

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

December 3, 2008

ARTICLE I. CALL TO ORDER

Chairman Bob Cook called the regular monthly Planning Commission meeting to order at 7:00 P.M.

MEMBERS PRESENT: Bob Cook, Bob Slikkers, Ed Stielstra, Linda Howell

MEMBERS ABSENT: Al Dogger

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

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the November 5, 2008 meeting. Following discussion, **a motion was made by Linda Howell and seconded by Bob Slikkers to approve the minutes as written. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. 64<sup>TH</sup> STREET BAKERY SPECIAL USE PERMIT AMENDMENT

Elizabeth Smith / 64<sup>th</sup> Street Bakery and Café / Hidden Treasure Antiques, owner or agent of property located at 3604 64<sup>th</sup> 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.

There was no representation for this item.

## B. ZONING ORDINANCE DISCUSSION

Al Meshkin reviewed the McKenna and Associates proposal to proceed with the review and recommendations for amendments to the Zoning Ordinance as it pertains to the Blue Star Highway Corridor.

Bob Slikkers stated that the Commission had discussed whether or not the Township Attorney Ron Bultje could be asked to handle this task. Al Meshkin stated that in conversation with Ron Bultje, he recommended a professional planner be involved in the process.

Bob Cook stated that his preference is to work through the ordinance changes to address the needs for a mixed use code. He would like to continue with the current process of approaching it with flexibility. Al Meshkin expressed concern over addressing undesirable uses. He believes there is a planning component necessary to address things such as lighting, signage, parking, etc. from a more long-term and broader perspective. Bob Cook suggested continuing with the legal counsel and Al agreed but feels that both parties should work together.

Linda Howell expressed being in favor of putting out an RFP to other planners to explore the best option. She agreed that the entirety of the ordinance should be looked at by legal counsel. The planner would provide assurance that all topics are covered. Al Meshkin stated that it would take a few meetings to develop the RFP. Bob Slikkers suggested that if we do determine that a planner is necessary, McKenna may be the best choice because of their current familiarity with the Township. Linda noted that for the initial fee of \$1200 for Task A, (the Visual Preference Survey) may be worthwhile for starting the process with McKenna. Bob Cook supported this method of moving forward in this manner.

Ed Stielsta asked if the form based concept would be part of the plan. Al Meshkin stated that it may be part of it but not in its entirety. Ed asked if McKenna has predicted growth rate in the DDA planning. Al noted that indeed they have and he shared the most recent DDA plan draft with the Commission which was just approved for recommendation to the Township Board. Al stated that McKenna predicted slow growth in some areas and higher growth in the intersection area within the next five years. General discussion occurred on the current inability to determine property values in today's economy.

Following discussion, **a motion was made by Bob Slikkers and seconded by Linda Howell to recommend that the Township Manager move forward with Task A of the McKenna & Associates proposal for recommendation on review of the Zoning Ordinance. UNANIMOUS DECISION – MOTION APPROVED**

#### ARTICLE IV. NEW BUSINESS - None

#### ARTICLE V. CITIZEN COMMENTS

Ken Draisma of the DDA expressed appreciation for serving on the Authority. He explained that serving has been a privilege for him as a citizen and a business owner. He can appreciate the vision that planners such as McKenna provides. Mr. Draisma asks that the Commission work with the planner closely in coordinating the best efforts for the township in maintaining rightful ordinances that serve all residents and business owners. Bob Cook responded that is exactly the reason for the mixed use approach.

Ellen Fitch of 3665 of 63<sup>rd</sup> Street stated that she missed the meeting on the form based planning and mixed use discussion. After researching this approach it seems that form based would be a real creative and appropriate fit for the corridor. It makes a lot of sense so that people can use the space and she encourages the Commission to continue to study this approach. Bob Cook responded that he is not sure that a pure form based approach is adequate for this space. Bob Slikkers agreed that there are some elements of the form based that would be a good fit but not an exact template. Ed Stielstra stated that the Commission has benefited from the McKenna presentation and agrees that the form based does have good benefits that would be considered.

Dick Darby of Holland and a DDA member, stated that he agrees that parking ordinances are very antiquated and should be reviewed for each applicant's project. He also feels there should be perimeters when it comes to lighting, set-backs, etc. but hopes the Commission does not set so many perimeters that it restricts the creativity of the developer. He does have a great plan for the property he owns in the corridor but due to the economy will wait for a year or two to proceed. He also feels that continuity is possible through the whole commercial district of the corridor. He feels that people will be able to enjoy this area.

Paul Visscher of 6283 136<sup>th</sup> Avenue asks that whatever we do, he hopes that the ordinances have guidelines in place to avoid having truck stop applicants. Please be specific enough to cover this.

Ed Stielstra agreed that it is important to have specifics in place but the Commission must work within the guidelines of the law.

#### ARTICLE VI. ADJOURNMENT

**A motion was made by Bob Slikkers seconded by Ed Stielstra to adjourn at 7:33 P.M.  
UNANIMOUS DECISION – MOTION APPROVED**