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

SEPTEMBER 2, 2026

I. CALL TO ORDER

Chairperson Chad Nienhuis called the planning commission meeting to order at 6:30 p.m.

MEMBERS PRESENT: Ray Buursma, Jay Cravens, Patrick Dietrich, Chad Nienhuis, Mark Timmerman

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

II. APPROVAL OF MINUTES

Motion by Cravens, second by Timmerman, to approve the minutes of Aug. 5, 2026, as presented. Nienhuis called for a vote on the motion. VOICE VOTE – MOTION APPROVED 5-0.

III. CITIZEN COMMENTS ON NON-AGENDA ITEMS (*15 MINUTES)

* Speakers shall be limited to two minutes each

Start: 6:31 p.m.
No comments
Finish: 6:32p.m.

IV. NEW BUSINESS

1. Special Land Use – Emily Scrimger of Mathison Architects
Public Hearing - detached accessory dwelling unit

Emily Scrimger, architect of Mathison Architects, addressed the commission on behalf of Julie Achenbach, owner of 6523 Windemere Way, parcel 11-027-023-33. She explained the request for a special land use for a detached accessory dwelling unit.

Sall said the plan meets the ordinance and a letter from Graafschap Fire Department Chief Doug DenBleyker cites no issues with the proposal.

Nienhuis opened the public hearing at 6:34 p.m.
No comments

Motion by Cravens, second by Dietrich, to close the public hearing at 6:34 p.m. Nienhuis called for a vote on the motion. VOICE VOTE – MOTION APPROVED 5-0.

Commissioners discussed the proposal and had no issues.

Motion by Dietrich, second by Cravens, to approve the special use request for 6523 Windemere Way as presented subject to Sec. 38-212 (20), 38-91 and 38-65, and the conditions that it complies with the application, written and verbal representation and representation in the minutes, compliance with applicable laws and ordinances within the township, county and State of Michigan. Nienhuis called for a vote on the motion. ROLL CALL. YES – DIETRICH, CRAVENS, NIENHUIS, BUURMSA, TIMMERMAN. NO – NONE. PASS UNANIMOUSLY.

2. Special Land Use – John Franks
   Public Hearing - attached accessory dwelling unit
   John Franks, owner of 3988 Beeline Road, parcel 11-180-007-00, addressed the commission regarding the special land use request for an attached accessory dwelling unit. He said he attached a barn to the home by adding a porch to the barn, and would now like to convert it into a guest house.

   Sall said a letter from Graafschap Fire Department Chief Doug DenBleyker cites no issues with the proposal.

   The commission discussed the proposal.

   Cravens said the accessory building does not match the main structure. Franks said he is still remodeling and it will match in color though the materials will be different.

   Dietrich said the materials should match.

   Timmerman asked about parking. Franks said up to five cars can be parked behind the fence.

   Nienhuis opened the public hearing at 6:47 p.m.

   Randy Becksvoort, 3930 Beeline Road: Asked if this will be a short-term rental; are the pole structures too close to the house, how tied together?

   Motion by Dietrich, second by Cravens, to close the public hearing at 6:49 p.m. Nienhuis called for a vote on the motion. VOICE VOTE – MOTION APPROVED 5-0.

Franks said he plans to use the additional space when his large family comes to visit. Down the road, short-term rental is a consideration.

Cravens said the exterior of the accessory structure should match the home. Franks said the color of the metal on the exterior of the barn will be similar to the board and batten on the home. He will not be matching the rear of the barn since it can't be seen from the road.

Bultje said the attached unit must look the same even if it can't be seen from the road.

Dietrich said it should have a consistent exterior look.

Nienhuis said he was concerned about the different materials and appearance. He said it does not meet the intent of the ordinance. He said the connection between the buildings is an issue, that the connection needs to be natural.

Franks said he can address the material but will need to consider the connection issues.

Motion by Cravens, second by Dietrich, to table the proposal. Nienhuis called for a vote on the motion. VOICE VOTE – MOTION APPROVED 5-0.

3. Special Land Use – Jeff Hosher
   Public Hearing - reduced front yard setback for accessory building
   Jeff Hosher, owner of 4030 Beeline Road, parcel 11-023-029-00, requests approval of a special use request to build an accessory building with a reduced front-yard setback.

   Hosher addressed the commission. He said he would like to replace a pool shed that has been on his property since he purchased it and it is in poor condition. He would like to replace the 12x12 structure with a larger 12x16 building, so he can store pool items.

   Sall said special use approval is needed because the location of the building in the front yard is less than 200 feet. Also, screening is required.

   Nienhuis opened the public hearing at 7:17 p.m.
   No comments.
   Motion by Dietrich, second by Cravens, to close the public hearing at 7:18 p.m. Nienhuis called for a vote on the motion. VOICE VOTE – MOTION APPROVED 5-0.

   The commission discussed the proposal.

   Cravens said screening is needed. Hosher said he will screen the site as required by ordinance.

