

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

MAY 1, 2024

ARTICLE I. CALL TO ORDER

Chair Marcia Perry called the planning commission meeting to order at 7:00 p.m.

**MEMBERS PRESENT:** Dick Becker, Ray Buursma, 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 Becker, second by Johnson, to approve the minutes of April 3, 2024, as presented. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

ARTICLE III. OLD BUSINESS – None

ARTICLE IV. NEW BUSINESS

- 1) Special Land Use Request from Slenk (excess barn height).

Gregory Slenk, owner or agent of property at 6252 144<sup>th</sup> Ave., Holland, MI 49423, tax parcel #03-11-014-002-00, zoned R-1, is requesting approval to build an accessory building in excess of the height limitations per Ordinance Sec. 38-471.

Gregory Slenk addressed the commission. He said he wants to build above the 20-foot limit to 21 feet 4 inches to make the barn a personal gym and use it for personal storage.

The commission discussed the proposal.

Nienhuis asked about screening and vegetation. Slenk said he plans to keep the current vegetation and remove as little as possible to build the barn.

Buursma said the extra height should not be detrimental to surrounding property.

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

Adam Klomp, 4379 Meadow Lane: Stated the barn will change the view. He asked if the barn is allowed to be higher, can he build screening higher than the ordinance allows to

block the view of the barn? Bultje said the commission could not make a ruling without seeing an application.

Gretchen Daniels, 6262 144<sup>th</sup> Ave. Asked for directions on the property. Sall pointed out roads and orientation. Daniels asked if there is a variance from the property line. Sall said the applicant meets or exceeds setbacks.

**Motion by Johnson, second by Becker, to close the public hearing at 7:19 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

Nienhuis asked about vegetation and slope. Slenk said he is leaving as many trees as possible and that the land slopes from a high in the southeast to a low in the northwest. All water will stay on the property.

Perry asked why a 20-foot barn wouldn't work, what is the hardship? He said the higher height helps with the pitch of the roof and a basketball court. No fencing is planned. Perry asked about vegetation. Slenk said he will remove minimal vegetation. He has no specific planting plan. Perry suggested native plants. Perry said the barn will not change the character of the neighborhood.

**Motion by Buursma, second by Nienhuis, to approve the special use request for Gregory Slenk, 6252 144<sup>th</sup> Ave., as presented, with the rationale that the request meets the standards in Sec. 38-65 Planning commission review of final site plan, 38-91 Basis of determination, and 38-471(6f) 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, the letter from Graafschap Fire Department Chief Doug DenBleyker regarding a driveway requirement, and maintaining as much vegetation as possible between the barn and Meadow Lane. ROLL CALL VOTE. YES – BECKER, JOHNSON, PERRY, BUURSMA, NIENHUIS. NO – NONE. MOTION APPROVED 5-0.**

- 2) Special Land Use request from Perkins (excess barn height, sq. ft. and reduced front yard setback).

Melodie and Lucas Perkins, owner or agent of property at 6494 Wildwood Road, Holland MI 49423, tax parcel # 03-11-003-023-50, zoned R-2, is requesting approval to build an accessory in excess of the height and square feet limitation and with less than a 200-foot front yard setback as per Ordinance Sec. 38-471.

Melodie and Lucas Perkins addressed the commission. They said they plan to use the barn for watercraft storage.

Sall noted two pieces of correspondence:

- Arlen and Karen Dangremond, 4724 65<sup>th</sup> St.: Said the proposed barn is too large and request should be denied. Ordinances should be followed.
- Graafschap Fire Chief Doug DenBleyker: Good with the plan as presented.

Sall noted the property has two front yards and any accessory building plan must come before the planning commission.

Lucas Perkins asked if the barn could have steel siding instead of vinyl.

Bultje noted ordinance requires 200-foot setback. The proposed barn is 40-feet back.

Perry opened the public hearing at 7:36 p.m.

No comments.

Perry noted the Dangremond letter.

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

The commission discussed the proposal.

Nienhuis said the barn fits the character of the neighborhood. He said the siding should match the house.

