

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

JUNE 2, 2021

ARTICLE I. CALL TO ORDER

Chairman Becksvoort called the planning commission meeting to order at 7:01 p.m.

MEMBERS PRESENT: Dick Becker, Randy Becksvoort, Jim Johnson, Chad Nienhuis; Marcia Perry.

MEMBERS ABSENT: None

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

ARTICLE II. APPROVAL OF MINUTES

Motion by Becker, second by Nienhuis, to approve the minutes of the May 5, 2021, meeting. UNANIMOUS DECISION– MOTION APPROVED 5-0.

ARTICLE III. OLD BUSINESS -- None

ARTICLE IV. NEW BUSINESS

A. Teusink Rezoning Request

Jeff Teusink proposed to rezone part of parcel # 0311-002-020-10 from R-1 Rural Estate District to R-2 Low Density Residential District. Teusink addressed the commission.

Becksvoort opened the public hearing at 7:04 p.m. No comment.

Motion by Becker, second by Perry, to close the public hearing at 7:05 p.m. UNANIMOUS DECISION– MOTION APPROVED 5-0.

The commission discussed the proposal, noting it is unusual to not have road frontage but this area of a very large parcel is blocked from access by a long linear parcel owned by Consumers Energy. Teusink has secured the easement from Consumers Energy for a driveway extending to the property from Blue Jay Lane. Teusink has received a variance from the Zoning Board of Appeals. Johnson said the plan is in harmony with surrounding homes.

Motion by Perry, second by Becker, to recommend the township board approve the rezoning to R-2 finding conformance with the master plan, compatibility with the neighborhood, capacity of available utilities, and based on the information received and verbal representation. UNANIMOUS DECISION– MOTION APPROVED 5-0.

B. Crum Special Use Request

Randolph Crum, 6295 144th Ave., Holland, requested a special use permit for 6255 Blue Star Highway, parcel # 0311-035-045-01, pursuant to section 38-358(3) of the zoning code, for property currently used as boat and equipment storage to be used also for boat repair.

Perry, owning property in the notice area, recused herself from the discussion and action, leaving the table.

Becksvoort opened the public hearing at 7:15 p.m. Kim Collins, 3657 63rd St.: Worried about runoff from the business into the creek.

Motion by Becker, second by Johnson, to close the public hearing at 7:18 p.m. UNANIMOUS DECISION– MOTION APPROVED 4-0.

The commission discussed the proposal. Becker was concerned that if boats were stored outside, oil/gas could drip onto land. Nienhuis questioned if an

oil/water separator was required even with no floor drain. Becksvoort wanted to see letters from appropriate agencies that oil/water separator not needed. He also wanted to see the property cleaned up and noted the concerns in submitted documents from the Graafschap Fire Department. Johnson said the proposal is good use of the property but wants confirmation of the oil/water separator and more cleanup. Crum said he has done cleanup and that customer trailers are stored outside.

Motion by Becker, second by Johnson, to table the proposal until the next meeting. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

C. Coffman Special Use Request

Perry returned to the table for discussion and action.

John and Kristin Coffman, 6022 138th Ave., Holland, parcel # 0311-036-001-01, pursuant to section 38-212(6) of the zoning code, requested a special use for a U-pick pumpkin patch from the end of September through October.

Becksvoort opened the public hearing at 7:49 p.m. Matt Draisma, 6022 141st Ave.: Fantastic idea.

Motion by Becker, second by Perry, to close the public hearing at 7:49 p.m. UNANIMOUS DECISION– MOTION APPROVED 5-0.

The commission discussed the proposal. Perry supportive. Nienhuis said the plan fits well with the area. Becker said it fits well with rural nature. Bultje suggested that proceeding with the proposal as a home occupation might not be the best way to handle the proposal, noting it might be a better fit under a recreational activity or outdoor amusement.

Motion by Becker, second by Nienhuis, to table the proposal to authorize staff to study and schedule another public hearing if necessary to proceed for the best way to handle the proposal including possible text amendment or contract zoning. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

D. Den Hartigh Special Use Request

Paul and Michelle Den Hartigh, 4604 66th St., Holland, parcel # 0311-004-020-10, requested a special use pursuant to section 38-471(2) to construct an accessory building in an area considered to be a front yard.

Becksvort opened the public hearing at 8:20 p.m. Jon Cusack, 4608 66th St.: Not opposed.

Motion by Becker, second by Perry, to close the public hearing at 8:22 p.m. UNANIMOUS DECISION– MOTION APPROVED 5-0.

The commission discussed the proposal. Johnson asked if the building was to be used as a business. Owners said no, she is operating out of a building in Douglas and just signed a new lease. Becksvort felt the building could go on other sites on the property though there would be issues with tree removal, neighbors and topography of land. Nienhuis and Johnson are OK with proposal as long as building resembled the drawing submitted at the meeting, which was more detailed than the sketch in the original submitted documents.

Motion by Nienhuis, second by Johnson, to approve the plans as submitted with updated drawing of proposed structure, per sections 38-471(2), 38-91 and 38-65 of the zoning code, with conditions, verbal representation, site plan, applicable laws and ordinances. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

E: Zoning Ordinance Text Discussion

The commission discussed possible changes to zoning text as submitted including items for non-motorized paths, R 1.5 zoning, short-term rentals and parking regulations.

ARTICLE V. CITIZEN COMMENTS

Ken Draisma, 6205 Blue Star Highway, Saugatuck: Said Crum property not as bad as it once was and thanked and encouraged planning commission to keep doing its job.

Kim Collins, 3657 63rd St.: Thanked planning commission for listening to her concerns.

ARTICLE VI. ADJOURNMENT

**Motion by Nienhuis, second by Becker, to adjourn the meeting at 9:14 p.m.
UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.**