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

NOVEMBER 6, 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 (Zoom)
	Jim Hayden – Public information coordinator

ARTICLE II. APPROVAL OF MINUTES

Motion by Cravens, second by Johnson, to approve the minutes of Oct. 2, 2024, as presented. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

ARTICLE III. OLD BUSINESS -- None

ARTICLE IV. NEW BUSINESS

1) VANDERMEULEN/SITE PLAN ERVIEW IN SAND DUNE DEV.
Aaron Vander Meulen of Vander Meulen Builders addressed the commission regarding site plan review for a new single-family home at 6707 Indian Pipe Circle (vacant land) parcel # 0311-346-003-00, zoned R-1, in a sand dune area.

Commissioners discussed the plan. Cravens asked about construction schedule. Vander Meulen said work could start this year. Buursma asked if the plan has been approved by the homeowners group. Vander Meulen said yes.

Sall explained that the site is one of the few remaining lots from the PUD.

Motion by Cravens, second by Nienhuis, to approve the site plan for 6707 Indian Pipe Circle in compliance with Ordinance Sec. 38-65 Planning Commission Review of Final Site Plan and Ordinance Sec. 38-487 Sand Dune Development and based on the application, verbal and written representation and representation in the minutes, compliance with applicable laws and ordinances within the township, county and State of Michigan and Planned United Development conditions. ROLL CALL VOTE. YES – CRAVENS, JOHNSON, PERRY, BUURSMA, NIENHUIS. NO – NONE. MOTION APPROVED 5-0.

2) BOSGRAAF/T.BOSGRAAF HOMES/RESIDENTIAL PUD SITE PLAN REVIEW
A Planned Unit Development request from Mike Bosgraaf of T. Bosgraaf Homes, owner or agent of vacant land on 64th Street, parcel # 0311-002-037-00, is requesting approval to build a residential 28-unit planned unit development on the parcel.

Eric DeYoung, project manager, Nederveld, addressed the planning commission about the project called Laketown Meadows. He said the land was rezoned to R-2 which could allow 64 single-family homes. The plan as presented is for 28 site condominiums, community open space, pedestrian trail connecting to Blue Jay Lane and a 2.3-acre pond. Municipal sewer and water available.

Buursma asked about ownership rights and land around each house. DeYoung said the homeowner is responsible for the property.

Cravens asked about ownership along the road and who maintains it. DeYoung said the association maintains it as a common element and that a land service group could take care of it. Cravens said property owners may think they own the common area along the road and that could cause conflict. He asked why the road is not looped because with the design presented not everyone has access to the pond. Also asked if Blue Jay Lane residents have been talked to about the pedestrian path. DeYoung said the lot layout hinges on topography and drainage and access will be addressed in the master deed, he did not know if the applicants had spoken with Blue Jay Lane residents.

Buursma thanked the applicant for choosing a lower density plan. He asked if the pond "needs to be" where it is located and if it could be moved to the middle of the development. DeYoung said moving it was not feasible because of the land topography and that water has to flow downhill. Buursma said the south and east lots do not have access to the open space. DeYoung said he could look at another open area design.

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

Zach Merchant, 4777 64th St.: What happens to the water flowing out of the pond onto his land? What about traffic on 64th Street? What is the average cost of the homes?

John Dziedzic, 6377 Blue Jay Lane: Concerned about drainage. Will there be a gate on the pedestrian path? Will the sewer system be able to handle the addition of 28 homes?

Buursma asked when resident questions will be answered. Perry said after the hearing.

James Laman, 4771 Crestridge Court: Is the pond required to be fenced? Does it connect to a county drain?

Robert Long, 4743 64th St.: There are too many houses proposed; pond will drain into neighbors' land – there used to be creek there that could be used.

Jessica (last name unknown), (address unknown). Where will the water go?

Al Davis, 4753 64th St.: Water will run downhill into people's basements, not the pond; make pedestrian path a road connecting to Blue Jay Lane to help alleviate traffic.

Barb Long, 4743 64th St.: By ordinance, if a plat has more than 24 units it must have two access roads.

Cravens asked a show of hands from the audience of how many were present for this issue.

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

Bultje explained that the planning commission was looking for information this evening and will be expecting information from the drain commissioner.

Nienhuis asked that DeYoung go over pond information and sewage capacity to address questions from the audience.

DeYoung said the project cannot direct water onto neighboring properties. The drainage system must be approved by the drain commissioner. Drainage is designed to release water slowly. The pond will have a safety shelf with a gentle slope before it gets to its deepest; no fence planned but the association could require it; will get back to the commission only if it flows into a drain district. Some home sites might need sump pumps. The sewer capacity is adequate. A gate could be added to the pedestrian walkway.

