

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

DECEMBER 2, 2020

ARTICLE I. CALL TO ORDER

Chairman Becksvoort called the Planning Commission meeting to order at 7:04 p.m. Due to the state order in effect this meeting was held virtually. All planning commission members, except the Chair, and the public joined the meeting via Zoom.

MEMBERS PRESENT: Dick Becker (Zoom), Jim Johnson (Zoom), Randy Becksvoort; Marcia Perry (Zoom).

MEMBERS ABSENT: Chad Nienhuis

STAFF PRESENT: Al Meshkin -- Township Manager
Ron Bultje – Township Attorney (Zoom)
Jim Hayden – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The commission reviewed and approved the minutes of the Nov. 4, 2020, meeting, with clarifications by Perry to Article IV, Section B DARBY/TRIGON SPECIAL USE REQUEST, to change “Becksvoort said he had no issue with extension because once the pump station is set, the extension stops” to “Becksvoort said he had no issue with extension because once the utilities are provided, the extension stops.”

Motion by Becker, second by Perry, to approve the minutes as amended.

UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

ARTICLE III. OLD BUSINESS

A. BAUMANN BUILDING P.U.D. REQUEST

Bultje submitted his resolution/report on the special assessment agreement as requested at the November meeting. Developer of the proposed P.U.D. at property at 6331 146th Ave., Holland, noted the drainage plan is still being worked on. They are looking at the makeup of a pond on the property to see if it can store storm water. Meshkin said township and drain commissioner approval needed nonetheless for the project to happen.

Motion by Johnson, second by Becker, to approve the Resolution and Report provided by the township attorney. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

B. CRUM SPECIAL USE REQUEST – No one present.

C. MONROE SPECIAL USE REQUEST – 4131 BEELINE ROAD

The planning commission discussed the special use request, noting booking limitations. Perry said she wished there was more time to understand the differences in all three requests and reconcile them with comments that have been received by the township. **Motion by Becker, second by Johnson, to approve the Resolution and Report as drafted by the township attorney. YES – Becker, Johnson, Becksvoort. NO – Perry. MOTION APPROVED 3-1.**

D. MONROE SPECIAL USE REQUEST –3717 63RD ST.

The planning commission discussed the special use request. **Motion by Johnson, second by Becker, to approve the Resolution and Report as drafted by the township attorney. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.**

E. MONROE SPECIAL USE REQUEST –3730 63RD ST.

The planning commission discussed the special use request. **Motion by Becker, second by Johnson, to approve the Resolution and Report as**

drafted by the township attorney. YES – Becker, Johnson, Becksvoort. NO – Perry. MOTION APPROVED 3-1.

F. SLAGH REZONING REQUEST

The planning commission discussed the Slagh rezoning request. **Motion by Johnson, second by Perry, to approve the Slagh rezoning request to rezone the property into two sections as shown on the submitted drawing with the R-1 section with 200 feet of road frontage and 9.4 acres and the R-2 section with 188 feet of road frontage and 5.77 acres, and to recommend approval to the township board finding it consistent with the Master Plan. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.**

ARTICLE IV. NEW BUSINESS

A. HYSEN SPECIAL USE REQUEST

Charles M. Hysen, 2120 W. 32nd St., Holland, discussed his special use request at parcel # 0311-003-043-00 for a homebased Federal Firearm Licensed business for internet sales and light assembly of firearms and ammunition. Hysen said there will be no extra traffic, no signs, no discharging of firearms, no noise, no employees, no inventory.

Becksvoort opened the public hearing at 8:04 p.m. Meshkin noted seven letters in opposition: Dan Baldwin, 748 Park St.; Herb Eldean, 1 Eldean Dr.; Wade Eldean, 2150 W. 32nd St.; Ryan Eldean, 2300 Southshore Drive; Nicki Arendshorst, 1004 Southshore Drive; Catherine Laton, 763 Park; Kathy Bright, 2090 W. 32nd St.

Mitra Delaney, 6298 144th Ave. offered support. The owner is responsible.

Motion by Johnson, second by Becker, to close the public hearing at 8:07 p.m. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

The commission discussed the proposal. Becker said the operation is federally licensed, would be safe and liked that gun delivery was to be at a

gun range, not the home. Perry asked for specific federal licenses, Hysen said Type 1 (dealer), Type 3 (collector) and Types 6 and 7 (to assemble). Johnson said there was to be no shooting on the property. Becksvoort had no opposition. **Motion by Johnson, second by Becker, to approve the special use for the home occupation of a federally licensed firearm related business in compliance with sections 38-240(8), 38-91 and 38-65 of the Zoning Code in compliance with the submitted application, verbal comments and all applicable laws at the federal, state and township levels. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.**

B. TATARCHUK SPECIAL USE REQUEST

Becker abstained from participation because he was in the 300-foot notification zone.

