

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

October 5, 2022

ARTICLE I. CALL TO ORDER

Chair Randy Becksvoort called the planning commission meeting to order at 7:00 p.m.

MEMBERS PRESENT: Randy Becksvoort, Jim Johnson, Marcia Perry

MEMBERS ABSENT: Dick Becker, Chad Nienhuis

STAFF PRESENT: Al Meshkin -- Township Manager
Michelle Sall – Community Development Director
Ron Bultje – Township attorney

ARTICLE II. APPROVAL OF MINUTES

**Motion by Perry, second by Johnson to approve the minutes of the Sept. 7 meeting
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 3-0.**

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. A public hearing was previously held, and the issue was further tabled.

Brad Devries from Whiteman spoke on behalf of the developer. Permit approvals are being sought from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and Devries stated that Allegan County Drain Commission approval is pending payment of fees. Still working on soil erosion permit being issued, a contractor needs to be selected; There are three areas totaling .238 acres of overall wetland disturbance, working with EGLE. Devries presented drawings.

The commission discussed the proposal.

Becksvoort asked questions regarding water drainage and mitigation efforts. Devries explained the retention ponds on the site and ditch/drainage easements. The project has several retention and detention sites of which one is designed to take twice the

amount of water from a 100-year storm. Further explained retention and detention sites. Becksvoort voice concern for water drainage for neighbors. Perry had no questions. Johnson asked for clarification on catch basins and retention ponds and soil types being used. Grey sand and excess sand from parcel will be utilized.

Becksvoort asked about the maintenance of the drainage system. Meshkin explained that the 433 Agreement on the project makes the Allegan County Drain Commission responsible for maintenance. He further explained that the township pays the drainage assessments at large through the millage which then allows us to cover these costs and have access to the property for the needed drain maintenance.

Johnson asked about timing of the project. Devries responded that ideally clearing would begin in the winter months.

Motion by Perry, second by Johnson, to have the township attorney Ron Bultje draft a resolution and report in favor of approving the development. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 3-0.

ARTICLE IV. NEW BUSINESS -- None

ARTICLE V. CITIZEN COMMENTS

John Easa 6378 Hidden Ponds Drive, Holland, MI 49423. Spoke in concern of the drainage plan, saying it was a gamble.

ARTICLE VI. ADJOURNMENT

Motion by Perry, second by Johnson, to adjourn the meeting at 7:38 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.