

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

AUGUST 2, 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, Chad Nienhuis,
Marcia Perry

MEMBERS ABSENT: None

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 Johnson, second by Becker, to approve the minutes of July 5, 2023, as presented. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

ARTICLE III. OLD BUSINESS

1. Arant/Himes Special Use Request
Applicants are requesting approval of a Special Use Permit for an Attached Accessory Dwelling Unit as per Ordinances 38-5, 38-60, 38-212 (19), for the purpose of short-term rentals. Decision was tabled at the July 5, 2023, meeting.

The commission discussed the applicant's desire to withdraw the request.

Motion by Becker, second by Johnson, to accept the withdrawal request from the applicant. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

ARTICLE IV. NEW BUSINESS

1. Den Hartigh Extension Request
Michelle Den Hartigh 4604 66th St., R-1 zoning, parcel #0311-004020-10, is requesting an extension, to an extension, of a special use granted June 2, 2021, pursuant to section 38-471(2) to construct an accessory building in an area considered

to be a front yard. Den Hartigh received an extension July 6, 2022, and previously said that rising costs of building and supply chain issues hindered construction.

Michelle Den Hartigh addressed the planning commission and asked for an extension for a special use so they can wait for the costs to come down.

The commission discussed the possible extension. Members were concerned about the length of extensions. Becker said new people are moving into the neighborhood and a new public hearing might be in order. Johnson was concerned about extending into a different planning commission that might not agree with the current decision. Perry said nothing significant has changed in the neighborhood.

**Motion by Nienhuis, second by Perry, to approve the extension for one year.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

Bultje said the extension is until June 2, 2024.

2. Cunningham/Kuyper Special Use Request

Cunningham from SE AG & Commercial Solutions, agent of Mark & Barb Kuyper is requesting a Special Land use approval for the construction of a horse-riding facility (private) which exceeds the allowable height of an Accessory Building in the R-1 zoning district.

Mark and Barb Kuyper, 3869 62nd St., addressed the commission and explained their plans for a private equestrian facility with four stalls for horses and an indoor arena that will help with training.

Becksvoort asked if rooms in the upstairs area will be used as bedrooms. Barb Kuyper said they are for offices and storage, not bedrooms.

Becksvoort opened the public hearing at 7:18 p.m.

Michael Van Dussen, 3872 62nd St.: Lives across the street from Kuyper property. Is concerned about drainage because water from Kuyper property runs onto his property. Asked drain issues be addressed, consider a retention plan.

Correspondence: Becksvoort read the letter from Graafschap Fire Department Chief Doug DenBleyker concerning driveway width and turn radius as well as fire possibility with compost area.

Name unknown: Representing Holland Western Horse Park. No objections.
Laketown known as a horse community.

**Motion by Perry, second by Johnson, to close the public hearing at 7:24 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

The commission discussed the proposal.

Becksvoot said he doesn't want drainage to cause problems.

Kuypers said the idea of a retention pond was looked at but it would be too close to well and septic according to Allegan County; there is not a lot of hard space on the total 30 acres.

Becksvoot would like the Kuypers to work with neighbors on drainage.

Bultje suggested owner talk to Allegan County Road Commission about ditches along road.

Nienhuis said a lot of vegetation is being removed and that a 20,000 square foot building as residential is not common. He was concerned about flammable material.

Sall said the building with the second story is more than 20,000 square feet.

Mark Kuyper said they no longer plan to do composting. The building is all metal and fire resistant; no huge hay storage area. They removed dead pine trees and needles.

Barb Kuyper said she needs the space to train.

Perry was concerned about drainage. She asked about a vegetative plan with native plants. Barb Kuyper said they have looked at that but not made any decisions, but trees will be replaced.

Mark Kuyper said they will redo the driveway to meet fire department letter.

The commission discussed options of tabling the proposal or approving it with contingencies regarding a drainage plan, meeting fire department requests as stated in the letter. The plans will be submitted to Sall for decision.

Motion by Nienhuis, second by Becker, to approve the site plan for the special land use as submitted with the conditions based on Zoning Code Sec. 38-471(6) Accessory Buildings, 38-91 Basis of Determination and 38-65 Planning Commission Review of Final Site Plan, with the application as presented, applicable laws, ordinances and verbal representations about a vegetative plan, a scale drawing for the fire chief, that no more than four horses **live in stalls and that an engineering plan be submitted showing there would not be an increase in**

water runoff to the neighbors. UNANIMOUS DECISION ROLL CALL VOTE – YES: BECKER, BECKSVOORT, JOHNSON, NIENHUIS, PERRY. NO: NONE. MOTION APPROVED 5-0.

Becksvoort said the Kuypers should talk to their neighbors and drain commission to work together to remedy any drainage issues.

3. Zoning Text Amendment Public Hearing
Bultje explained the amendments.

Becksvoort opened the public hearing at 8:17 p.m.

Correspondence from Tim Woodhams with concerns about the short-term rental change.

Motion by Perry, second by Becker, to close the public hearing at 8:17 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

The commission discussed the proposed amendments.

Motion by Perry, second by Johnson, to recommend approval of the zoning text amendments as presented to the township board of trustees. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

ARTICLE V. CITIZEN COMMENTS

Start: 8:18 p.m.

No comments.

Johnson told the commission that the board of trustees is not meeting Aug. 9 so the zoning text changes won't be addressed until September.

End: 8:19 p.m.

ARTICLE VI. ADJOURNMENT

Motion by Nienhuis, second by Becker, to adjourn the meeting at 8:19 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.