

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

March 4, 2009

ARTICLE I. CALL TO ORDER

Chairman Bob Cook called the regular monthly Planning Commission meeting to order at 7:00 P.M. The Downtown Development Authority joined the Planning Commission meeting this month.

MEMBERS PRESENT: Bob Cook, Ed Stielstra, Linda Howell

MEMBERS ABSENT: Bob Slikkers, Al Dogger

STAFF PRESENT: Al Meshkin – Township Manager
Ron Bultje – Township Attorney
Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the January 7, 2009 meeting. Following discussion, **a motion was made by Linda Howell and seconded by Ed Stielstra to approve the minutes as written. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. 64TH STREET BAKERY SPECIAL USE PERMIT AMENDMENT

Elizabeth Smith / 64th Street Bakery and Café / Hidden Treasure Antiques, owner or agent of property located at 3604 64th Street, that being tax parcel #0311-200-001-00, requests an amendment to the existing special use permit to expand the bakery and café, have alcohol sales, have an outdoor flea market, extend the building, and have indoor sale of antiques on the upper

level.

No representation. Chairman Bob Cook stated that the item would remain tabled.

B. ZONING ORDINANCE DISCUSSION

Bob Cook gave an overview of what occurred at the January meeting. He would like to propose a focused two-hour workshop prior to contracting with a vendor to write the specifics of the ordinance. Linda Howell responded that she is in favor of a workshop meeting. Al Meshkin will set up a meeting after April 15th. He will email an optional dates to the Commission members and schedule a meeting accordingly.

Bob Cook and Al Dogger are not available for the April 1 meeting. Bob Cook suggested the special workshop meeting take place in lieu of the regularly scheduled meeting.

ARTICLE IV. NEW BUSINESS

A. ELECTION OF OFFICERS

Following discussion, **a motion was made by Linda Howell and seconded by Ed Stielstra to reappoint Bob Cook as Planning Commission Chair. UNANIMOUS DECISION – MOTION APPROVED**

Following discussion, **a motion was made by Bob Cook and seconded by Linda Howell to reappoint Bob Slikkers as Planning Commission Vice Chair. UNANIMOUS DECISION – MOTION APPROVED**

Following discussion, **a motion was made by Bob Cook and seconded by Linda Howell to reappoint Ed Stielstra as Planning Commission Secretary. UNANIMOUS DECISION – MOTION APPROVED**

B. FOSSEL SITE PLAN REVIEW

Elizabeth and Michael Fossel, agents and owners of property located at Lot 14, Indian Pipe Circle, Muzzy Farm Subdivision, also known as Parcel #0311-346-014-00 presented a site plan for a single family residence to be located on this property.

Brent Dykstra of AMDG Architects represented Elizabeth and Michael Fossel. Mr. Dykstra explained that the site plan is for a single family dwelling. The necessary permits for the Critical Dunes and other DEQ requirements have been approved and received. Mr. Dykstra reviewed the

details of the site plan. The home is a LEED certified home and the architect is seeking a Silver LEED rating. The Fossels have a strong conviction to sustainable construction and hope that it will encourage others to do the same. The structure will also complement the other homes in the area.

Ed Stielstra commented that the site plan was very well done. He also confirmed that there is a parking area only and not a garage for this structure. Brent Dykstra stated that it is not in this plan but could be considered in the future. The rainwater drainage will be handled by conventional means and include natural vegetation.

Linda Howell commented favorably on the Silver LEED Certification.

Al Meshkin confirmed that the setback requirement is 10 feet and not 5 feet as Brent Dykstra had previously stated.

Following discussion, **a motion was made by Ed Stielstra and seconded by Linda Howell to approve the Fossil Site Plan request contingent on it meeting the criteria in Ordinance 14.24, based on the standards in that section, compliance with the application, county, state, federal laws and all DEQ requirements. UNANIMOUS DECISION – MOTION APPROVED**

Gordy Constantine of Scott Christian Homes asked how to obtain a building permit now that the site plan had been approved. Al Meshkin responded that the application is available in the Township Office. The application must be submitted with two copies of the construction plans and also the septic permit. Upon receipt and review of the application, the permit should be available in approximately one week.

ARTICLE V. CITIZEN COMMENTS - None

ARTICLE VI. ADJOURNMENT

A motion was made by Linda Howell seconded by Ed Stielstra to adjourn at 7:19 P.M. UNANIMOUS DECISION – MOTION APPROVED