

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

August 7, 2019

ARTICLE I. CALL TO ORDER

Chair Jim Lorence called the Planning Commission meeting to order at 7:00 p.m.

MEMBERS PRESENT: Jim Lorence, Randy Becksvoort, Marcia Perry,
Dick Becker, Jim Johnson
MEMBERS ABSENT: None
STAFF PRESENT: Al Meshkin – Township Manager
Ron Bultje – Township Attorney
Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the July 3, 2019 meeting. **A motion was made by Becksvoort and seconded by Becker to approve the minutes. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. 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. Meshkin reported that a meeting was held with the Saugatuck Township to discuss utilities. The item remains tabled.

ARTICLE IV. NEW BUSINESS

A. MINNEMAN SPECIAL USE REQUEST

Elizabeth Minneman and Edward Lerchen, owners or agents of property located at 6687 Edwards Ave., Holland, MI 49423, that being tax parcel #0311-360-067-00 request a special use permit to build an accessory building in an area considered to be a front yard.

Drew Meister from Troxel Customs Homes explained the family would like to have an accessory building on the property and due to the critical dunes condition it will require it to be on the front of the lot. The use of the building will be for an artist studio and on sleeping. Meshkin said when it was previously discussed, the sleeping quarters were not discussed nor noticed as such.

Lorence thanked the applicant for the full disclosure. Meshkin said the property is zoned R-2 and does not allow for unattached accessory dwelling unit. Bultje said if someone is sleeping in it, it does not qualify for a dwelling under the building code if it does not contain an area for housekeeping facilities (kitchen, bathroom, sleeping area). Perry challenged the comment referring to section 38.471. Meister confirmed there is not a kitchen in the plan, only a sink for washing paint brushes, etc.

Becksvort stated that he is comfortable with the request as long as it is not used for sleeping quarters. Becker said it is an outdoor artist studio. Johnson supported the noted comments. Perry does not object to an artist studio but does not feel it complies with the ordinances as written for an accessory building. Meshkin does not feel there is an issue with the artist studio but questions the definition of “housekeeping facilities”.

Bultje reviewed the ordinances noting that the amendment refers to accessory dwelling units to include sleeping, kitchen and bathroom provisions. Bultje offered a definition of housekeeping to include cooking, sleeping and bathroom facilities. The fact that there are no kitchen/cooking facilities and separate noted bedroom, this would not be considered an accessory dwelling unit.

Johnson said what we would not want is to have it turned into an Air BNB by putting in a microwave/hotplate and renting it out.

Lorence opened for public hearing.

Karen Baird of 6679 Audubon spoke in support of the request, albeit she has a concern about the timing of the construction due to limited road access. She requests that the road be kept accessible during the construction project.

Udelis Kuipers of 142nd Street spoke in objection of the special request.

Letters of support were received from Steve Nobel of 6716 Audubon Avenue; Richard Muzzy Jr.; Jeff Richardson and Gray Malin of 6710 Bryant; Peter and Amy Muzzy Malin.

A motion was made by Becksvort and seconded by Johnson to close the public hearing. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

Perry asked what will the foundation material be and Meister said concrete. Perry asked what the yellow tags on the trees mean and Meister said they delineate where the septic system will be and some trees to be removed. Perry said there are major trees coming out which is a concern. Perry asked for clarification of the equipment being used. Perry asked for a timeline for the project. Meister said road obstruction will be limited to 15' at a time. Baird said we are allowed to build after Labor Day and she does not need access until December. Baird's concern is when the snow begins to fall. The project will begin when the DEQ permit is received which is part of the process.

Fire Chief Den Bleyker stated he is concerned about people sleeping in the building and will there be smoke alarms, etc.

Following discussion, **a motion was made by Becksvort and seconded by Becker to approve the Minneman Special Use Request for an accessory building considered to be in the front yard, based upon a consideration of the special use standards in Section 38-471(2) and Section 38-91 and the site plan standards in Section 38-65. The conditions of approval are not to be used as a dwelling unit with cooking facilities; compliance with the application; compliance with federal, state, county, and Township laws and ordinances; and with the written and verbal representation at this meeting.**

Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

ARTICLE V. CITIZEN COMMENTS

Udelis Kuipers asked about contaminated topsoil and how can it be stopped. Meshkin said the Allegan Road Commission, DEQ and Drain Commission have inspected.

Jim Lorence stated that he will not be at the next meeting due to travel and will soon be moving out of the township into the City of Holland. He has enjoyed the opportunity to serve and thanked everyone he has worked with on the planning commission and Diane for her work on the minutes. Lorence recognized Meshkin for all that he has done to develop the township.

ARTICLE VI. ADJOURNMENT

Lorence adjourned the meeting at 7:42 p.m.