

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

November 5, 2008

ARTICLE I. CALL TO ORDER

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

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

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 October 1, 2008 meeting. Following discussion, **a motion was made by Bob Slikkers and seconded by Al Dogger 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.

There was no representation for this item. It will remain tabled.

B. ZONING ORDINANCE DISCUSSION

Greg Milliken of McKenna and Associates introduced himself as the West Michigan representative for the company. Mr. Milliken works out of the Kalamazoo area office.

Al Meshkin asked how form based zoning could be applied to the Blue Star Corridor. Greg Milliken explained that form based code can be used in any application but the character of the development must be established first. The design and architectural structure for the area must be decided. A hybrid form of the code might also be applied to provide allowance for flexibility in design. Al Meshkin asked if the form based code can be a dynamic of the ordinance.

Al Dogger commented on the fact that the requirements for the highway development area have not been determined so it is difficult to establish guidelines. Al Meshkin suggested that a variety of building structure guidelines might be put in place. Ed Stielstra stated that he can see the application of both one and two story buildings. Greg Milliken explained that the form based code is typically very specific to the prescribed area. Greg also stated that architectural standards do not have to be rigid in the ordinance. Form based code is based on objectivity and when using the idea of structures having to fit in with the current structures, it becomes subjective. Al Meshkin commented that the two existing buildings do not share like styles of structure.

Bob Cook commented that a P.U.D. process could be used to address the requirements for the Darby property development. Al Meshkin explained that until most recently, utilities were not available. Bob Cook stated that currently there are a lot of mixed uses occurring in this area such as residential, commercial, agriculture, etc. Greg Milliken suggested narrowing down the focus of the intended use to provide adequate guidelines for developers. Linda Howell asked if the highway commercial area, with the very few parcels available, would it make better sense to use the P.U.D. process for that area. The form based code could be used for the other areas to provide better guidance for compatible use.

Bob Cook stated that he agrees it is acceptable to put in less restrictive standards to provide some structure for the development. Ed Stielstra stated that it is a process that we will go through as we determine the desired character and use for this area. Greg Milliken responded that certain criteria within the prescribed use can be determined. Ed Stielstra asked if Greg had examples for review. Mr. Milliken showed examples of what had just been done in Oshtemo. He explained the variations prescribed in this development. Bob Slikkers asked if the commercial industrial application is included in the form base code. Greg explained that it is. Ed Stielstra asked if there are common terms applied to the form base code. Greg Milliken responded that the terms and descriptors are specific to the development. He explained without having a desired character established, it may be

difficult to apply the form based plan.

Greg Milliken asked if there is an idea on board for the property. Al Meshkin responded that there is nothing definitive at this time. Ed Stielstra asked if the Township could provide a desired style or model, would a form base code be established. Mr. Milliken stated that it would be possible.

Bob Cook suggested using the current highway commercial and potentially the general commercial to establish some guidelines to include enough flexibility. Ed Stielstra stated that guidelines should be put in place to avoid saying no to requests that are subjectively disagreed with. He feels that guidelines could be put in place to allow for a starting point. Al Dogger suggested the Commission review the most common ordinance standards such as signage, lighting, and other general applications. Ed responded that would lend toward form base code. Al Meshkin stated that the Commission should establish some guidelines based on traditional zoning practices. Bob Cook asked what might be coming to this development. Will it be grocery stores? Al Meshkin stated that is a possibility and it should be determined if such structures would be allowed and make decisions as to whether or not we would restrict such developments. Bob Cook stated that he does not feel that the Commission should make the determination to restrict specific types of development. Bob Cook asked what new commercial unit developed recently has a double floor configuration. Al Meshkin stated he could not think of one. Bob Cook asked if the goal is to never develop the property by making the ordinances so restrictive. Al Meshkin suggested that a village concept might be an option with actual sidewalks, etc. Bob Cook stated that in today's economy that would probably not sell. He does not want to be so restrictive that nothing is developed here. Ed Stielstra stated that without actual concepts to review, we seem to be driving further apart on the development. Al Meshkin asked if there are form based developments within driving distance to review. John Jackson stated that the form based concept originated from private association developments and there is not currently one within driving distance.

Al Meshkin suggested telling the developer to create the form and the Planning Commission would review for approval. Al Dogger stated that he would like to actually see an example for review. Bob Slikkers suggested going through the existing ordinances to review the standards and update them as a starting point. John Jackson stated that this can be used as a base and also guidelines for a P.U.D. option. John Jackson confirmed that there would be two districts, the highway commercial and the mixed use. This would have to be confirmed with the Township attorney. Ed Stielstra asked if a request for mixed uses in the highway commercial would be approved.

Al Meshkin asked if we are moving forward with McKenna and Associates to put a proposal together for consideration. John Jackson agreed to do so and also noted that the hybrid approach shown on their website would be a palatable example.

ARTICLE IV. NEW BUSINESS - None

ARTICLE V. CITIZEN COMMENTS

Paul Visscher of 6233 136th Avenue commented that consideration must be given to the residents in the area when determining the ordinances. He asks that the Commissioner review the project as it they were living there.

ARTICLE VI. ADJOURNMENT

**A motion was made by Bob Slikkers seconded by Al Dogger to adjourn at 7:57 P.M.
UNANIMOUS DECISION – MOTION APPROVED**