

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

June 6, 2018

ARTICLE I. CALL TO ORDER

Vice Chair Randy Becksvoort called the Planning Commission meeting to order at 7:00 p.m.

MEMBERS PRESENT: Randy Becksvoort, Marcia Perry,
Dick Becker, Linda Howell
MEMBERS ABSENT: Jim Lorence
STAFF PRESENT: Al Meshkin – Township Manager
Ron Bultje – Township Attorney
Diane Ybarra – Recording Secretary

ARTICLE II. ELECTION OF CHAIR

A motion was made by Howell and seconded by Becker to recommend Jim Lorence as Planning Commission Chair. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

ARTICLE III. APPROVAL OF MINUTES

The Commission reviewed the minutes of the May 2, 2018 meeting. **A motion was made by Howell and seconded by Becker to approve the minutes with edits submitted. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE IV. OLD BUSINESS

A. DARBY PLANNED UNIT DEVELOPMENT REQUEST

Mr. Dick Darby, owner or agent of property located in Section 35 of Laketown Township, that being tax parcels #0311-035-018-20, #0311-035-018-30, #0311-035-021-00 and #0311-035-029-00, requests approval to develop a commercial planned unit development on these parcels. There is no update on this item.

B. TUCKER SPECIAL USE REQUEST

Mr. Scott Tucker, owner or agent of property located at 6255 Blue Star Highway, Saugatuck, MI, 49453, that being tax parcel #0311-035-045-00 requests a special use permit to establish a contractor's yard on this parcel. Perry recused herself from the Planning Commission for consideration of this matter because she lives across the street from the subject property.

Lance Zoerhof of Warner, Norcross & Judd and Wade Vanden Bosch of West Shore Consulting represented Tucker. Zoerhof confirmed the proposed use is a contractor's yard to include a 60' x 100' storage facility to enclose all materials not in storage now and 6 of 12 trailers used in the business. The other 6 trailers will be on and off site during the season April to the end of November likely stored outside when not in use off-season for the months of December to March. Tucker has worked with the Allegan County Road Commission and Allegan County Health Department on the driveway and soil erosion permits. The updated site plan includes natural screening for rural neighbors to the north, west and on Blue Star Highway frontage.

Becksvoort noted that the public hearing was held in March but citizen comments and questions will be permitted at this meeting.

Melissa Raywood of 6245 Blue Star Highway asked if the current driveway would continue to be used or if more of a barrier will be put in. Raywood said from all points in her home and on her deck, she can see vehicles coming and going. Raywood expressed concern about noise and air pollution and also hours of operation including the week-ends when the township is closed and no calls are received.

Kevin Fitch of 3665 63rd Street property stated that he is directly to the west. He appreciated the items noted in the document and updated site plan but asked who sees that these things are carried out. Meshkin said concerns would be addressed by the township. Fitch also expressed concern about noise and hours of operation as he has been able to hear heavy equipment operation inside his home when all doors and windows are closed.

Howell said there is no natural screening indicated on the site plan for the east and north sides of the site. Zoerhof said it was suggested to put screening on the east and the existing driveway would go away. Howell asked when the driveway would be moved and screening added. There was discussion regarding screening requirements in C-2 versus industrial zoning. Meshkin noted the 9-acre parcel indicated on the application is a portion of a 16 acre parcel and no land division request has been received by the township to indicate the intent of the property owner. Zoerhof stated that the original intent was to split the parcel once the special use request is approved. Bultje said the entire parcel must be considered as it is one parcel and one property owner. Meshkin said the other portion of the property is primarily being used for a boat junkyard. Bultje asked if the afterhours and week-end work activity is done now or if it will continue as part of the business. Tucker said last summer he spent time after hours trying to improve the property after his normal work day and that work is done now.

Howell noted that the commission will take into consideration the entire parcel to include lighting,

signage, hours of operation, debris on the property, number of trees, type of trees and placement of trees, use of trailers for storage on the property, etc. Howell suggested the applicant visit PVT Trucking to understand the process and success they had in establishing their business within the requirements of the ordinances noting that they have done a very good job of doing so. Howell asked for a total application that deals with all of these items. Becksvoort expressed concern regarding the recently approved Guardian Brewing with its yurts being next door to this industrial type business in a commercially zoned area. His concern is that the space becomes a lay-down yard for abandoned equipment and boats. Zoerhof said the boats will be used on the job and not permanently stored there on site. Materials stored will be items such as steel beams and railroad ties.

Meshkin said it will be difficult to enforce hours of operation and noise concerns outside of office hours. Bultje added that most people have cell phone cameras to document violations. Howell said the original application noted hours of operation of 8am – 5pm and Zoerhof responded it has been amended to 7pm. Bultje asked if the entire parcel is being considered, would other uses would come into play. Zoerhof said it would be all one use. Meshkin noted that the buffering would have to be greatly increased if the entire parcel is considered. Becker noted that the site plan must include a better depiction of the trees and other buffer. Bultje said criteria factors of the ordinance must be considered to determine if this can exist without unreasonably disturbing the neighbors. Bultje stated a site plan must be submitted for the entire 16 acres and a written confirmation/authorization from the owner for its use. Howell noted that the fire chief must review use and storage of any hazardous materials on site.

Zoerhof asked if work on the driveway could begin without the special use approval. Meshkin asked if the current driveway would be eliminated once the new one is in place and Tucker responded that it would. The road commission and earth moving permits are in place. Becksvoort stated that the work must be at a decent time not to disturb the neighbors. Tucker said he would work within 7am-7pm and no work on Sundays. Meshkin added that work should be done within one week and at the applicant's own risk with no guarantee of special use approval.