The commission discussed a special use proposal from Nicholas Steven Tatarchuk, 4694 64th St., parcel # 0311-080-002-00, for a homebased Federal Firearm Licensed business for gunsmithing to repair and restore firearms. Tatarchuk was available remotely but unable to participate due to technical issues with Zoom.

Becksvoort opened the public hearing at 8:29 p.m. No comments. **Motion by Johnson, second by Perry, to close the public hearing at 8:35 p.m. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 3-0.**

Motion by Johnson, second by Perry, to approve the special use for the home occupation of a federally licensed firearm related business in compliance with sections 38-240(8), 38-91 and 38-65 of the Zoning Code in compliance with the submitted application and all applicable laws at the federal, state and township levels. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 3-0.

C. HOLLAND CHRISTIAN SCHOOLS SPECIAL USE REQUEST

Holland Christian Schools, 956 Ottawa Ave., requested a special use permit for the property at 4066 64th St., parcel # 0311-022-042 (043, 045)-00,

zoned R-1, owned by Judy Nykamp of 64th Street Development LLC, to use for outdoor education for elementary students.

Becksvort opened the public hearing at 8:42 p.m.

Joyce Cooklin, 4098 64th St.: Opposed. Asked why the property was accessed before township approval; 5-days a week access with children and buses is excessive when Huyser Farm is nearby. Should not be in R-1.

Lisa Lenzo, 6431 140th Ave.: In favor. Wants to see more kids, no more houses.

David Turner, 4067 64th St.: Opposed. Doesn't want kids in backyard. Property values will drop.

Nicole Shook, 4109 Beeline Road: Support. Great use of the land.

Leanne Wade, 4656 61st St.: Support. Employee of Holland Christian. Keep property in natural state.

Mike Beason, 4080 64th St.: Concerned about traffic, buses and noise in residential area.

Mitra Delaney, 6298 144th Ave.: Concerned about buses; couldn't Holland Christian use Laketown parks instead?

Meshkin noted the receipt of seven letters. Five opposed: David Turner, 4067 64th St.; Lori and Dave Nichols; Mark Rubino, 6397 Hidden Ponds; Kevin Vandenbosch; Joyce and Earl Cooklin. Two in favor: Mike and Wendy Elms, 4097 65th St. and Lisa Lenzo and Charlie Schreiner, 6431 140th Ave. Meshkin also read a letter from Graafschap Fire Department Chief Doug DenBlyker suggesting the board have the fire department inspect the building before use.

Motion by Perry, second by Becker, to close the public hearing at 8:56 p.m. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

The planning commission discussed the special use request. Becker said the proposal keeps with the Master Plan for a rural setting; Johnson supported the idea though buses should have a limited idle time; Perry was concerned about buses idling and was surprised the site is already being used and that she had encountered a fire that had been left unsupervised and still burning when she made her site visit; Becksvoort had no issues with children learning outdoors, was concerned the land is already a nonconforming use and the precedent it would set. Bultje said the house and barn are not on the same parcel, a decision would not set a precedent and that approving the special use eliminates the nonconforming use.

Motion by Johnson, second by Becker, to approve the Holland Christian special use request with the provisions made verbally, in compliance with sections 38-91, 38-65 and 38-212 (15) of the Zoning Code, consistent with the application as presented, any verbal conditions, Graafschap Fire Department letter, all state and local ordinances and limiting bus idling as much as possible. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

ARTICLE V. CITIZEN COMMENTS

Mitra Delaney, 6298 144th Ave.: Many residents opposed Holland Christian special use request. What can they do next?

Joyce Cooklin, 4098 64th St.: How can property used by Holland Christian that is zoned R-1 be used for proposed purpose? Meshkin responded the use is allowed as a special use I the R-1 District. The township discovered the use when Holland Christian submitted the building permit application.

Lisa Lenzo, 6431 140th Ave.: Many neighbors are in favor of Holland Christian plan.

Mike Beason, 4080 64th St.: Asked how long a special use designation lasts.

Meshkin replied there is no expiration but any changes would require another hearing. Beason asked how to prevent area from becoming a school.

Andrew Squires, 6570 145th Ave.: Unfortunate the township approved the Holland Christian special use request despite the neighbors' protests.

ARTICLE VI. ADJOURNMENT

Motion by Becker, second by Johnson, to adjourn the meeting at 9:42 p.m.

UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.