

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

January 2, 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, Roger Prins, Ed Stielstra, Al Dogger

MEMBERS ABSENT: None

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

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the November 7, 2007 meeting. Following discussion, **a motion was made by Al Dogger and seconded by Bob Slikkers to approve the minutes as written. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. FLYING J SPECIAL USE REQUEST

Mr. Dick Darby of 963 Kenwood Drive, Holland stated that a sewer agreement has been put in place with Saugatuck Township, the City of Saugatuck and Laketown Township allowing him to move forward with exploring new development opportunities for his property along the I-196 interchange. Mr. Darby presented a document from the Senior Corporate Counsel for Flying J Inc. withdrawing its application for the special use request for this same area. Mr. Darby is working with a development company on future plans for this site and he looks forward to working with Laketown Township on the new development.

Following discussion, **a motion was made by Bob Slikkers and seconded by Al Dogger to remove this item from the agenda. UNANIMOUS DECISION – MOTION APPROVED**

B. BLUE STAR SUB AREA MASTER PLAN

Chairman Bob Cook reviewed the most current Blue Star Sub Area Master Plan for discussion. Mr. Cook provided a synopsis of the document to the commissioners stating that the plan in his opinion is not what he anticipated and suggests that focus be put on the area of the interchange. He would like to maintain flexibility in the proposed plan for this area to address a mixture of potential uses.

Al Dogger suggested simplifying the document using existing zoning ordinances as the guidelines for future decisions. He agrees that focus should be put on the interchange.

Ed Stielstra suggested that further work must be done on the ordinances in anticipation of future applications.

Bob Slikkers also suggested reviewing and updating the ordinances proactively before future applications are submitted.

Al Dogger stated that the Blue Star Corridor is not a traffic driven avenue but more service driven as it is not a major thoroughfare for destination.

Bob Cook suggested concentrating on the interchange area to update ordinances that would pertain to that portion of the corridor.

Al Meshkin suggested sending the synopsis to the planners for review. Al made reference to the current mixed uses in the area of the industrial, conference center, residential and commercial businesses in place today.

Ed Stielstra stated that once you pass the highway commercial area, it would all be very similar to what it is today. He agrees that one document should be able to address all potential uses.

Bob Cook asked that all commissioners review the synopsis and the developer's proposal and forward comments to Al Meshkin, who will then communicate to the planner. Al Meshkin asked that all comments be forwarded to him by email no later than Monday, January 14th. Bob confirmed that the commercial area is both sides of 63rd Street.

ARTICLE IV. NEW BUSINESS - None

ARTICLE V. CITIZEN COMMENTS

Dick Darby of 963 Kenwood Drive asked that the Commission not make the document so restrictive that it prohibits creativity by the planning company that he is working with on the project. Bob Cook responded that that would not be the intent.

Dan DeBoer of Saugatuck thanked the Commission and Mr. Darby for the work done to end the Flying J project. Mr. DeBoer asked if the project would still be within the current location and is the Flying J still interested in the I-196. Mr. Darby stated that he is still in communication with representatives from the Flying J but they are no longer interested in the I-196 interchange.

ARTICLE VI. ADJOURNMENT

**A motion was made by Bob Slikkers and seconded by Roger Prins to adjourn at 7:25 P.M.
UNANIMOUS DECISION – MOTION APPROVED**