Buursma said the barn does not match the neighborhood which is suburban, the barn is bigger than most in the area, it is not harmonious.

Johnson said a steel-sided barn is not harmonious with the neighborhood. Otherwise, he is OK with the barn in general.

Becker said the barn should match the house with siding and the barn will not be a safety hazard for traffic.

Perry said the barn will change the look of the neighborhood.

**Motion by Nienhuis, second by Becker, to approve the special use request by Melodie and Lucas Perkins, 6494 Wildwood Road, as presented with the rationale that the request meets the standards in Sec. 38-65 Planning commission review of final site plan, 38-91 Basis of determination, and 38-471(6f) Accessory Buildings. Approval is based on the application, 38-471(2) 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, that the barn is sided with vinyl the same color as the house, vegetation between the building and the road be maintained except as required to build and the large lot size be maintained to handle the longer building. ROLL CALL VOTE. YES – BECKER, JOHNSON, PERRY, NIENHUIS. NO – BUURSMA. MOTION APPROVED 4-1.**

3) Rezone requests from CBB Industries

CBB Industries, owner or agent of properties at 6151 Blue Star Highway, Saugatuck, MI 49453, tax parcel # 03-11-036-025-00, zoned C-1, and 6149 Blue Star Highway, Saugatuck, MI 49453, tax parcel # 03-11-036-026-00, zoned C-1, is requesting the parcels be rezoned from C-1 Neighborhood Business District to MU Mixed-Use District.

Chris Bosgraaf representing CBB Industries addressed the commission. He said he owns a custom wheel company and wants to build 10 storage units for recreational vehicles, boats and campers.

Sall gave a history of meetings with Bosgraaf over the past year regarding the uses and zoning of the parcels. Bosgraaf is seeking to rezone both parcels first, which must be approved by the Board of Trustees after planning commission approval. Bosgraaf will then return for a special use request.

Graafschap Fire Chief Doug DenBleyker said he is OK with zoning change.

Perry opened the public hearing at 8:10 p.m.

Michael Walters, 3707 62<sup>nd</sup> St.: Asked for the differences between Commercial zoning and Mixed Use. Bultje explained the ordinance. Walters was concerned about industry, drainage that will flow to surrounding property owners, and noise.

Krista Walters, 3707 62<sup>nd</sup> St.: She wants to know more about what business is going in, chemicals used; storage unit size. Bultje said this hearing is about rezoning not use and there will be another public hearing where those questions can be addressed.

**Motion by Perry, second by Becker, to close the public hearing at 8:19 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

The commission had no further comments.

**Motion by Johnson, second by Nienhuis, to recommend to the Laketown Township Board of Trustees to rezone 6151 Blue Star Highway, and 6149 Blue Star Highway, zoned C-1 Neighborhood Business District, to MU Mixed-Use District, as presented, because the change is consistent with the master plan, compatible with the surrounding land and within the capabilities of infrastructure. ROLL CALL VOTE. YES -- BECKER, BUURSMA, JOHNSON, NIENHUIS, PERRY. NO – NONE. MOTION APPROVED 5-0.**

4) Short Term Rental presentation from Buursma.

Planning Commissioner Ray Buursma presented concerns about the current short-term rental ordinance. He submitted written comments on issues with the ordinance. Sall also submitted a summary of proposed legislation HB 5438 that makes changes to the state rules for short-term rentals.

Johnson said he will ask the board of trustees if they are interested in having the planning commission look into changes to the short-term rental ordinance because the board of trustees must ultimately approve any planning commission action.

Start: 8:42 p.m.

Mike Teusink, 6367 Blue Jay Lane: Lives next to a short-term rental and has had no problems. He also owns a short-term rental himself. The ordinance seems to be working.

Steven Ringelberg, 6721 Vandermeulen Road: Has difficulty with short-term rental ordinance. It's different when the homeowner is onsite instead of offsite.

End: 8:47 p.m.

Becker said this was his last meeting.

#### ARTICLE VI. ADJOURNMENT

**Perry adjourned the meeting at 8:48 p.m.**