

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

NOVEMBER 3, 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, Chad Nienhuis,
Marcia Perry

MEMBERS ABSENT: None

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 Oct. 6, 2021, meeting.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

ARTICLE III. OLD BUSINESS

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

Tim Woodhams discussed changes in the proposal for a planned unit development at 6668 142nd Ave., parcel # 0311-021-006-00. Johnson said he drove the property. Becksvoort questioned letter (p) in the report and resolution on open space, asking if the township acquires open space area, will the plan still meet open space requirements. Bultje said it would still meet requirements. **Motion by Perry, second by Becker, to adopt the resolution and report as presented. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

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

Becksvoort recused himself due to conflict of interest at 7:09 p.m. Becker led the meeting.

Jason Vander Kodde of Fishbeck addressed the commission about Covenant Seven, LLC, JARA, LLC, and RVB Properties, LLC, 5136 Cascade Road SE, Suite 2A, Grand Rapids, Michigan 49546, addressed the commission regarding a planned unit development project for a residential development, consisting of 80 condominium dwelling units, located on a parcel of approximately 41.93 acres with frontage on the west side of 60th Street. The update included a new driveway location, drainage graphic, sidewalk and the final P.U.D. plan.

The commission discussed the proposal. Vander Kodde said the plan does not address drainage issues from neighbors upstream, that he will meet with neighbors regarding screening once infrastructure is in place and that a culvert will be needed over a drainage swail. That culvert will be able to support fire department equipment, Vander Kodde said. Infrastructure work will begin in the spring.

Motion by Perry, second by Nienhuis, to adopt the resolution and report as presented with references to the November 3, 2021 site plan, added culvert specifications to support fire department equipment with added P.U.D. contract and street maintenance agreement if needed, based on current information and verbal presentation. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

The commission discussed a special use request for a barn on the property split from the P.U.D. The barn is 3,000 square feet but the 1-acre parcel allows for a 1,000-square-foot structure.

Motion by Nienhuis, second by Johnson, to approve a special use request per Sections 38.471, 38.91 and 38.65 of the Zoning Code compliant with the application, federal, state and county laws, local ordinances and verbal representations. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

Becksvoort returned to lead the meeting at 7:41 p.m.

ARTICLE IV. NEW BUSINESS -- None

ARTICLE V. CITIZEN COMMENTS

Jennifer Becksvoort, 1033 Graafschap Road. Thanks for moving the entrance of the Villas of Laketown development. Developer agreed to relocate her mailbox.

William Kazanova, 6750 Halcyon Drive: Public needs opportunity to review revised documents. Concerned how township will use open space in Woodhams & Oosterbaan P.U.D. plan.

David Finkbeiner, 4210 Hogback Road: Plans to address township board about dune in open space of Woodhams & Oosterbaan P.U.D. plan.

ARTICLE VI. ADJOURNMENT

Motion by Becker, second by Nienhuis, to adjourn the meeting at 7:47 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.