

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

JULY 3, 2024

ARTICLE I. CALL TO ORDER

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

MEMBERS PRESENT: Ray Buursma, Jay Cravens, 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 Perry, second by Nienhuis, to approve the minutes of May 1, 2024, as amended as follows: ARTICLE IV. NEW BUSINESS 1) Special Land Use Request from Slenk (excess barn height) ... Gretchen Daniels, 6262 144th Ave. Asked for directions to understand the project's property map. ... Sall pointed out ... there is a variance from required property lines. ... 2) Melodie and Lucas Perkins ... is requesting approval to build an accessory building UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 4-0. Cravens abstained.

ARTICLE III. OLD BUSINESS – None

ARTICLE IV. NEW BUSINESS

1) SITE PLAN REVIEW GRASSMID BUILDERS/DICKERSON.

Steve Grassmid of Grassmid Builders, for Dan and Lori Ann Dickerson, owner or agent of property at Lot 6 Indian Pipe Circle, zoned R-1, has a site plan review as required by Sec. 38-487 Sand Dune Development.

Grassmid explained the project.

Perry noted a letter from Graafschap Fire Department Chief Doug DenBleyker saying the department is OK with the project as presented.

Motion by Johnson, second by Cravens, to approve the site plan for Lot 6 Indian Pipe Circle, as presented, with the rationale that the request meets the standards in 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, State of Michigan, conditions of the Planned Unit Development, and letter from Graafschap Fire Department Chief Doug DenBleyker. ROLL CALL VOTE. YES - CRAVENS, JOHNSON, PERRY, BUURSMA, NIENHUIS. NO - NONE. MOTION APPROVED 5-0.

2) SITE PLAN REVIEW DIEKEMA

Steve Diekema, owner or agent of property at 2350 Maksaba Trail, tax parcel # 03-11-320-330-00, is requesting a site plan review.

Diekema explained the project, noting a concrete slab is located on his property at the top of the hill which assists people turning the corner. He addressed concerns from a letter submitted by Graafschap Fire Department Chief Doug DenBleyker:

1: Will the garage provide enough anticipated parking for when the home is occupied, if not is there enough off-street parking planned?

Diekema said yes, there is enough parking for him and his wife.

2: Is there an off-street parking plan for the construction phase of the home? If so, what is the plan to keep the roads open for emergency vehicles?

Diekema stated two spots are in front of the garage and one on the west side of the house; construction takes place outside the tourist season and there should be plenty of parking.

The commission discussed the issue.

Johnson asked about parking. Diekema restated the available off-street parking areas.

Cravens asked about the 4 ft. concrete slab. Diekema said he plans to keep it or replace it.

Buursma asked if Diekema has any concerns about the requirements from the Michigan Department of Environment, Great Lakes and Energy. Diekema said he will comply.

Motion by Nienhuis, second by Buursma, to approve the site plan review for 2350 Maksaba Trail, as presented, with the rationale that the request meets the standards in 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, compliance with the Michigan Department of Environment, Great Lakes and Energy, and that the 4 ft. cement pad not be disturbed but can be replaced. ROLL CALL VOTE. YES – CRAVENS, JOHNSON, PERRY, BUURSMA, NIENHUIS. NO – NONE. MOTION APPROVED 5-0.

Diekema asked about the 4-foot cement pad, saying he has problems with the township putting stipulations on the use of his private property.

Buursma said the concrete pad is important for safety.

Cravens noted Maksaba is a private road.

3) SPECIAL LAND USE/SITE PLAN REVIEW CBB Industries

CBB Industries, owner or agent of properties at:

6149 Blue Star Highway, Saugatuck, MI 49453, tax parcel #03-11-036-026-00, zoned MU-Mixed Use, for approval of powder coating in a small job shop, and

6151 Blue Star Highway, Saugatuck, MI 49453, tax parcel #03-11-036-025-00, zoned MU-Mixed Use for approval to build an accessory building for storage.

The application for 6149, a small job shop for powder coating, was presented first. Chris Bosgraaf representing CBB Industries addressed the commission,

Nienhuis asked if Bosgraaf received an exception permit for a Michigan non-attainment area. Bosgraaf said yes, he received an email notification.

Nienhuis asked about a photo of an exhaust fan on an exterior wall of the building, noting residue on the side of the building. Bosgraaf said he believed it was from another piece of equipment, not the powder coat booth which is in another area.

Perry said a Knox Box is still required. Bosgraaf said he will get one.

Cravens asked about the dumpster in front of the building. Bosgraaf said he is OK with moving it out of view.

Perry opened the public hearing at 8:08 p.m.

No comments.

Motion by Nienhuis, second by Johnson, to close the public hearing at 8:09 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

Cravens said the commission needs to see a letter of exemption for the powder coating.

Motion by Cravens, second by Johnson, to approve the special land use at 6149 Blue Star Highway as presented, with the rationale that the request meets the standards in Sec. 38-65 Planning Commission Review of Final Site Plan, and Sec. 38-91 basis of Determination, with the stipulation that the township receive a copy of a letter stating the powder coating is exempt, compliance with the exemption, and that the letter be received by the end of the calendar year. 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 – CRAVENS, JOHNSON, PERRY, BUURSMA, NIENHUIS. NO – NONE. MOTION APPROVED 5-0.

The commission discussed the application for 6151 Blue Star.

Bosgraaf plans to construct a building containing ten storage units, each being 20 feet by 56 feet, no bathroom, no water, no offices. There will be electricity. The units will be 32 feet high. Bosgraaf said no trees are being removed.

Perry opened the public hearing at 8:23 p.m.

No comments.

**Motion by Cravens, second by Johnson, to close the public hearing at 8:23 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**

The commission discussed a letter from Graafschap Fire Department Chief Doug DenBleyker:

1: Are there walls between each storage unit? Bosgraaf said yes.

2: Are there service doors for each unit as well as garage doors? Bosgraaf said there will be individual doors as well as garage doors

Nienhuis said more details are needed including construction materials, dumpster enclosure, drawings of the units, information on gravel or paved drive, fencing, copy of rental agreements, drainage, hours, and how neighbors will be impacted.

Johnson said Sall will assist Bosgraaf with his next steps.

Motion by Johnson, second by Nienhuis, to table the special land use request from CBB Industries, pending additional information of the storage units based on the discussion. ROLL CALL VOTE. YES – CRAVENS, JOHNSON, PERRY, BUURSMA, NIENHUIS. NO – NONE. MOTION APPROVED 5-0.

ARTICLE V. CITIZEN COMMENTS

Start: 8:34 p.m.

No comments

End: 8:34 p.m.

ARTICLE VI. ADJOURNMENT

**Motion by Nienhuis, second by Johnson, to adjourn the meeting at 8:35 p.m.
UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.**