

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

October 1, 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, Al Dogger

MEMBERS ABSENT: None

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 September 3, 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.

ARTICLE IV. NEW BUSINESS

A. GREELEY SITE PLAN REVIEW

Bill and Kathy Greeley agents and owners of property located at 6697 Indian Pipe Circle, also known as Parcel # 0311-346-005-00 request site plan approval for a single family home to be located on this property. David Schermer of Schermer Properties represented Bill and Kathy Greeley. Mr. Schermer reviewed the proposed site plan for the single family home.

There was discussion relative to the placement of the garage in the front of the house. Al Meshkin confirmed that this was approved within the original P.U.D. This was done to preserve the slopes and ridgelines on the property.

Ed Stielstra asked for clarification of the square footage. Mr. Schermer confirmed that it will be 4,000 square feet which would include the lower level.

Following discussion, **a motion was made by Al Dogger and seconded by Bob Slikkers to approve the Greeley site plan as it meets the criteria in chapter XV and section 14.24, subject to compliance with the application, county, state, federal law. UNANIMOUS DECISION – MOTION APPROVED**

B. ZONING ORDINANCE DISCUSSION – MCKENNA & ASSOCIATES

John Jackson of McKenna & Associates explained that he was here tonight to participate in a discussion relative to the review of the Zoning Ordinance as it might affect the Blue Star Highway Corridor Project. Mr. Jackson provided a PowerPoint presentation suggesting zoning options to be considered. He introduced a new tool called Form-Based Code which emphasizes “form” rather than “density or use.” A variety of commercial and residential options were presented. The Form-Based Code is a very graphic code showing specific details of the proposed options. The Code provides predictability of the project. The three basics of the method are form, use and management. Mr. Jackson asked if the Board is happy with the existing conditions of the property. He also spoke about the architectural standards suggesting that a special theme could be considered. The regulating plan designates the zoning ordinances. The use issue is inescapable and when using the Form-Based Code it is broken down into building types such as storefront, office buildings, industrial, live/work, residential detached, residential semi-detached residential attached and civic. Mr. Jackson also reviewed the current signage.

Bob Slikkers asked if after Mr. Jackson's review of the site, does he deem that Form-Based Code the best to be used for this area. He stated that most times the zoning is not changed until the request is presented and this method might be a proactive approach to this area.

John Jackson stated that this method would be consistent with the new Master Plan that has recently been put in place. Ed Stielstra asked if the current landowners would be grandfathered into the original code. John Jackson confirmed that they would be grandfathered. Bob Cook asked if the plan could start out with a portion of the parcels using this concept versus taking on the entire development.

Ed Stielstra asked if Mr. Jackson had experience doing this in developed areas or only corn fields. Mr. Jackson responded that he has experience in doing it in both types of areas. Bob Cook asked if there were sample ordinances that might be provided that are used in areas that are similar to the Blue Star Highway Corridor. John Jackson responded that he would put something together and get it to Al Meshkin for distribution to the Board.

Ron Bultje stated that we currently do a similar process as most of the developments in the area have been done primarily with special use requests.

Bob Cook thanked Mr. Jackson for providing the presentation and information. He asked that the topic be kept on the agenda.

Al Dogger stated that he would like to approach the highway commercial development first. Mr. Jackson commented on the Board giving itself enough time to review and plan prior to anticipated applications. Al Meshkin asked for input from Ron Bultje and he saw no legal issues at hand. Al Dogger asked if you can leap frog styles from residential to commercial with the Form-Based Code. Mr. Jackson stated if there is a compatible transition between the two there should be no problem. He also suggested applying sub-areas within the corridor.

ARTICLE V. CITIZEN COMMENTS – No comments

ARTICLE VI. ADJOURNMENT

**A motion was made by Al Dogger seconded by Bob Slikkers to adjourn at 7:59 P.M.
UNANIMOUS DECISION – MOTION APPROVED**