Motion by Cravens, second by Timmerman, to approve the request for 4030 Beeline Road in compliance with Sec. 38-91, 38-65 and 38-471, with screening as required, and the conditions that it complies with the application, written and verbal representation and representation in the minutes, compliance with applicable laws and ordinances within the township, county and State of Michigan. Nienhuis called for a vote on the motion. ROLL CALL. YES – DIETRICH, CRAVENS, NIENHUIS, BUURMSA, TIMMERMAN. NO – NONE. PASS UNANIMOUSLY.

4. Special Land Use – Scott Mead
   Public Hearing - accessory building in excess of square feet
   Scott Mead, owner of 4404 64th St., parcel 11-010-055-12, requests approval to build an accessory building in excess of square footage limitations.

   Mead, via Zoom, addressed the commission. He demolished two buildings on the property. An old barn, 28x40 feet, and a garage in the side yard were demolished June 4, 2026. He proposes building a new structure 26x35 feet with a lean-to making it 36x35 feet for a total of 1,260 square feet. He plans to use the new structure for recreational purposes with an area for tools and woodwork, an exercise area, and storage for a camper. The lean-to is for relaxation.

   Sall said the proposed structure takes up less space than the original structures. Sall said a letter from Graafschap Fire Department Chief Doug DenBleyker cites no issues with the proposal.

   Nienhuis opened the public hearing at 7:26 p.m.
   No comments.
   Motion by Dietrich, second by Cravens, to close the public hearing at 7:26 p.m. Nienhuis called for a vote on the motion. VOICE VOTE – MOTION APPROVED 5-0.

   The commission discussed the application.

   Nienhuis asked about materials. Mead said the material will be metal, color red with a black stripe at the bottom.

   Mead said the overhang will not be enclosed and will not be used for storage except firewood.

   Motion by Cravens, second by Timmerman, to approve the request at 4404 64th St, in compliance with Sec. 38-91, 38-65 and 38-471, and the conditions that it complies with the application, written and verbal representation and representation in the minutes, compliance with applicable laws and ordinances within the township, county and State of Michigan, with no outside storage except for firewood. Nienhuis called for a vote on the motion. ROLL CALL. YES – DIETRICH, CRAVENS, NIENHUIS, BUURMSA, TIMMERMAN. NO – NONE. PASS UNANIMOUSLY.

5. Laketown Green PUD application – Peter Engles of Covenant Seven
   Public Hearing and Site Plan Review
   Peter Engles of Covenant Developments, vacant land on 60th Street and 147th Avenue, parcels 11-001-054-00, 11-001-054-20 and 11-001-067-01, requests approvals to build a planned unit development with 98 detached single-family lots and 82 units attached single-family townhouses.

   Engles addressed the commission and explained the project. Mick McGraw of Eastbrook Homes presented a PowerPoint on the proposed development. He noted the 7-foot side-yard setback for single-family homes. He said trees of the parcel boundaries are being preserved.

   Nienhuis noted the large number of correspondences, that the Holland Board of Public Works will handle the water main and sanitary sewer, the Allegan County Drain Commission reviews and handles drainage including the ponds on the property, and that Holland City and Allegan County must sign off on the traffic study.

   Sall noted the infrastructure for municipal water and sewer is paid for by the developer.

   Dietrich asked how the developer came up with its open space numbers. A representative from Fishbeck Engineers said he will get the numbers but said there is at least double the amount of open space required.

   Cravens said the traffic study is from 2023 and would like an updated one. He asked if a fence could be installed for privacy. A representative from Fishbeck Engineers said he will investigate. Cravens said there is no relationship between the two housing areas in the plan. He is concerned about the reduced side yard setback and the number of townhouses.

   Buursma was concerned about traffic exiting on to 60th Street. Buursma said it looks like two communities, not one, in the development.

   Timmerman was concerned about traffic at school hours.

   Nienhuis explained the Master Plan process, community involvement, and the plan for higher density in the area being discussed.

   Nienhuis opened the public hearing at 8:18 p.m.

   Randy Boettjer, 6030 Woodcrest Court: No overflow parking, construction noise, sweep streets at the end of each day of construction activity.

Randy Becksvoort, 3930 Beeline Road: Has a rental house on Graafschap Road across from the development. Asked that the development's entrance not be aligned with his driveway. Concerns about density and green space.

Carrie Baskers, 6031 Heritage Meadows Court: Concerns about water pressure, parking, no community area for townhouses; what is cost of townhouses.

Jennifer Bristow, 4574 60th St.: No area for pets, no mention of where trash containers to be located, where snow goes. Will there be two homeowner associations; where mailboxes located, where packages get dropped off; no shade trees, sidewalks on opposite side of road from development; lights shining in neighbor's windows.

Wesley Hoek, 1019 Graafschap Road: Traffic concern, 7-foot side-yard setback too close, means equipment can't between houses.

Marilyn Hoek, 1019 Graafschap Road: Traffic concern with number of schools in the area.

Mike Jager, 6017 146th Ave.: Concerned about water runoff, light pollution, lack of trees and landscaping.

