

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

DECEMBER 6, 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

Becksvoort noted this is his last meeting on the planning commission. He has served since 2010. He thanked fellow commissioners, past commissioners, and staff for their support.

ARTICLE II. APPROVAL OF MINUTES

Motion by Perry, second by Johnson, to approve the minutes of Nov. 1, 2023, as presented. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

ARTICLE III. OLD BUSINESS -- None

ARTICLE IV. NEW BUSINESS

1. Special Land Use App (Attached Accessory Dwelling Unit) from Sikkel.

Attorney Bill Sikkel representing Lara Knitter and Stephen Knitter of 2351 Maksaba Trail, parcel # 03-11-320-334-00, zoned R-2, is requesting approval for the construction of an attached accessory dwelling unit per Sec. 38-212. Sikkel said the house is being renovated, adding 624 square feet above the garage for the Knitters' father. The entrance is through the home. He said there is no negative impact on the neighborhood, and that there is adequate parking and access for emergency services. The addition is 23 percent of the total floor space, and the ordinance allows 30 percent.

The commission discussed the proposal.

Nienhuis said Sall cleared up all his questions.

Perry asked if the space is used year-round. Sikkel said it's for seasonal use for the father.

Becker had no questions.

Becksvoort asked if an elevator was included for access, noting the unit had a private entrance with a long flight of stairs. Lara Knitter explained that access is also available on the level from the east with two steps.

Becksvoort opened the public hearing at 7:11 p.m.

No comments.

**Motion by Nienhuis, second by Perry, to close the public hearing at 7:12 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

Commissioners had no further questions.

Motion by Nienhuis, second by Johnson, to approve the special land use for 2351 Maksaba Trail as presented based on Ordinances Sec. 38-240 (16) Use Regulations, 38-65 Planning Commission Review of Final Site Plan, and 38-91 Basis of Determination, and compliance with the application, verbal representation and representation in the minutes, and applicable laws and ordinances, noting the use may change in the future. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

2. Special Land Use App (Attached Accessory Dwelling Unit) from Smith.

Darren Smith, representing John and Cleda Clarke, 6701 Indian Pipe Circle, parcel # 03-11-346-004-00, zoned R-1, is requesting approval for the construction of an attached accessory dwelling unit per Sec. 38-212. Smith said the main dwelling is already constructed. The foundation for the current structure is complete and will be attached by an open breezeway.

Becksvoort opened the public hearing at 7:15 p.m.

No comments.

**Motion by Perry, second by Becker, to close the public hearing at 7:16 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

Commissioners discussed the issue.

Sall explained the home was built previously, permit finalized, and an occupancy permit issued. The Building Permit Application received for this request was called Phase 2 by the applicant.

Becker had no questions.

Johnson noted the Castle Park group supports it.

Perry asked if there were future phases of construction planned. Smith said no.

Nienhuis had no questions.

Becksvoort noted there was correspondence from the Castle Park group in support.

Motion by Johnson, second by Nienhuis, to approve the special land use for 6701 Indian Pipe Circle as presented based on Ordinances Sec. 38-212 (19) Use Regulations, 38-65 Planning Commission Review of Final Site Plan, and 38-91 Basis of Determination, and compliance with the application, verbal representation and representation in the minutes, and applicable laws and ordinances. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

3. Special Land Use App (Accessory building in front yard) from Kleinheksel.

Rob Kleinheksel of 3857 61st St., parcel # 03-11-025-002-01, zoned AG, is requesting approval for the construction of an accessory building in a front yard with less than 200-foot setback as per conditions stated in Sec. 38-471. Kleinheksel explained the issue.

Commissioners discussed the issue.

Becksvoort said the barn is close to the house.

Perry asked why the property split was not done to better fit the ordinance setbacks for the proposed build. Bultje said that is not a question for the planning commission.

Sall said the 2nd site plan provided by the applicant shows the barn to be 30 feet from the road right-of-way, not 50 feet as noted on the first plan; the location is problematic in that if the barn should ever be connected to the house, the residential dwelling would not meet ordinance requirements of having a 40-foot front yard setback.

Kleinheksel said he has no intention to connect the barn to the house.

Bultje explained the ordinance requirements.

Becksvoort asked if the barn could go elsewhere on the property. Kleinheksel said it would block the sun.

Johnson asked why the barn can't be behind the house. Kleinheksel said the layout is best in the way presented with the barn in front.

Becksvoort said he wants to know the precise location of the barn on the property.

Becksvoort opened the public hearing at 7:37 p.m.

Leanne Halma, 4656 61st St.: Supports the project.

**Motion by Perry, second by Johnson, to close the public hearing at 7:38 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

Nienhuis said he needs more detail that says where the barn is compared to the road and house as well as the elevations for the barn and the characteristics of the barn.

Perry wants a more definite plan and alternative locations for the barn.

Johnson asked for more specific information on the barn's location.

Becker asked for more detailed measurements.

Becksvoort would like the barn to be at least as far away from the road as the setback requirements for a house. He asked for more accurate drawings and a reason why the barn must be in front of the house.

**Motion by Johnson, second by Becker, to table the Kleinheksel request for a special land use until the January meeting for more detailed information as discussed.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

4. Special Land Use App for Holland Christian Schools.

Leanne Halma, representative of Holland Christian Schools, 6289 147th Ave., parcel # 03-11-002-012-10, zoned R-1, is requesting approval, per Sec. 38-212, to use the house for classrooms and shelter for students and staff. She explained the district is renting the former Wolters House from Laketown Township for restrooms, and shelter in the case of

inclement weather, for students. The students are on site 3-5 days per week. There are no desks in the home. She noted the letter from Graafschap Fire Department Chief Doug DenBleyker that listed eight recommendations that she said the school will follow.

