

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

SEPTEMBER 7, 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, Jim Johnson,
Chad Nienhuis, Marcia Perry

MEMBERS ABSENT: None

STAFF PRESENT: Al Meshkin -- Township manager
Michelle Sall – Community development director
Doug Den Bleyker – Graafschap fire chief
Tom Forshee – For township attorney Ron Bultje
Jim Hayden – Public information officer

ARTICLE II. APPROVAL OF MINUTES

Perry noted a change in the proposed Aug. 3, 2022, minutes, under Article III Old Business, Schaftenaar Planned Unit Development Request, in the motion, removing the word “to.” **Motion by Perry, second by Becker, to approve the minutes of the Aug. 3, 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 issue has been tabled. The applicant updated the commission. Adam Kunkel spoke on behalf of the developer. He expects to have plans before the planning commission for the October meeting.

ARTICLE IV. NEW BUSINESS

A. Higher Climb Site Plan Review

Matt Draisma addressed the commission regarding property at 6179 Blue Star Highway, Saugatuck, parcel # 0311-036-005-00, zoned I-1 Industrial, requests site plan approval to add a new building for a storage facility for boats, campers, motor homes, cars, trucks and trailers along with some general warehousing. This is a two-phase project. The first half is expected to be done by November. The second phase of the same building will be complete next year.

The new building will use the existing driveway. Disturbed land will be put back to vegetation. No additional water or sewer needed.

Draisma added hard-pack surface and lock box as requested by the Graafschap Fire Department.

The commission discussed the proposal. Perry suggested more trees be added.

Motion by Johnson, second by Becker, to approve the new storage building as presented per zoning code Sec. 38-63 Planning Commission Review of Preliminary Site plan through Sec. 38-65 Planning Commission Review of Final Site Plan, in compliance with application and materials submitted, representation both written and verbal, meeting all federal, state, county and local laws, ordinances and regulations and in compliance with the referenced Graafschap Fire Department letter of August 30, 2022. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

B. Schaap Site Plan Review

Mike Schaap of Mike Schaap Builders Inc. addressed the commission regarding property at 6691 Indian Pipe Circle, Holland, parcel # 0311-346-010-00, zoned R-1 Rural Estate District, regarding a site plan review because the proposed single-family dwelling is within a half mile of Lake Michigan.

The commission discussed the proposal. Perry asked the type of trees. Schaap said they have met with the landscaper and looked at areas to replant. **Motion by Nienhuis, second by Johnson, to approve the site plan as presented per zoning code Sec. 38-63 Planning Commission Review of Preliminary Site plan through Sec. 38-65 Planning Commission Review of Final Site Plan, Sec. 38-487 Sand Dune Development in compliance with application and materials submitted, representation both written and verbal, meeting all federal, state, county and local laws, ordinances and regulations. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

C. Wolff Special Use Request

Zach Merchant addressed the commission regarding 4777 64th St., Holland, parcel # 0311-002-033-10, zoned R-2 Low Density Residential, regarding a special use request to keep an accessory building in the front yard. The building was placed there without approval by a previous owner. The building is also about 18 inches short of a side-yard setback, though that issue could not be addressed at this time by the planning commission.

Becksvoort opened the public hearing at 7:28 p.m. No public comment. No correspondence.

Motion by Becker, second by Perry, to close the public hearing at 7:29 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

Commissioners discussed the issue.

Merchant said he planned to maintain the tree screening around the accessory building.

Motion by Nienhuis, second by Becker, to approve the special use request as presented per zoning code Sec. 38-471(2) Accessory Buildings, Sec. 38-91 Basis of Determination, Sec. 38-63 Planning Commission Review of Preliminary Site plan through Sec. 38-65 Planning Commission Review of Final Site Plan, in compliance with application and materials submitted, representation both written and verbal, meeting all federal, state, county and local laws, ordinances and regulations and that the accessory building is moved to meet the side-yard setback or receives a variance from the zoning board of appeals, and screening is maintained. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

ARTICLE V. CITIZEN COMMENTS -- None

ARTICLE VI. ADJOURNMENT

Motion by Perry, second by Nienhuis, to adjourn the meeting at 7:40 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.