The Commission discussed the need for more information such as a drain report from the drain commissioner showing that there would be no further damage to surrounding properties, a gate and maintenance plan for the pathway in the off season, sheltered and lighted mail pick-up area, screening and trees for lots 1 thru 11.

Motion by Nienhuis, seconded by Johnson, to table the request for a planned unit development request from Mike Bosgraaf of T. Bosgraaf Homes, owner or agent of vacant land on 64th Street, to a later date so the applicant can meet with property owners on the south end about drainage. VOICE VOTE. PASS UNANIMOUS 5-0.

3) COVENANT SEVEN LLC/REZONE REQ TO R-3 MEDIUM DENSIT RESIDENTIAL
Rezone request from Covenant Seven LLC, owner of vacant land on 147th Ave., Holland, MI, parcel # 0311-001-054-20, currently zoned R-1; vacant land on 147th Ave., Holland, MI, parcel #0311-001-054-00, currently zoned R-1; and vacant land on 60th St., Holland, MI, parcel #0311-001-067-01, currently zoned R-2, requests to amend portions of the zoning ordinance by rezoning respective lands from R-1 Rural Estate District and R-2 Low Density Residential District to R-3 Medium Density Residential District.

Peter Engels of Covenant Seven LLC explained the history of the property, noting prior planned unit development approval in 2022 and an extension granted in 2023 with a

completion date of 2030. Engels said Covenant Seven LLC wants to submit a different site plan based on the new zoning. A new PUD would void the existing PUD.

Perry opened the public hearing at 8:40 p.m.

Marilyn Hoek, 1019 Graafschap Road: What does medium density mean and the price of the units?

Randy Becksvoort, 1033 Graafschap Road: Noted density issue; hopes driveway that developers previously agreed to being relocated will stay relocated.

Perry noted correspondence from Graafschap Fire Department.

Motion by Johnson, seconded by Nienhuis, to close the public hearing at 8:44 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

Perry said the master plan has the area as R-3 in the future.

Buursma asked about plans. Engels said there are no plans yet.

Perry reviewed considerations for rezoning, noting the proposed land use is consistent with the future land use map and master plan; there are no issues with the physical and/or environmental features that are not compatible with the proposed zoning district; it will not adversely affect adjacent uses; it will not overburden or place a hardship on infrastructure.

Motion by Nienhuis, seconded by Buursma, to recommend to the township board of trustees that the land be rezoned as requested based on the four considerations. ROLL CALL VOTE. YES – CRAVENS, JOHNSON, PERRY, BUURSMA, NIENHUIS. NO – NONE. MOTION PASSES 5-0.

4) GATOR PROPERTIES/CONDITIONAL REZONE REQ TO C-2 GENERAL BUS DIST. Conditional Rezone request from Gator Properties, owner or agent of the following contiguous properties: Vacant land at the corner of Fern Walk and South Shore Drive, Macatawa, MI, parcel # 0311-340-361-12, and vacant land at and between South Shore Drive and Maksaba Trail, Macatawa, MI, parcel # 0311-340-361-11. The request is to amend portions of the zoning ordinance to rezone lands from R-2 Low Density Residential District to C-2 General Business District with conditions.

Wade Eldean of Gator Properties explained the history of the property. Stated it has been used for storage and a volleyball court. In 2017, he said the township allowed the activities to continue and was told to wait for a rezoning when the master plan was complete. He now wants to use the land for boat lift storage, car parking, boat trailer parking and an indoor pickleball court. He said the master plan allows this.

Bultje explained conditional zoning that can limit uses on the land. He said the request must come from the landowner and this submission is considered that offer.

Nienhuis asked if the site plan will be considered. Bultje said it could be a condition.

Perry asked what the structure would look like. Eldean said like other pole barns nearby.

Johnson asked if the building would just be for pickleball. Eldean said it will only be used for recreational activities and not boat storage.

Perry opened the public hearing at 9:18 p.m.

Perry noted 40 letters in support and four opposed, a letter with no comment from the Graafschap Fire Department.

Nancy DeVries, 2254 Maksaba Trail: Questions Eldean's intentions. Who will the pickleball court serve?

Steve Grunst, 2430 Waukazoo Trail: Should be zoned residential. It's R-2 now but not used that way. Give people not here in November a chance to respond, there was not enough time for people to respond.

Mike DeVries, 2254 Maksaba Trail: Boat lifts are an eyesore; rezoning will open a Pandora's box for future development; it does not conform to map.

Don Rosie, 4433 Friesian Court, Dorr: Site is messy; Eldean won't do what he says.

