

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

OCTOBER 6, 2021

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, 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 Becker, to approve the minutes of the September 1, 2021, meeting. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

ARTICLE III. OLD BUSINESS

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

The commission honored the request of the developer to table the proposal for a planned unit development at 6668 142nd Ave., parcel # 0311-021-006-00.

ARTICLE IV. NEW BUSINESS

A. Kester Site Plan Review

Greg and Tara Kester addressed the commission regarding a new single-family home at 6715 Indian Pipe Circle, Holland, parcel #0311-346-001-00, as described in submitted documents. The proposal is not in the critical dune area but closeness to Lake Michigan requires a site plan review.

Commissioners discussed the proposal. **Motion by Perry, second by Becker, to approve the site plan as submitted in relation to Sec. 38-487 and Sec. 38-65 of the Zoning Code, federal and state regulations, verbal representations and conditions. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

B. Covenant Seven P.U.D. Request – Villas of Laketown

Chair Becksvoort recused himself at 7:09 p.m. due to a conflict of interest, he owns property within the 300' notice area. Becker chaired the discussion.

Peter Engles of Covenant Seven LLC and Jason Vander Kodde of Fishbeck addressed the commission regarding the application for a planned unit development at 4674 60th St., parcel #03-11-001-067-00. The plan is for 80 zero-step units with a conventional condo association, private roads.

Becker opened the public hearing at 7:20 p.m.

Meshkin noted two letters received: Christine Warren, no address; Cynthia Lampen, 4625 60th St.

Hazel Windemuller, 4628 60th St.: Asked if Holland has agreed to give the proposed development water; number of acres; will proposed development impact her tax value? Meshkin answered there is plenty of capacity for water; it is a high-density area; can't say what impact it will have on tax value.

John Windemuller, 6321 145th Ave.: Expects a fence around the proposed development.

Harold Diepenhorst, 1107 Graafschap Road, Holland: Concerned about water drainage.

Mark Slenk, 1089 Graafschap Road, Holland: Concerned about water drainage.

Gabe Warren, 4632 60th St., Holland: Asked what property is zoned; change of elevation impact on drainage; can fire, police, schools handle development; what will be done with added tax dollars? Wants lower density and family homes, moved to Laketown for rural feel. Meshkin said the density of proposal is lower than what it could be.

(Zoom audio lost at 7:36 p.m. Zoom complete crash at 7:42 p.m. Zoom fully restored at 7:46 p.m.)

Nathan Vanmalsen, 6045 146th Ave., Holland: Concerned about drain issues and traffic flow.

Cynthia Lampen, 4625 60th St., Holland: Proposed development will make her lose her view and hurt wildlife; traffic will get worse.

Motion by Perry, second by Johnson, to close the public hearing at 7:48 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

Meshkin noted the two letters received and one from the Graafschap Fire Department chief.

The commission discussed the proposal with comment from the developers. Developer said the units are single-story ranch designs; ponds on the property retain drainage and plans include drainage flow; lawns under single company perpetual care.

Meshkin said the township would like a 433 Agreement with the drain commissioner. Developer said he would do that.

Developer said he would meet with neighbors over concerns about fencing and screening, would prefer to do it when basic infrastructure is installed.

Developer said he would send Holland City correspondence on road tapers.

Motion by Perry, second by Johnson, to direct attorney Bultje to draft a report and resolution to approve the P.U.D. request in which the developer will provide additional information as needed. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 3-0.

Becksvort returned to chair the meeting at 8:42 p.m.

ARTICLE V. CITIZEN COMMENTS

Gabe Warren, 4632 60th St., Holland: Wants to keep area rural.

Nathan Vanmalsen, 6045 146th Ave.: Worried about light pollution from Covenant Seven P.U.D. proposal.

Harold Diepenhorst, 1107 Graafschap Road, Holland: Wants a meeting about drain issues. Meshkin said he is willing to attend a meeting with drain experts and Diepenhorst.

Bob Terhaar, 6300 146th Ave., Holland: Driveway from house across the street results in vehicle headlights shining in his picture window. Wants this fixed. Attorney Bultje says the township has no control over this.

ARTICLE VI. ADJOURNMENT

Motion by Perry, second by Becker, to adjourn the meeting at 8:59 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.