

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

SEPTEMBER 1, 2021

ARTICLE I. CALL TO ORDER

Vice Chair Dick Becker called the planning commission meeting to order at 7:00 p.m.

**MEMBERS PRESENT:** Dick Becker, Jim Johnson, Chad Nienhuis, Marcia Perry

**MEMBERS ABSENT:** Randy Becksvoort

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

ARTICLE III. OLD BUSINESS

A. Crum Special Use Request

Randolph Crum, 6295 144<sup>th</sup> 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.

Becker noted the township will look at the status in 6 months.

Johnson said Crum has made progress in cleaning up the property.

**Motion by Nienhuis, second by Johnson, to accept the report and resolution 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 7:04 p.m.

#### ARTICLE IV. NEW BUSINESS

A. Bean DADU Special Use Request

The request has been withdrawn.

B. Woodhams & Oosterbaan P.U.D. Request

Tim Woodhams addressed the commission regarding the application of a planned unit development at 6668 142<sup>nd</sup> Ave., parcel # 0311-021-006-00. Woodhams said the plan has three lots. A PUD is being requested because it is the least impactful use of the property while creating open space. Woodhams said he plans to give an easement for the road (142<sup>nd</sup> Avenue) and pass it to the Allegan County Road Commission.

Becker informed the audience before the public hearing that the planning commission cannot act on comments about the beach park, policing and security at the park, trespassing, beach parking, rental policies and past litigation.

Bultje told the commission that the PUD is requested because one lot does not have road frontage. He said there are no conditions on the proposed PUD regarding possible purchase of land by the township.

Becker opened the public hearing at 7:08 p.m.

William Kazanova, 6750 Halcyon Drive: President of the Halcyon Hills Association. What happens with the property will impact the township park. Asked if open space is for parking, picnic tables and restroom; concerned about critical dune and wants planning commission to prohibit construction on the dune; wants fencing if township buys property, wants security and explanation of budget for purchase.

David Finkbeiner, 4210 Hogback Road, via Zoom. Supports Kazanova comments.

Linda Kazanova, 6750 Halcyon Drive: Dune needs to be protected; where is money coming from to purchase the property?

Edgar Westenbroek, 5889 Linkside Lane NE, Belmont: Concerned lots will become rentals, increase trespassing.

Meshkin explained which township divisions or other units of government were responsible for the different aspects of the property; noted about 15 letters and emails were received.

Bultje explained the planning commission is not involved with the beach property and has no connection to any possible purchase.

**Motion by Perry, second by Nienhuis, to close the public hearing at 7:28 p.m.  
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

Woodhams and commissioners continued discussion of the proposal. Woodhams said he does not plan to build on the dune, that the open space is not permitted to be a parking lot, that the PUD is not a drain on local infrastructure or facilities and that the homes are planned to be secondary residences. The commissioners discussed the possible construction of accessory dwelling units and that site plan reviews will be required for future development on the lots.

**Motion by Perry, second by Johnson, to direct attorney Bultje to draft a report and resolution to approve the P.U.D. request. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

C. Zoning Ordinance Text Public Hearing

Becker opened the public hearing for the Zoning Text Amendment Ordinance at 8:04 p.m.

No comments.

**Motion by Johnson, second by Nienhuis, to close the public hearing at 8:05 p.m.  
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

The commission discussed the proposed zoning ordinance, noting changes to Sec. 38-219 (2) Side yard, removal of the word “total”; and Sec. 38-495 (d) Design Standards (1), removal of “shall be ten feet wide; they.”

**Motion by Nienhuis, second by Perry, to recommend the township board adopt the Zoning Text Amendment Ordinance with changes. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

#### ARTICLE V. CITIZEN COMMENTS

George DeWitt, 6716 Vandermeulen Road, via Zoom: Noted his letter, asked to be put on the October agenda to explain how PUD request impacts his property. Meshkin said the issues should be brought to the parks commission. DeWitt agreed to address the parks commission.

David Finkbeiner, 4210 Hogback Road, via Zoom: Asked which township bodies are responsible for zoning and rental issues. Meshkin said the planning commission handles zoning text issues, township board handles police power and fire safety issues handled by township board and fire department. Meshkin recommended letters be sent to the parks commission.

#### ARTICLE VI. ADJOURNMENT

**Motion by Nienhuis, second by Johnson, to adjourn the meeting at 8:18 p.m.  
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**