Following discussion, **a motion was made by Howell and seconded by Becker to table the item pending a complete site plan and written permission from the property owner. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. NEW BUSINESS

A. VAN ACKER SITE PLAN REVIEW

Ted Van Acker, owner or agent of property located at 2215 Griswold Avenue, Holland, MI, that being tax parcel #0311-340-179-00, request a site plan review for a single-family residence with carport on this parcel.

Chuck Posthumus represented Van Acker and advised Jeff Burke is the builder explaining the project including the history of the parcel ownership. The previous property owner had been

approved for building and the height of this structure would be the same with a slightly larger footprint within the allowable 32' x 45'. The ZBA request will be the same side yard setbacks as were approved in 2015. A new MDEQ permit will be sought for new ownership and consideration for a new seawall that would match the cottage to the north. The property to the east is the cottage that was one property and Burke is remodeling that site. The property owner has no objection to the five foot setback dimensional.

Becker expressed concern about four stories versus previously approved three stories, the catwalk, dormers and chimney height. Posthumus said the catwalk will be taken to the ZBA for approval; deed restriction on chimney and dormers is to benefit the property owner to the east. Becker noted that it will block the view of the lake and Posthumus responded it could be lowered to the height of the carport roof.

Meshkin reviewed minutes of January and October 2015 approvals advising Posthumus to adhere to conditions noted. Howell asked if the same number of onsite parking spaces would remain and Posthumus responded the number would be the same or potentially increase. Perry asked if the emergency access would be affected and Posthumus responded there would be no change or potentially increases accessibility.

Following discussion, **a motion was made by Howell and seconded by Becker to approve the Van Acker Site Plan Review Request based upon it being in compliance Sections 38.487 and 38.65 with the application submitted; compliance with all federal, state, county and Township laws and ordinances; and compliance with the written and verbal representations provided by the applicant at this meeting and recorded in the minutes. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

B. WALLACE SPECIAL USE REQUEST

Bradley Wallace, owner or agent of property located at 6267 144th Avenue, Holland, MI that being parcel #0311-022-045-50 requests a special use permit to build an over-size accessory building on this parcel.

Wallace explained it is a storage barn for personal recreation vehicles made of steel construction harmonious with other such structures in the area. Wallace noted that the neighbors are in support of the request.

Becksvoort opened the public hearing. Jim Delaney of 6298 144th Avenue asked what the address is and Becksvoort said 6267 144th.

A motion was made by Howell and seconded by Perry to close the public hearing. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

Becksvoort asked for commissioners' questions. Howell confirmed it will be used for personal storage. Becker asked about the tree line and Wallace stated it would be maintained to the west. Perry questioned the office space and asked if there would be any type of commercial use and

Wallace advised it is for personal use only and there will be no plumbing included. Becksvoort and Howell cautioned the 20' setback be accurate and adhered to.

Following discussion, **a motion was made by Howell and seconded by Becker to approve the Wallace Special Use Request based upon it being in compliance with the factors in Sections 38.471 and 38.91, and with final site plan requirements of Section 38.65; subject to the conditions of compliance with the application submitted; compliance with all federal, state, county and Township laws and ordinances; and compliance with the written and verbal representations provided by the applicant at this meeting and recorded in the minutes. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

C. BOUWMAN SPECIAL USE REQUEST

Wayne Bouwman, owner or agent of property located at 4515 62nd Street, Holland, MI that being parcel #0311-012-031-60 requests a special use permit to build an over-size accessory building on this parcel. Bouwman explained the request noting the additional height is to accommodate storage of his motorhome.

Becksvoort opened the public hearing. Sally Coppersmith Hovinga 6167 145th Avenue asked if there is a picture of what the barn will look like on the street. Hovinga reviewed the available drawing.

A motion was made by Perry and seconded by Howell to close the public hearing. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

Becksvoort asked for commissioners' questions.

Becker said he reviewed the larger oversized buildings in the township and feels they are great because it keeps things inside. Howell said she noticed other barns in the neighborhood and this seems similar. Perry said it is almost double the allowed size which is often being challenged and the building is bigger than the house itself noting that this should be addressed in the Master Plan discussions. Bultje said we did adjust the ordinance to address such requests as a special use versus variance before the ZBA. We want to have a chance to review the structure to ensure the conditions. Becksvoort noted the allowable square footage is determined by the size of the parcel.

Following discussion, **a motion was made by Howell and seconded Perry to approve the Bouwman Special Use Request based upon it being in compliance with the factors in Sections 38.471 and 38.91, and with final site plan requirements in Section 38.65; subject to the conditions of compliance with the application submitted; compliance with all federal, state, county and Township laws and ordinances; and compliance with the written and verbal representations provided by the applicant at this meeting and recorded in the minutes. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

C. JULY MEETING DATE

Following discussion, **a motion was made by Becker and seconded by Howell to reschedule the July meeting for Tuesday, July 3 with the workshop meeting beginning at 6:30pm and the regular meeting at 7:00pm. Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE VI. CITIZEN COMMENTS

Meshkin noted that the next Master Plan meeting is scheduled for June 25 at 6:30pm. There is a schedule of all upcoming meetings available at the Township Office and postcards have been mailed to all township residents.

ARTICLE VII. ADJOURNMENT

A motion was made by Howell and seconded by Becker to adjourn the meeting at 8:21 p.m. Vice Chair Becksvoort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED