

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

JULY 6, 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 Bleyker – Graafschap Fire Chief
Ron Bultje – Township attorney
Jim Hayden – Public information officer

ARTICLE II. APPROVAL OF MINUTES

Perry noted two changes:

- 1: Under Article III, Old Business, (A), Holland Christian Schools Special Use Permit Request, fifth paragraph, sentence should read: “and the need for the school to reach out to the neighbors”. The word “to” added.
- 2: Under Article III, Old Business, (C), Schaftenaar Planned Unit Development Request, last sentence should be changed to “The commission agreed to table the request until the next meeting.” The word “meeting” added.

Motion by Perry, second by Becker, to approve the minutes of the June 1, 2022, meeting as amended. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

ARTICLE III. OLD BUSINESS

- A. 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.

B. Covenant Seven P.U.D. Amendment Request

Covenant Seven, LLC, 5136 Cascade Road SE, Suite 2A, Grand Rapids, Michigan 49546 (the “Developer”) applied to the township for approval to expand an existing planned unit development project for a residential development of 80 condominium dwelling units on a parcel of about 41.93 acres with frontage on 60th Street, in the township (the “Original Project”), specifically by adding 22 additional condominium dwelling units and a parcel of about 10 acres with frontage on 147th Avenue in the Township (the “Project”). The Project and the Original Project combined constitute the “Total Project.”

Bultje pointed out specific items in the report, including Section 3 (i and j), (o), (s) and (aa). The commission discussed the issue. **Motion by Nienhuis, second by Johnson, to adopt a resolution as presented. UNANIMOUS DECISION ROLL CALL VOTE – MOTION APPROVED 5-0.**

ARTICLE IV. NEW BUSINESS

A. Den Hartigh Extension Request

Michelle Den Hartigh, 4604 66th St, R-1 zoning, parcel # 0311-004020-10, requested an extension of a special use granted June 2, 2021, pursuant to section 38-471(2) to construct an accessory building in an area considered to be a front yard. Den Hartigh said rising costs of building and supply chain issues have hindered construction.

The planning commission discussed the issue. **Motion by Becker, second by Johnson, to extend the special use for one year to allow construction in that time. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

B. Porter Site Plan Review

(Item was addressed after Item (D) West Wind Lake Estate P.U.D. Amendment Request because representative was not available on Zoom)

William Porter, 2202 Crescent Walk, Macatawa, R-2 zoning, parcel # 0311-340-181-00, requested site plan approval for a new residential building. Planning commission approval is needed because the site is in the sand dunes.

Brian Meiste of Meiste Builders presented the proposed site plan via Zoom. The planning commission discussed the issue. **Motion by Becker, second by Nienhuis, to approve the site plan as presented based on the sand dune application, Sec. 38-487 and Sec. 38-65 of the Zoning Code. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

C. Vanderveen Site Plan Review

Tim Vanderveen, 4718 Forest Ridge Drive, Holland, R-2 zoning, parcel # 0311-170-019-00, requested site plan approval for a new residential building. Planning commission approval is needed because the site is in sand dunes

Steve and Tim VanderVeen presented the proposed site plan. The planning commission discussed the issue. Perry said she appreciated the vegetation replacement plan, wanted to make sure biodiversity is maintained and trees are monitored so they don't die. **Motion by Nienhuis, second by Johnson, to approve the site plan as presented, verbal and written, based on the sand dune application, Sec. 38-487 and Sec. 38-65 of the Zoning Code and P.U.D. conditions in the original Forest Beach plan. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

D. West Wind Lake Estate P.U.D. Amendment Request

Baumann Building, owner or agent of property in the West Wind Lakes Estates Development, Zoned R-2, requests an amendment to the planned unit development approval of West Winds Lake Estates that was approved with sidewalks. Baumann Building would like to remove the sidewalks from the development.

Brad VanderZwaag of Baumann Building presented the proposed amendment. They were unaware of the required sidewalks and when they started building them some of the residents objected.

Becksvoort opened the public hearing at 7:28 p.m.

Jeffrey Johnson, 6149 147th Ave: Wants sidewalks.

Scott Chandler, developer: Said homeowners brought the request to not have sidewalks.

Ryan Ticome, 4716 West Lake Drive: Does not want sidewalks; they will go through owners' front yards.

Amanda Bolhuis, 4721 West Lake Drive: Opposes sidewalks; they will be invasive, hurt privacy

Vincent Black, 4743 West Lake Drive: Opposes sidewalks; they will be in middle of yards

Meshkin read letters received in opposition to sidewalks.

Motion by Perry, second by Johnson, to close the public hearing at 7:42 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

The commission discussed the issue. Nienhuis said there was a miscommunication between residents and developer and that reading the sidewalks on the site plan is difficult. Perry said sidewalks should go in, the site plan is clear in showing them. Johnson asked where sidewalk supporters were because they weren't at the public hearing. Becksvoort felt sidewalks not needed in the residential area.

Motion by Nienhuis, second by Johnson, to approve the amended site plan with no sidewalks because of a lack of communication between developer and residents, timing of construction, where the construction would occur, opposition of residents, residential speed on the road; and if approved, the change must be put in the master deed and site plan and recorded within 30 days. ROLL CALL VOTE: YES -- NIENHUIS, BECKSVOORT, JOHNSON, BECKER. NO – PERRY. MOTION APPROVED 4-1.

E. Graafschap Fire Department Special Use Request

The Graafschap Fire Department, 4534 60th St., Holland, parcel # 0311-012-023-10, zoned R-2, requests a special use permit to erect an electrical message center sign. Chief Den Bleyker presented information on the proposed sign.

Becksvoort opened the public hearing at 8:27 p.m. No comments. No correspondence.

Motion by Perry, second by Becker, to close the public hearing at 8:27 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

The commission discussed the issue, noting that the sign would have to be turned off or dimmed from midnight to 5 a.m.

Motion by Perry, second by Johnson, to approve the special use request as presented in verbal and written form, complying with Sec. 38-475 (h) 3, Sec. 38-65 and Sec. 38.91, in accordance with all laws and ordinances. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

ARTICLE V. CITIZEN COMMENTS

Jeffrey Johnson, 6149 147th Ave: Says actions regarding West Wind Lake Estates condones the mistakes of the developer, and the developer's mistakes actually save the developer money.

ARTICLE VI. ADJOURNMENT

Motion by Nienhuis, second by Johnson, to adjourn the meeting at 8:36 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.