

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

June 3, 2020

ARTICLE I. CALL TO ORDER

Chairman Becksvoort called the Planning Commission meeting to order at 7:00 p.m.

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

STAFF PRESENT: Al Meshkin -- Township Manager
Ron Butlje – Township Attorney
Jim Hayden – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the March 4, 2020, meeting.

Motion by Johnson and seconded by Becker to approve the March 4, 2020, minutes. Chair Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION – ROLL CALL VOTE - MOTION APPROVED.

ARTICLE III. OLD BUSINESS

A: HOLLAND BPW SPECIAL USE REQUEST: Remains tabled.

B: Baumann Building PUD Request: Jack Barr of Nederveld Inc. discussed proposed an eight unit PUD on the property at 6331 146th Ave., Holland, MI 49423.

The planning commission discussed run-off water, drainage and the possibility of connecting the property to municipal water which is about a half-mile away. Graafschap Fire Department Chief Doug DenBleyker supported connecting the property to municipal water. The possibility of a special assessment district was discussed. Township Manager Meshkin suggested a very short-term payback agreement in which the township pays back money to developer as connections occur.

Motion by Johnson, second by Becker to have the township attorney draft a resolution of approval that includes language from the drain commission and planning commission for drainage and city water service. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION – ROLL CALL VOTE - MOTION APPROVED.

ARTICLE IV. NEW BUSINESS

A: CRUM SPECIAL USE REQUEST

Randy Crum addressed the planning commission about a proposed boat repair business at 6295 144th Ave, Holland, MI 49423. Planning commissioner Marcia Perry owns property within the notice area and recuses herself from this matter.

Crum wants to move his existing boat business from Douglas to Laketown. Boats have been stored on the property since about 1973. Crum wants to add repairs to the operation with hours of 8 a.m. to 5 p.m. Monday through Friday and 8 a.m. to noon Saturday. He has no plans to add another building to the property. Planning commissioners were concerned about Scott Tucker's role in the property, noted the application was vague and that they wanted the site cleaned up.

The public hearing opened by Chairman Becksvoort.

Melissa Raywood, 6245 Blue Star Highway: 8-foot fence would not be high enough to block her view; property unsightly; noise.

Marcia Perry, 6248 Blue Star Highway: Sent email to planning commission including concerns about hours of operation, noise, smells, storage of industrial and construction equipment.

Ellen Fitch, 3665 63rd St.: Look at environmental impact.

Kim Collins, 3657 63rd St.: Lack of information, concerns about environmental quality, hours of operation.

Letter: Marcia Perry, 6245 Blue Star Highway: Adequate information is not available to make a decision on the property.

Letter: Ellen Fitch, 3665 63rd St.: Has questions about the property which is blighted and not cleaned up. A full understanding of the property's use is needed before any approvals given.

Letter: Melissa Raywood, 6245 Blue Star Highway: Submitted pictures of property from past and current work. Noted concerns about septic system, noise, hours, privacy fence and ultimate plans for the site.

Motion by Johnson, second by Nienhuis, to close the public hearing. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION – ROLL CALL VOTE - MOTION APPROVED 4-0. Perry abstained.

Meshkin advised Crum to get a professional plan that answers many questions brought up.

Motion by Johnson, second by Becker, to table for 60 days for additional documents. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION – ROLL CALL VOTE - MOTION APPROVED 4-0. Perry abstained.

B: KARSTEN PLANNED UNIT DEVELOPMENT REQUEST

Jarrold Pyper, 3694 44th St., Grandville, and Nick Karsten, 197 W. 14th St., Holland, addressed the planning commission about creating two land divisions at 6000 block of 142nd Ave., Holland, MI 49423, allowing for construction of two single family homes and accessory structures in agriculture zoning with a PUD.

Planning commissioners discussed the road width, not allowing PUDs in and Agricultural zone including open space requirements. Township Manager Meshkin noted the current Master Plan makes no comment on PUD in Agricultural Zone but proposed Master Plan does not allow it.

The public hearing opened by Becksvoort.

Dean VanderZee, 6022 142nd Ave.: Submitted comments in writing. Putting two houses in front of his property changes the character of his home; doesn't meet open space requirements; PUD shouldn't be used to avoid 200-foot road frontage.

Laura Petroelje, 4228 60th St.: Moved to Laketown to be near farmland and that could be negated by PUDs.

Sarah Pyper, 3694 44th St., Grandville: Wants to live in Laketown.

Letter: David and Sharon Grotenhuis, live on adjoining property to proposed PUD. Agrees with township master plan and would like to see that its content is upheld.

Motion by Johnson, second by Nienhuis to close public hearing. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION – ROLL CALL VOTE - MOTION APPROVED 5-0

Attorney Ron Bultje advised commissioners PUD should not be done to only avoid 200 feet road frontage, the township receive a benefit from the PUD.

Motion by Johnson, seconded by Nienhuis, to deny application from NK Builds LLC due to the following finding: the township has never approved a residential PUD in the Agricultural District; the PUD process shouldn't be used to avoid zoning ordinance requirements; the ZBA would likely deny the frontage variance, if asked, and the PUD process shouldn't be used to avoid that result; approving this PUD in the Agricultural District could create a precedent; there are no corresponding benefits coming back to the township for approving the PUD; the draft master plan shows the township's intent to not allow residential PUDs in the Agricultural District; and the land is currently being farmed. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION – ROLL CALL VOTE - MOTION APPROVED.

ARTICLE V. CITIZEN COMMENTS

No comments

ARTICLE VI. ADJOURNMENT

Motion by Johnson, second by Becker, to adjourn the meeting. UNANIMOUS DECISION