted for 147th Avenue. Vander Kodde said no new study was constructed.

Johnson asked about setbacks. Vander Kodde said they meet requirements. Confirmed by Meshkin.

Fire Chief Den Blyker asked if a hydrant was added. Vander Kodde said yes.

Vander Kodde explained the retention ponds and drains area. Perry asked that native plants be used in those areas.

Motion by Perry, second by Becker, to have the township attorney draft a resolution and report to approve the P.U.D. amendment as presented. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

B. Schloff Site Plan Review

Brian Meiste, 11539 E. Lakewood Boulevard, Holland, addressed the commission about a site plan review for property at 4714 Forest Ridge Drive, parcel # 0311-170-014-00, zoned R-2, for a new home on 0.52 acres. The review is necessary because the land is in sand dunes.

Commissioners discussed the site plan. Perry was concerned about what plants were being used to replace the 26 trees that are being removed. Meiste said his customer has not yet chosen the replacements.

Motion by Nienhuis, second by Becker, to approve the site plan as submitted with verbal descriptions, in accordance with state and county laws and local ordinances including Sec. 38.487 Sand Dune Development and Sec. 38.650 Environmental Assessment or Impact in the Zoning Ordinance and conditions established in the Forest Beach P.U.D. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

ARTICLE V. CITIZEN COMMENTS

Janis Baskers, 6031 Heritage Meadow Court: Is concerned about low water pressure in his home, talked to Holland Board of Public Works and wanted to know if his

development can tap into the high-pressure line being used by Covenant development. Meshkin explained why the pressure is low in the area and that Baskers' home will be able to tap into the high-pressure line if it is extended to connect with Heritage Meadows.

ARTICLE VI. ADJOURNMENT

Motion by Johnson, second by Nienhuis, to adjourn the meeting at 8:22 p.m.

UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.