

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

NOVEMBER 2, 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
Ron Bultje – Township attorney
Jim Hayden – Public information officer

ARTICLE II. APPROVAL OF MINUTES

Perry noted a change in the proposed Oct. 5, 2022, minutes, under Article III Old Business, Schaftenaar Planned Unit Development Request (a), replacing the semicolon after “to be selected” with a period (.) and “Becksvoort voice” to “Becksvoort voiced”.

Motion by Perry, second by Becker, to approve the minutes of the Oct. 5, 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 commission discussed the resolution and report submitted by Bultje and changed the following: 3(k) --Remove “cable television” and replace with “broadband” and 3(o) -- change the first sentence to “The private road and infrastructure in the Project shall be completed by 1 (one) year.”

Motion by Perry, second by Nienhuis, to adopt the Resolution and Report with changes noted above. UNANIMOUS DECISION ROLL CALL VOTE – MOTION APPROVED. YES – 5. NO -- 0.

ARTICLE IV. NEW BUSINESS

- A. Special Use Permit – Attached Accessory Dwelling Unit, Sec. 38-240 (16) 4772
Huntington, Daniel & Amanda Matthews

Daniel Matthews, 4772 Huntington Drive, Holland, parcel # 0311-212-040-00, zoned R-2, requests a special use for an Attached Accessory Dwelling Unit for use as a short-term rental. Matthews said he and his wife have been operating the home as an owner-occupied home with an Airbnb since 2017, got an approved fire inspection in 2020 and went to renew that inspection in 2022 but were then told they needed a special use permit to operate. They had to downsize space to no more than 30 percent of useable area dedicated to the Airbnb.

Becksvoort opened the public hearing at 7:17 p.m.

No correspondence.

David Rogge, 6474 Huntington Drive: Asked for explanation of the townships Airbnb ordinances. Meshkin explained the township's ordinances that apply.

Phillip Boillat, 6467 Huntington Drive: Asked if the house could be a bed and breakfast. Meshkin said it would be possible. Asked if his taxes impacted? Meshkin said no. Asked if any impact on water and sewer? Meshkin said no.

**Motion by Johnson, second by Perry, to close the public hearing at 7:25 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

The commissioners discussed the issue.

Nienhuis said he said that allowing the pool table to be subtracted from useable floor space feels like it's pushing the limits of the ordinance.

Perry said the pool table can be useable space that is part of the unit. The commission needs to follow the word of the rules but also the spirit of the ordinance.

Becker said the closet should be locked.

Johnson said the current owners keep the facility quiet, live in it and the township has received no complaints, and that he wasn't worried about specific percentage, if it was 32 percent or 30 percent.

Becksvoort asked why the site is considered "attached" when it's the basement. Meshkin explained the definition of an attached accessory dwelling unit.

Motion by Nienhuis, second by Perry, to approve the special use request for an attached accessory dwelling unit based on Secs. 38.240(16) R-2 Low Density Residential District Use Regulations, 38.91 Special Uses Basis of Determination, 38.64 Site Plan Review Final Site Plan Review, the township's past approval and tolerance of the operation, in compliance with application and materials submitted, representation both written and verbal, including township minutes, meeting all federal, state, county and local laws, ordinances and regulations. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED. 5-0.

B. Site Plan Review – Sand Dune Dev. Sec. 38-487, 4554 Lovers Lane, Thomas Maentz/Segard Builders

Jeff Segard of Segard Builders LLC addressed the commission regarding 4554 Lovers Lane, Holland, parcel # 3011-460-017-00, zoned R-2, regarding a new building within one-half mile of Lake Michigan per Sec. 38-387 Sand Dune Development. He explained the new home is being built on the combination of two lots. Two old cottages have been torn down.

The commission discussed the proposal.

Perry asked if the driveway will be concrete. Segard said it is on the plan but might end up as crushed stone.

Johnson and Becksvoort noted approval from the Michigan Department of Environment, Great Lakes and Energy. Sall produced the state documents.

Motion by Johnson, second by Nienhuis, to approve the site plan review based on Sec. 487 Sand Dune Development, Secs. 38-65 Planning Commission Review of Final Site Plan in compliance with application and materials submitted, representation both written and verbal, including township minutes, meeting all federal, state, county and local laws, ordinances and regulations. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED. 5-0.

ARTICLE V. CITIZEN COMMENTS -- None

ARTICLE VI. ADJOURNMENT

**Motion by Nienhuis, second by Becker, to adjourn the meeting at 7:57 p.m. UNANIMOUS
DECISION VOICE VOTE – MOTION APPROVED 5-0.**