

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

SEPTEMBER 6, 2023

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, Chad Nienhuis, Marcia Perry
MEMBERS ABSENT: Jim Johnson
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 Becker, to approve the minutes of Aug. 2, 2023, as amended to say “... more than four horses live in stalls ...” under the Cunningham/Kuyper Special Use Request. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

ARTICLE III. OLD BUSINESS

1. Special Use Request Application. Detached accessory dwelling unit (DADU) George DeWitt, 6716 Vandermeulen Rd., Holland, MI 49423 Sec. 38-5, Sec 38-60, Sec. 38-212 (20). DeWitt is requesting to withdraw application.

Motion by Becker, second by Perry, to accept the withdrawal request from the applicant. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

ARTICLE IV. NEW BUSINESS

1. Bagale Special Use Request.
Gail Bagale is requesting a Special Land use approval for the construction of an Attached Accessory Dwelling Unit (AADU) for the purpose of a guest room.

April Freeman and associate of Obbink Builders Inc., representing Gail Bagale, 6482 138th Ave., zoned R-1, explained the proposal noting the new addition above an existing garage is for a guest room, not a rental.

Becksvoort opened the public hearing at 7:04 p.m.

No correspondence.

No speakers.

**Motion by Perry, second by Becker, to close the public hearing at 7:05 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

The commission discussed the proposal.

Nienhuis asked if the room is already under construction. Representatives said yes. Sall explained that a permit for the addition was submitted without a kitchen, which owner wants to add. That will be added if commissioners approve the request.

Motion by Nienhuis, second by Becker, to approve the special use request as presented based on Code of Ordinances Sec. 38-212 (19) Use Regulations, Sec. 38-65 Planning Commission Review of Final Site Plan, Sec. 38-91 Basis of Determination, compliance with the application, verbal representation and representation in the minutes, and applicable laws and ordinances. UNANIMOUS DECISION ROLL CALL VOTE – YES: BECKER, BECKSVOORT, NIENHUIS, PERRY. NO: NONE. MOTION APPROVED 4-0.

2. Gentry Special Use Request

Patrick Gentry is requesting a Special Land use approval for the construction of an accessory building which exceeds the limitations as stated in Sec. 38-471 (6), allowable height (20' avg).

Patrick Gentry, 6516 144th Ave., Holland, zoned R-1, addressed the commission. He wants to build a storage building for his cars, boats, and personal items, with a roof that exceeds height limits so the new building can match the home's roof line.

Becksvoort opened the public hearing at 7:10 p.m.

No correspondence.

No speakers.

**Motion by Perry, second by Nienhuis, to close the public hearing at 7:11 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

Commissioners discussed the proposal.

Nienhuis ask the fire chief if he had any concerns. He said he had no concerns. Asked if the barn is two stories? Gentry said no, there is no second story inside and that windows and gables are for aesthetic purposes.

Perry asked if building has heat and plumbing? Gentry said there would be water to wash vehicles.

Nienhuis asked if owner will be renting out storage space? Gentry said no, the structure is for personal use only.

Motion by Perry, second by Nienhuis, to approve the special land use for a barn as presented based on Code of Ordinances Sec. 38-91 Basis of Determination, Sec. 38-65 Planning Commission Review of Final Site Plan, Sec. 38-471 (6f) Accessory Buildings, compliance with the application, verbal representation and representation in the minutes, and applicable laws and ordinances. UNANIMOUS DECISION ROLL CALL VOTE – YES: BECKER, BECKSVOORT, NIENHUIS, PERRY. NO: NONE. MOTION APPROVED 4-0.

ARTICLE V. CITIZEN COMMENTS

Start: 7:17 p.m.

Steven Ringelberg, 6721 Vandermulen Road: Neighbor of DeWitt property; said there are misrepresentations in DeWitt's letter to the planning commission; wanted to know when the township will act on what he calls DeWitt's violations.

Sall explained the DeWitt situation and township enforcement procedures.

Bultje said he supports withdrawal of DeWitt request; explained "grandfathering" and that planning commission does not decide on "grandfathering."

Becksvoort asked which DeWitt units have been inspected? Sall explained which units have rental certificates.

End: 7:28 p.m.

ARTICLE VI. ADJOURNMENT

Motion by Becker, second by Nienhuis, to adjourn the meeting at 7:29 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.