

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

MARCH 6, 2024

ARTICLE I. CALL TO ORDER

Chair Marcia Perry called the planning commission meeting to order at 7:05 p.m.

MEMBERS PRESENT: Dick Becker, Jim Johnson, Chad Nienhuis, Marcia Perry
MEMBERS ABSENT: Ray Buursma
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 Feb. 7, 2024, as presented. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.

ARTICLE III. OLD BUSINESS -- None

ARTICLE IV. NEW BUSINESS

1. SITE PLAN REVIEW from Sikkel/Klingenberg

Justin Klingenberg, owner or agent of the property located at 4706 Indianapolis Ave., Holland, MI 49423, zoned R-2, parcel # 03-11-120-040-00, requests a site plan review for a new home.

Brian Bosgraaf of Cottage Home Inc. addressed the commission, saying the owner plans to remove the current structure and build a new home. They have received a permit from the state department of Environment, Great Lakes and Energy. The Laketown Township Zoning Board of Appeals granted a dimensional variance in January.

The commission discussed the proposal.

Nienhuis asked if the fire chief had concerns. DenBleyker did not have concerns.

Johnson and Becker had no issues.

Motion by Nienhuis, second by Johnson, to approve the site plan for 4706 Indianapolis with the rationale that the request meets the standards in Ordinances Sec. 38-487 Sand Dune Development and Sec. 38-65 Planning Commission Review of Final Site

Plan. Approval is based on the application, verbal representation and representation in the minutes, compliance with applicable laws and ordinances within the township, county and State of Michigan. ROLL CALL VOTE. YES -- BECKER, JOHNSON, NIENHUIS, PERRY. NO – NONE. MOTION APPROVED 4-0.

2. SPECIAL LAND USE APPL from Payne

Nienhuis recused himself because he is a neighbor of the property owner within the 300' noticing area.

Eric Payne, owner or agent of property located at 4656 Arbor Trail, Holland, MI 49423, parcel # 03-11-002-050-70, zoned R-1, requests a special use permit for approval of an oversized accessory building.

Payne of PR Design Build LLC of Hudsonville, for Trent and Kristen DeBoer, explained the proposal to build a 25 by 30-foot addition to a storage barn. The addition would exceed the maximum square footage of building space allowed by 392 square feet.

Perry opened the public hearing at 7:20 p.m.

No comments. No correspondence.

Motion by Johnson, second by Becker, to close the public hearing at 7:21 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 3-0.

The commission discussed the proposal.

Becker had no problem with the proposal.

Johnson asked about setbacks. Sall said setbacks met **requirements**.

Perry had no issues.

Motion by Johnson, second by Becker, to approve the special land use for 4656 Arbor Trail with the rationale that the request meets the standards in Ordinances 38-65 Planning Commission Review of Final Site Plan, 38-91 Basis of Determination and 38-471(6) Accessory Buildings. Approval is based on the application, verbal representation and representation in the minutes, compliance with applicable laws and ordinances within the township, county, and State of Michigan. ROLL CALL VOTE. YES -- BECKER, JOHNSON, PERRY. NO – NONE. MOTION APPROVED 3-0.

Nienhuis returned to the commission.

3. SPECIAL LAND USE APPL from Rittenhouse

See below.

4. SITE PLAN REVIEW from Rittenhouse

Bultje said both Special Land Use and Site Plan Review should be considered at the same time.

Aaron Rittenhouse, owner or agent of property at 6265 Blue Star Highway, Saugatuck, MI 49453, that being tax parcel # 03-11-035-045-02, zoned C-2, is requesting approval for storage condos.

Rittenhouse explained the proposal, saying they are storage unit condominiums with heat and electric in each unit. Phase one is for a singular building with 24 units and a separate building for restrooms and a wash bay, but more are possible in the future.

Perry opened the public hearing at 7:29 p.m.

Lance Koops, 3693 63rd St.: Concerned about lighting shining onto his property.

Perry read the letter from Graafschap Fire Chief Doug DenBleyker regarding Knox Box.

**Motion by Nienhuis, second by Johnson, to close the public hearing at 7:32 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0.**

The commission discussed the proposal.

Nienhuis asked about screening, how many units, size, floor plans and hours. Rittenhouse said large spruce will be used for screening, he could provide elevation for wash bay/restrooms, hours to be set by condo association. Storage units are for personal use, not to operate businesses out of. Sall said screening requirements are laid out in ordinance.

Becker is concerned about lighting and a need for Knox Box. Sall said ordinances regulate lighting. Rittenhouse said he will get the Knox Box per the fire chief's letter. He said lighting will follow code, will be down-facing. There will be no parking lot lighting or driveway lights. Also concerned about runoff. Rittenhouse said pond is there for water detention.

Johnson asked about signage and gate. Rittenhouse said no signs are planned; no gate planned. He said owners supply their own security.

Rittenhouse said the units are heated. One communal bathroom on property.

Perry was concerned about trees being taken down, 24-hour access. She asked about the wash bay. Rittenhouse said it is water access, not power washing, no detergents. **Rittenhouse said few if any mature trees would be removed.**

Nienhuis asked if pond is for current proposal or for a fully developed project. Rittenhouse was not sure.

Johnson asked what the target audience is. Rittenhouse said the units are designed for personal storage, boats, recreational vehicles, and extra cars. Units might go for \$115,000. Buildings will be all steel.

Motion by Nienhuis, second by Johnson, to table the special land use and site plan review for 6265 Blue Star Highway with the rationale that further information is needed on the following:

- Elevations for the wash bay and restroom;
- Sign designs;
- Lighting layout and fixtures;
- Detention pond details and if it is for all development on the site or phase one only;
- Gate;
- Details on landscaping including types and species on areas that border residential parcels;
- Condo bylaws that include wording **stating** the units are not to be used to operate a business out of and will not be lived in;
- Noise control.

ROLL CALL VOTE. YES -- BECKER, JOHNSON, NUINHUIS, PERRY. NO – NONE. MOTION APPROVED 4-0.

ARTICLE V. CITIZEN COMMENTS

Start: 8:29 p.m.

No Comments

End: 8:29 p.m.

ARTICLE VI. ADJOURNMENT

Perry adjourned the meeting at 8:29 p.m.