Bill Tazelaar, 2264 South Shore Drive: It's been a residential property for more than 100 years, neighborhood does not want it changed.

Pamela Beith, 2314 South Shore Drive: Property has always been residential; pole barn will be out of character; don't have infrastructure for parking; dangerous due to traffic.

Tom O'Neal, 6676 Halcyon Drive. He keeps his boat at Eldeans. Marina is well maintained. Wade Eldean is asking for a parking lot, parking is needed.

Charles DeVries, 2270 South Shore Drive: Area would become commercial, traffic is bad; request has been turned down before.

Mary DeVries, 2268 South Shore Drive: Something more will happen in the future and the barn will be made larger; there's an alternate plan not being talked about.

Nicki Arendshorst, 1004 South Shore Drive: Think of the welfare of the community. It's a new business.

No name given: Uses have been illegal.

Motion by Nienhuis, seconded by Johnson, to close the public hearing at 10 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

Nienhuis recused himself because he stores his boat at Eldean's.

Bultje explained the options before the planning commission:
1: Adopt a resolution for the township board to draw up a contract.
2: Recommend denial.
3: Request to see the proposed contract prior to making a decision.
4: Request to see a site plan as a part of the contract so you're clear on what you are voting.

Perry wants to see a site plan and contract first.

Buursma said if someone builds a pickleball court on residential land and has players pay to use it, it's hard to say it's still residential.

Johnson supports option 3 or 4.

Cravens supports option 3 or 4.

Perry said the contract and site plan would show exactly what's happening, including the architectural designs.

Bultje said the issue is the property is not used as zoned, and the township needs to know the extent of the uses.

Cravens asked if the zoning board of appeals should handle this, Bultje said no because of past planning commission action.

Eldean explained his previous application to the planning commission and that comments from people during the public hearing are not true. He asked the planning commission to tell him what to do and he will comply.

Motion by Johnson, seconded by Buursma, to ask attorney Ron Bultje to draw up a contract to review and ask the applicant to provide a detailed site plan on what he wants to build, as well as collect history on the site. ROLL CALL VOTE. YES – CRAVENS, JOHNSON, PERRY, BUURSMA. NO – NONE. MOTION PASSES 4-0.

Perry called for a break at 10:29 p.m.

Perry called the planning commission back into session at 10:37 p.m.

5) KORENDYKE/COMMERCIAL PUD PRELIMINARY SITE PLAN REVIEW
Planned unit development request from Anika Korendyke, owner or agent of vacant land at 6303 Blue Star Highway, parcel #0311-035-029-00, for a preliminary site plan approval to build a commercial planned unit development with mixed uses.

Anika Korendyke and Ben Korendyke addressed the planning commission, explaining the history of the property. Anika Korendyke said she wants to consolidate four driveways on the property to one, have parking behind buildings, improve landscaping for storage buildings and office space. If the planning commission gives approval, she can start engineering work.

Cravens said the plan has "lots of buildings," and that maybe the developer should start with four. Ben Korendyke said four is not viable considering the cost of water and parking. With preliminary approval, they could come back with more details.

Nienhuis said he was concerned about the density of the storage units.

Perry opened the public hearing at 10:56 p.m.

Perry noted a letter from the Graafschap Fire Department.

Shirley Visscher, 6283 136th Ave.: This is better than the Flying J proposal; doesn't want commercial but at least the township can control this for the community; benefits the community; looks good. Does not object to the plans presented.

Motion by Nienhuis, seconded by Johnson, to close the public hearing at 10:59 p.m. UNANIMOUS DECISION VOICE VOTE – MOTION APPROVED 5-0.

Commissioners discussed the plan. Perry noted she lives near the site. She said in concept, the plan fits the area well but there should be limits on how it develops. Johnson likes the plan with four buildings facing Blue Star Highway and storage in the back. Ben Korendyke said the units would be for RV storage and "man caves." Nienhuis would like the plans broken down into phases with the flexibility to change. Perry questioned who would own the individual units. Bultje said it is not the concern of the planning commission who owns units. Bultje explained the planning commission will still have comments on the final plans. Cravens said he is OK with the concept as presented.

Motion by Nienhuis, seconded by Cravens, to approve the preliminary planned unit development as presented based on the application, presentation, discussion and suggestions in the minutes. ROLL CALL VOTE. YES – CRAVENS, JOHNSON, PERRY, BUURSMA, NIENHUIS. NO – NONE. MOTION PASSES 5-0.

ARTICLE V. CITIZEN COMMENTS

Start: 11:21 p.m.
None
End: 11:21 p.m.

ARTICLE VI. ADJOURNMENT

Motion by Cravens, second by Buursma, to adjourn at 11:22 p.m.