

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

JANUARY 3, 2024

ARTICLE I. CALL TO ORDER

Vice Chairperson Dick Becker called the planning commission meeting to order at 7:00 p.m.

MEMBERS PRESENT: Dick Becker, Ray Buursma, 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. ELECTION OF OFFICERS

Motion by Perry, second by Johnson, to hold election of officers at the next meeting when there will be a full board. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

Becker handed over the chairperson's role to Perry for the rest of the meeting.

ARTICLE III. APPROVAL OF MINUTES

Motion by Becker, second by Johnson, to approve the minutes of Dec. 6, 2023, as presented. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 3-0.

Buursma abstained from vote because he was not a member of the commission in December.

ARTICLE IV. OLD BUSINESS

1. Special Land Use Application from Kleinheksel

Rob Kleinheksel, 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.

Dave Brink addressed the commission in place of Kleinheksel. He said the proposed barn which is 60 feet by 40 feet cannot be moved west because it obstructs view; east because of a ditch and mature trees; south because it blocks the sun from house. North is the best choice with a natural screen of woods. Brink said the road (61st Street) is non-existent, that it is only a right-of-way through a field.

The commission discussed the proposal.

Buursma asked why moving the barn south wouldn't work. Brink said the barn blocks the sun to the house.

Johnson said the barn could be moved south, that the issue is a self-created problem.

Perry said the barn would be in compliance if it was moved and that many trees have already been taken down.

Bultje explained the proposal is not a variance. He explained the difference between a special use and a variance. He cited Sec. 38-471 (2) on how a decision must be made:

- a. The availability of other locations on the lot for the accessory building in question;
- b. The size of the lot in question;
- c. The area and height of the accessory building;
- d. The screening proposed for the accessory building;
- e. Whether or not the accessory building will affect light and air circulation of any adjoining property;
- f. Whether or not the accessory building will adversely affect the view of any adjoining property.

Becker was concerned about the view and asked why the barn is not perpendicular to the road right-of-way. Brink said the barn and house are designed to follow the natural features of the land.

Johnson asked if the barn could be turned around to meet requirements.

Perry said there are other options of where to place the barn.

Motion by Buursma, second by Becker, to deny the special land use application because other locations for the barn are available, the property size allows for relocation of the barn and the siting could adversely affect the view. PERRY CALLED FOR A VOTE. ROLL CALL VOTE. YES -- BECKER, BUURSMA, JOHNSON, PERRY. NO – NONE. MOTION APPROVED 4-0.

ARTICLE V. NEW BUSINESS

1. Special Land Use Application from Slikkers

Robert Slikkers, 6553 Creekwood Lane, Holland, parcel # 03-11-153-017-00, zoned R-1, is requesting approval to build an accessory building in excess of the square footage limitations and with less than 200-foot front yard setback as per Ordinance Sec. 38-471.

Robert Slikkers addressed the commission. He explained his barn was recently destroyed by fire and he wants to rebuild in the same spot. He said he received approval in 1996 for the barn location and in 2016 for an addition. He said his home is on top of a ravine with a 30+ drop to a creek bed and due to that and the location of his well he is not able to move the barn to another location.

The commission discussed the proposal.

Buursma noted the barn is larger than allowed by ordinance but received approval in 1996.

Perry opened the public hearing at 8:01 p.m.

No comments.

**Motion by Becker, second by Johnson, to close the public hearing at 8:01 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

Perry read the following letters:

David Slikkers – Support

Mark Peplinski – Support

Kelly and Tiffany Slikkers – Support

David Laupmanis – Support

Cheryl Laupmanis – Support

Rick and Pam Gorczynski – Support

Doug DenBleyker, Chief, Graafschap Fire Department – No issues as presented.

Johnson said the proposal is no closer to the road than the previous barn, he's OK with the larger size, neighbors like it. Johnson said he was OK with the plan.

Becker agreed with Johnson.

Bultje explained the guidelines for the special use request and variances.

Buursma said it's important to think about the future points of view. He said the plan has no negative impact on the township.

Perry asked about the extra 500 square feet. Slikkers said he'd like the extra room for storing his tractors and woodworking.

Motion by Becker, second by Johnson, to approve the special use request for the front setback per Sec. 38-471(2) Accessory Buildings and oversized building Sec. 38-471(6) Accessory Buildings, and for both per Secs. 38-65 Planning Commission Review of Final Site Plan, and 38-91 Basis of Determination, in compliance with the application, verbal representation and representation in the minutes, and applicable laws and ordinances. PERRY CALLED FOR A VOTE. ROLL CALL VOTE. YES -- BECKER, BUURSMA, JOHNSON, PERRY. NO -- NONE. MOTION APPROVED 4-0.

2. Special Land Use Application from Haislet
Steven Haislet, 2425 Waukazoo Trail, Macatawa, parcel # 03-11-340-257-00, zoned R-2, is requesting approval of an Attached Accessory Dwelling Unit as per Ordinance Sec. 38-240.

No representative present.

Sall said the home is an owner occupied short-term rental that came up through routine zoning review.

Perry opened the public hearing at 8:24 p.m.

No comments.

Perry read letter from Doug DenBleyker, Chief, Graafschap Fire Department: "When all the approvals are complete and a rental application has been submitted and paid, the Graafschap Fire Department will conduct its inspections."

Sall explained the process that led to this request.

Motion by Johnson, second by Becker, to close the public hearing at 8:26 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

The board discussed the issue. Johnson said this brings the property into compliance. Becker agreed.

Motion by Johnson, second by Becker, to approve the special use request for the Attached Accessory Dwelling Unit per Sec. 38-240(16) Use Regulations, Sec. 38-

65 Planning Commission Review of Final Site Plan, and Sec. 38-91 Basis of Determination, in compliance with the application, representation in the minutes, and applicable laws and ordinances. PERRY CALLED FOR A VOTE. ROLL CALL VOTE. YES -- BECKER, BUURSMA, JOHNSON, PERRY. NO – NONE. MOTION APPROVED 4-0.

3. Site Plan Review for commercial from Zawila
Chris Zawila, 6397 Blue Star Highway, Saugatuck, parcel # 03-11-035-025-30, zoned C2, is requesting a site plan review for an accessory building.

Zawila addressed the commission. He said he plans to build a storage garage to put in a generator, with a dumpster enclosure adjacent to the car wash.

The commission discussed the issue.

Johnson noted this review is required by ordinance.

Perry asked about drainage. Zawila said there is no impact.

Sall said the plan meets setbacks. She asked Bultje if a neighbor on the commission needs to abstain. Bultje said there is no public hearing so there is no need to recuse. Sall noted the letter from Doug DenBleyker, Chief, Graafschap Fire Department, that a Knox Box would need to be installed. Zawila said he will do that.

Motion by Johnson, second by Becker, to approve the site plan as presented per Sec. 38-65 Planning Commission Review of Final Site Plan, in compliance with the application, verbal representation and representation in the minutes, and applicable laws and ordinances. PERRY CALLED FOR A VOTE. ROLL CALL VOTE. YES -- BECKER, BUURSMA, JOHNSON, PERRY. NO – NONE. MOTION APPROVED 4-0.

ARTICLE VI. CITIZEN COMMENTS

Start: 8:40 p.m.
No Comments
End: 8:40 p.m.

ARTICLE VII. ADJOURNMENT

Motion by Johnson, second by Perry, to adjourn the meeting at 8:41 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.