

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

JUNE 7, 2023

ARTICLE I. CALL TO ORDER

Chair Randy Becksvoort called the planning commission meeting to order at 7:01 p.m.

MEMBERS PRESENT: Dick Becker, Randy Becksvoort, Jim Johnson, Marcia Perry
MEMBERS ABSENT: Chad Nienhuis
STAFF PRESENT: Michelle Sall – Community development director
Doug DenBleyker – Graafschap Fire Department chief
Ron Bultje – Township attorney
Jim Hayden – Public information coordinator

ARTICLE II. APPROVAL OF MINUTES

**Motion by Perry, second by Johnson, to approve the minutes of the May 3, 2023.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

ARTICLE III. OLD BUSINESS -- None

ARTICLE IV. NEW BUSINESS

1. Grumney, Special Use Request
David Grumney, 6070 138th Ave., Holland, parcel # 0311-036-008-00, zoned R-1, is requesting approval for a special use permit for an attached accessory dwelling unit for the purpose of short-term rentals.

Grumney addressed the commission and explained the project which will include stairs and a deck.

Becksvoort opened the public hearing at 7:06 p.m.

No comments. No correspondence.

**Motion by Perry, second by Becker to close the public hearing at 7:08 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

The commission discussed the proposal.

Becker asked if Grumney will live on the property. Grumney confirmed he will be living in the building.

Motion by Johnson, second by Becker, to approve the special use permit for the attached accessory dwelling unit by the standards of the Code of Ordinances Sec. 38-91 Basis of Determination, Sec. 38-65 Planning Commission Review of Final Site Plan, Sec. 38-212 (19) Use Regulation, the application, in compliance with the application, laws and ordinances, verbal representation and the minutes, and that the owner shall occupy one of the units. UNANIMOUS DECISION ROLL CALL VOTE – MOTION APPROVED 4-0. YES: BECKER, JOHNSON, BECKSVOORT, PERRY. NO: NONE.

2. Gogolin, Special Use Request

Gray Gogolin, 6396 Spring Hill Pt., Holland, parcel # 0311-002-054-30, zoned R-2, is requesting approval for a special use permit for an attached accessory dwelling unit for the purpose of short-term rentals.

Johnson recused himself at 7:24 p.m. because he lives close to Gogolin's property.

Gogolin addressed the board. He said he has been operating an Airbnb for seven years. It was pointed out that he did not meet the maximum 30 percent requirement for the size of the AADU. He went to the Zoning Board of Appeals for a variance. It was denied. He has put in three plywood sheets 4-feet high to section off part of the area to meet the 30 percent requirement. Gogolin said that the rentals are seasonal and he didn't want a permanent wall that would partition the area in the off season.

Perry said the 4-foot plywood walls still allow the benefits of the room to be used by the entire area. The walls do not enclose the area.

Becksvoort opened the public hearing at 7:31 p.m.

Jim Johnson, 6402 Hidden Hollow Lane: Said Gogolin is trying to meet the spirit of the 30 percent requirement. He said plywood is not pretty but the planning commission has allowed a pool table to be used to determine 30 percent space in another instance. The rentable space has adequate egress.

No correspondence.

Motion by Perry, second by Becker to close the public hearing at 7:36 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

Gogolin asked the commission why the rule is 30 percent, not 35 percent or 40 percent? Becksvoort said the limit was discussed. Gogolin said the neighbors support him and there have been no issues.

Perry asked what the square footage is of the site. Sall said the numbers came from the assessor's office.

Becksvoort said renters could walk around the plywood walls. The walls as presented are inadequate. He said he wants a structure that satisfies the board by the next meeting.

Becker said the three sections could be bolted in to make it more substantial.

Perry said the plywood as presented does not do what it is supposed to do.

Motion by Perry, second by Becker, to table the issue until next month for an alternative plan. UNANIMOUS DECISION ROLL CALL VOTE – MOTION APPROVED 3-0. YES: BECKER, BECKSVOORT, PERRY. NO: NONE.

Johnson returned to the commission at 7:51 p.m.

3. Zoning Ordinance updates for consideration

The commission discussed proposed changes to the zoning ordinance. Document presented by Sall. Two changes noted in the document:

- 1: Sec. 38-5 – Definitions: Second paragraph. First “AADU” should be “DADU.”
- 2: Sec. 38-949 – Short-term rentals: Second paragraph, “and/or,” should be “or.”
- 3: Sec. 38-494 Short-term rentals: Parcels may have only one accessory dwelling unit, attached or detached, and may rent only one dwelling unit.

Motion by Perry, second by Becker, to schedule a public hearing for the meeting in July. **UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

ARTICLE V. CITIZEN COMMENTS

Doug DenBleyker, Graafschap Fire Department chief: Inspector checks for egress for short-term rentals.

ARTICLE VI. ADJOURNMENT

Motion by Johnson, second by Becker, to adjourn the meeting at 8:15 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.