Sue Cerutti, 6039 Heritage Meadow Court: Her home faces townhouses, wants to know more about townhouses.

Jacqueline Sewell, 6035 Heritage Meadow Court: Traffic a concern with three schools in area, 147th Avenue has become a drag strip, not enough greenspace; wasn't made aware of earlier rezoning.

Harold Diepenhorst, 1107 Graafschap Road: Concerned about being able to get out of his driveway, drainage and lights shining into his house.

Mark Slenk, 1089 Graafschap Road: Concerns about drainage and culvert under Graafschap Road.

No name, no address given: Asked for entrance to be moved, wants lower density.

Mike Estes, 6619 146th Ave.: What impact on law enforcement, speeding issues.

Motion by Cravens, second by Dietrich, to close the public hearing at 8:49 p.m. Nienhuis called for a vote on the motion. VOICE VOTE – MOTION APPROVED 5-0.

The commission discussed the proposal.

Cravens struggling to see it as one community, questions on homeowner associations, open space and set back concerns. McGraw said multiple homeowner associations are common, townhouses are condos and the developer's intent is to sell not rent. McGraw said there will be a 1-year lease minimum.

Nienhuis asked for a light plan. McGraw said the developer will supply that.

Cravens asked about roads. McGraw said the drive to single family parcels will be public, townhouses will be private.

Dietrich asked the developer to deal with vehicle lights in neighbor windows from entrance, backups due to school traffic, and stormwater. McGraw said the United States Postal Service determines mailbox locations. McGraw said he or developer representatives will be happy to meet with residents one-on-one.

Cravens requested the developer look at the culvert on Graafschap Road.

Timmerman noted densities of area developments:

- Laketown Green: 3.5 units per acre
- Westwind: 2.68 units per acre
- West Lake: 1.8 units per acre
- Heritage Meadow: 3.84 units per acre
- Condos of Laketown Green: 8.2 units per acre

Timmerman concerned about open space on northside, sidewalks on 147th Avenue and 60th Street on opposite side of development, road inside single-family area offers only one way to get to a home.

Buursma concerned that the gathering space is not enough, it is two communities, not one, access to open space not adequate. Buursma struggles with four stormwater basins being considered open space and concerned where snow will go in townhouse area.

Nienhuis asked about a construction timeline if approval granted. McGraw said it could take 6 to 9 months for approval from agencies. All won't be built at once and it could take up to 5 years to get all built depending on many factors.

Nienhuis asked for deceleration lanes, screening plans, talk to neighbors; concerned about open space calculations, wants useable greenspace and more paths to open area; concerned about 7-foot side-yard setback, wants light plan and an up-to-date traffic plan.

McGraw said the PUD process allows flexibility and there are tradeoffs.

Nienhuis also concerned people will cut through the townhouse area, using the road between 147th Avenue and 60th Street. McGraw will talk to Graafschap Fire Department about this.

Bultje said the commission could table the proposal for supplemental revisions from the developer.

Motion by Cravens, second by Dietrich, to table the proposal. Nienhuis called for a vote on the motion. VOICE VOTE – MOTION APPROVED 5-0.

V. OLD BUSINESS

1. Laketown 71 PUD – (tabled, expected to return Oct. 7)
   Nienhuis tabled the issue. The commission discussed the zoning of the proposal. Sall said the entire area is zoned R-2, and a portion is master planned as R-1.5.
2. Exit 41/Korendyke PUD - (tabled, waiting on water appl.)
   Nienhuis tabled the issue.
3. Ordinance updates – Planned Unit Development (tabled)
   Nienhuis tabled the issue.
4. Short Term Rental Regulations Ordinance
   Nienhuis tabled the issue.

VI. CITIZEN COMMENTS

Start: 9:27 p.m.

Carrie Baskers, 6031 Heritage Meadows Court: Regarding Laketown Green -- No guest parking at townhouses, development brings too much to the area.

Kathleen Saha, 6043 Heritage Meadows Court: Confused by zoning at Laketown Green.

Randy Becksvoort, 3930 Beeline Road: Concerned about traffic backups around Laketown Green; make through-street a cul-de-sac by townhouses.

Ed Menken, 144th Avenue: Regarding Laketown Green – Graafschap corner a problem, have Laketown Township officials talked to the Allegan County Road Commission? Bultje said the township cannot require a developer to make improvements that are not on the developer's property.

Harold Diepenhorst, 1107 Graafschap Road: Regarding Laketown Green – Has the township looked at Laketown Green in conjunction with Laketown 71.

No name, no address given: Regarding Laketown Green – How many condos at Macatawa Legends, what is the density there? Nienhuis referred the person to Park Township where Macatawa Legends is located.

Finish: 9:40 p.m.

VII. ADJOURNMENT

Motion by Dietrich, second by Timmerman, to adjourn at 9:40 p.m. Nienhuis called for a vote on the motion. VOICE VOTE – MOTION APPROVED 5-0.