

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

AUGUST 4, 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
Doug Den Bleyker -- Graafschap Fire Department chief

ARTICLE II. APPROVAL OF MINUTES

Motion by Perry, second by Johnson, to approve the minutes of the July 7, 2021, meeting. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

ARTICLE III. OLD BUSINESS

A. 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 area, recused herself from the discussion and action, leaving the table at 7:01 p.m.

Crum updated the board on property status, noting cleanup is progressing slowly and that the trailers will be gone by fall.

Johnson said floor drains are not required. Becker had no comment. Becksvoort emphasized his concern about maintaining the quality of the ground water.

Motion by Johnson, second by Becker, to have township attorney Ron Bultje draw up a report and resolution for the September meeting for the approval of the special use request with all conditions approved at earlier meetings and a provision for inspection of the property within 6 months. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 3-0.

Perry returned to the table at 7:10 p.m. Becksvoort skipped to item (a) under New Business for discussion and action, then returned to item (b) under Old Business.

B. Zoning Ordinance Text Discussion

The commission discussed possible changes to zoning rules including 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 Perry, to schedule a public hearing for the September 1 planning commission meeting on proposed zoning ordinance text changes. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

ARTICLE IV. NEW BUSINESS

A. Holland Christian School Special Use Permit Amendment

Holland Christian Schools, 956 Ottawa Ave., requested an amendment to its special use permit to allow use of the property at 4066 64th St. from 7 a.m. to 4:30 p.m. Monday through Friday.

Forest School Principal Miska Rynsburger addressed the commission regarding the special use amendment. She said the original hours of 9 a.m. to 2 p.m. do not allow teachers enough time to prepare for the school day or cleanup at the end of the day.

Becksvoort opened the public hearing at 7:13 p.m.

Joyce Cooklin, 4098 64th St.: Wants are to remain R-1 residential. She still hears the children and buses idling. Wants program done in a park.

Jeremy Van Hoven, 4206 Vandermeulen Road: In favor of the school's request. Property large enough to accommodate programs.

Meshkin noted three letters:

-- Martha L. Janssen, 1270 Prestwick Drive: Supports request.

-- Merri Anne TerHaar, 6521 Creekwood Drive, Cheryl Laupmanis, 6526 Creekwood Drive: Supports the request, but has concerns about buses.

-- David Turner, 4067 64th St.: Opposes request.

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

The commission discussed the proposal. Perry was concerned about early hours in residential area, lack of chaperones and oversight. Becker was concerned about early morning traffic in winter due to darkness. Johnson was concerned about bus traffic on 65th Street.

Rynsburger said the school does not want to be nuisance to neighbors, will stop vehicles from parking on 65th Street. She noted some of the issues at the site arose due to Covid problems when staff was ill and replaced by substitutes who did not know the policies.

**Motion by Johnson, second by Becker, to approve the Holland Christian Schools amendment to its special use permit to allow use of the property at 4066 64th St. from 7 a.m. to 4:30 p.m. Monday through Friday with no bus arrival before 8:45 a.m. and no buses after 2:45 p.m., no parking by staff or parents along 64th and 65th streets subject to the same findings, facts and conditions in earlier discussions, documents and motions.
UNANIMOUS DECISION VOICE VOTE– MOTION APPROVED 4-0.**

ARTICLE V. CITIZEN COMMENTS – None

ARTICLE VI. ADJOURNMENT

**Motion by Johnson, second by Becker, to adjourn the meeting at 8:08 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0**