

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

JULY 7, 2021

ARTICLE I. CALL TO ORDER

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

MEMBERS PRESENT: Dick Becker, Randy Becksvoort, Jim Johnson, Marcia Perry

MEMBERS ABSENT: Chad Nienhuis

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

ARTICLE II. APPROVAL OF MINUTES

Motion by Johnson, second by Becker, to approve the minutes of the June 2, 2021, meeting. UNANIMOUS DECISION– MOTION APPROVED 4-0.

ARTICLE III. OLD BUSINESS

- A. Crum Special Use Request
Tabled until August.
- B. Coffman Special Use Request
Becksvoort left the issue tabled pending the outcome of New Business.
- C. Zoning Ordinance Text Discussion
Becksvoort moved the issue to the end of the agenda.

ARTICLE IV. NEW BUSINESS

A. Coffman Rezoning Request

Josh and Kristin Coffman, 6022 138th Ave., Holland, parcel # 0311-036-001-01, have requested the property be rezoned from R-1 Rural Estate District to MU Mixed Use District.

Becksvort opened the public hearing at 7:05 p.m. No comment.

Motion by Becker, second by Johnson, to close the public hearing at 7:05 p.m. UNANIMOUS DECISION– MOTION APPROVED 4-0.

The commission discussed the proposal, noting that Mixed Use District adjoins the property. The commission discussed options at the June meeting and found that the original Special Use request for the U-pick pumpkin patch with children’s activities did not fit. They agreed Mixed Use was a better fit and the activity fits in with the rural character of the township.

Motion by Becker, second by Perry, to recommend the township board approve the rezoning to MU Mixed Use District finding compatibility with the neighborhood and land uses, capacity of available utilities and infrastructure, that the use is not incompatible with the master plan, and based on the information received and verbal representation. UNANIMOUS DECISION– MOTION APPROVED 4-0.

B. Point West 1 LLC Site Plan Review – Bay Road

Point West 1 LLC Jim Rosloniec (Philip Johnson, Resource Planning & Design LLC, agent), parcel # 0311-340-380-00, presented for site plan review as required by Sec. 38-487 Sand Dune Development of the Zoning Code to construct a new residence and associated infrastructure.

Philip Johnson presented the plan. Dune permits are in review by the state. Johnson said the road meets standards for turning radius. He said a fire suppression system will be included in the house.

Perry was concerned that established trees will be replaced by smaller trees.

Becksvort allowed resident Dan Baldwin, 2424 Griswold, who submitted a letter opposing the development, speak. Baldwin was concerned about the height of the house.

Motion by Johnson, second by Perry, to approve the site plan per Sec. 38-487 Sand Dune Development of the Zoning Code, with standards set in Sec. 38-65, compliant with township ordinances, laws, critical dune permits, verbal representation and the letter from the Graafschap Fire Department. UNANIMOUS DECISION– MOTION APPROVED 4-0.

C. Point West 1 LLC Site Plan Review -- Griswold

Point West 1 LLC Jim Rosloniec (Philip Johnson, Resource Planning & Design LLC, agent), parcel # 0311-340-235-00, presented for site plan review as required by Sec. 38-487 Sand Dune Development of the Zoning Code to construct a new residence and associated infrastructure.

Philip Johnson presented the plan.

Resident Dan Baldwin was concerned that the owners of the new homes will not pay for improvements to Griswold but get benefits of an improved road paid for by other residents. Philip Johnson said the new owners will participate in cost sharing for an improved road.

Motion by Johnson, second by Becker, to approve the site plan per Sec. 38-487 Sand Dune Development of the Zoning Code, with standards set in Sec. 38-65, compliant with township ordinances, laws, critical dune permits, verbal representation and the letter from the Graafschap Fire

Department. YES – Becker, Becksvoort, Johnson. NO – Perry. MOTION APPROVED 3-1.

D. Coffman Special Use Request

Josh and Kristin Coffman, 6022 138th Ave., Holland, parcel # 0311-036-001-01, have requested a Special Use Permit to operate a U-pick pumpkin patch with children's activities.

The commission discussed the proposal.

Motion by Perry, second by Johnson, to approve the special use permit pursuant to Sec. 38-91 and Sec. 38-65, the application as presented, township ordinances, laws, verbal representations and contingent on the rezoning from R-1 Rural Estate District to MU Mixed Use District being approved by the township board. UNANIMOUS DECISION– MOTION APPROVED 4-0.

E. Zoning Ordinance Text Discussion

The commission discussed possible changes to zoning rules for non-motorized pathways Sec. 38-495 and establishing new R-1.5 Rural Estate District Sec. 38-216, Sec. 38-217, Sec. 38-218, Sec. 38-219, Sec. 38-220.

Motion by Johnson, second by Becker, to instruct staff to make revisions and set a public hearing when legally possible. UNANIMOUS DECISION– MOTION APPROVED 4-0.

ARTICLE V. CITIZEN COMMENTS

Graafschap Fire Department Chief Doug Den Bleyker: Referring to Point West home, noted fire suppression systems do not put out fires but keep them under control until firefighters arrive. Emergency crews still need to get to the home.

ARTICLE VI. ADJOURNMENT

**Motion by Johnson, second by Becker, to adjourn the meeting at 9:01 p.m.
UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.**