Becksvoort opened the public hearing at 7:51 p.m.

No comments.

**Motion by Perry, second by Becker, to close the public hearing at 7:52 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

The commission discussed the issue.

Nienhuis asked for hours of operation. Halma said about 8 a.m. to 3 p.m. at the main school, then students are bused to the Wolters site with arrival about 11 a.m. No parent drop-off.

Perry asked about building security. Halma said the facility is locked after hours.

Becksvoort asked if there are liability issues. Bultje explained schools are allowed in R-1.

Johnson asked if students stay in the house for class time. Halma said no and that Holland Christian has not made modifications to the house.

Becker said the school enhances the park and neighbors are OK with it.

Becksvoort asked about how the property is separated from the rest of Wolters Woods Park. Halma said a pre-existing fence is on the property.

Motion by Nienhuis, second by Becker, to approve the special land use for 6289 147th Ave. as presented based on Ordinances Sec. 38-212 (15) Use Regulations, 38-65 Planning Commission Review of Final Site Plan, and 38-91 Basis of Determination, and compliance with the application, verbal representation and representation in the minutes, and applicable laws and ordinances and recommendations from Graafschap Fire Department Chief Doug DenBleyker. ROLL CALL VOTE. YES -- BECKER, BECKSVOORT, JOHNSON, NIENHUIS, PERRY. NO – NONE. MOTION APPROVED 5-0.

5. Special Land Use App (Accessory building height/square feet) from Eldean.

Matthew and Jami Eldean, 4657 Arbor Trail, parcel # 03-11-002-050-30, zoned R-1, is requesting approval for the construction of an accessory building that exceeds the limitations as stated in Sec. 38-471.

Nienhuis is a neighbor of the Eldeans and recused himself.

The Eldeans explained their project, noting an existing shed needed to be added into the square footage. Sall said it meets all setbacks.

Becksvoort opened the public hearing at 8:04 p.m.

Chad Nienhuis, 4659 Arbor Trail. Stated that Eldeans reached out to neighbors. He supports the project.

**Motion by Perry, second by Johnson, to close the public hearing at 8:04 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

The commission discussed the proposal.

Perry asked why the barn is tall. Jami Eldean said it matches the house and the children will use a basketball hoop inside.

Johnson noted the small shed on the property, confirmed with the Eldeans that no boats or motorhomes will be stored in the barn.

Becker said the plans look good.

Perry asked that native plants be used in the landscaping.

Becksvoort asked about water runoff. Jami Eldean said there is a creek nearby. She said there is a separate septic system for the barn.

Motion by Becker, second by Johnson, to approve the special land use for 4657 Arbor Trail as presented based on Ordinances Sec. 38-471(6)f Accessory Buildings, 38-65 Planning Commission Review of Final Site Plan, and 38-91 Basis of Determination, and compliance with the application, verbal representation and representation in the minutes, and applicable laws and ordinances. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

Nienhuis returned to the commission table.

6. Site plan review for Gregg.

Martha B. Gregg, 6705 Audubon, parcel # 03-11-380-045-00, zoned R-2, is requesting a site plan review for a new single-family home to replace an existing single-family home. Gregg was not present. No representative was present.

Commissioners discussed the proposal, saying that the plan needs to be reviewed because of Sec. 38-487 Sand Dune Development. Sall said the plan was reviewed and setback variances approved by the Zoning Board of Appeals.

Perry said the lot is crowded.

DenBleyker said he has no concerns for the fire department.

Nienhuis asked about storm water runoff. Sall said it is handled through the building permit process.

Becksvoort noted that no Michigan Department of Environment, Great Lakes and Energy permit is needed as per documentation supplied by that office.

Motion by Johnson, second by Nienhuis, to approve the site plan review for 6705 Audubon as presented based on Ordinances Sec. 38.487 Sand Dune Development, 38-65 Planning Commission Review of Final Site Plan and compliance with the application, verbal representation and representation in the minutes, and applicable laws and ordinances. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

7. Site plan review for Hoitenga.

Brent Hoitenga, 2342 Maksaba Trail, parcel # 03-11-320-341-00, zoned R-2, is requesting a site plan review for a new single-family home. Hoitenga explained the house is being built on speculation to be sold. He is not planning to rent it but to sell it.

The commission discussed the proposal.

Becksvoort asked about the location of bedroom two. Hoitenga said it was turned into an office and is no longer a bedroom.

Nienhuis noted the plan was approved by the Zoning Board of Appeals. Perry said ZBA vote was not unanimous. Perry said it is a congested area, height was a concern for neighbors.

Johnson asked if a house was on the site before, Hoitenga said no. Hoitenga said he plans to replace three trees, construction could start this month and finish in six to seven months.

Becksvoort said the building will be tricky.

Perry said she felt the building is too big for the space.

Becksvoort was happy with the plan.

Nienhuis said Hoytenga has respected the neighbors.

Motion by Nienhuis, second by Johnson, to approve the site plan review for 2342 Maksaba Trail as presented based on Ordinances Sec. 38.487 Sand Dune Development, 38-65 Planning Commission Review of Final Site Plan and compliance with the application, verbal representation and representation in the minutes, and applicable laws and ordinances and approval from Michigan Department of Environment, Great Lakes and Energy. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

ARTICLE V. CITIZEN COMMENTS

Start: 8:39 p.m.

Johnson presented Becksvoort with a plaque of appreciation from the township and thanked Becksvoort for his work on the planning commission.

End: 8:40 p.m.

ARTICLE VI. ADJOURNMENT

Motion by Johnson, second by Nienhuis, to adjourn the meeting at 8:40 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.