

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

September 3, 2008

ARTICLE I. CALL TO ORDER

Chairman Bob Cook called the regular monthly Planning Commission meeting to order at 7:01 P.M.

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

MEMBERS ABSENT: Roger Prins

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 August 6, 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 - None

ARTICLE IV. NEW BUSINESS

A. BLUE STAR SUB AREA MASTER PLAN PUBLIC HEARING

Val Lazdins of LSL Planning presented the current revision of the Blue Star Sub Area Master Plan.

Mr. Lazdins walked through a PowerPoint presentation explaining the history and the detailed work involved in creating the Blue Star Sub Area Master Plan. The presentation provided examples of potential future developments for industrial/commercial/residential mixed use options. This plan has been shared with local municipalities for comment and feedback.

Chairman Bob Cook opened the public hearing.

Marcia Perry of 6248 Blue Star Highway commented that she is very pleased with the plan. How do you address dealing with proper proportions for example of commercial versus residential versus industrial? Val Lazdins explained that the next step in the plan is to establish the zoning details which would address those types of questions. Bob Cook stated that the Commission had begun with more specificity but decided to wait to see what types of developments arise. Marcia also asked how you enforce standards of taste. She hopes in going forward that there is a means to arbitrate those types of issues.

**A motion was made by Ed Stielstra and seconded by Bob Slikkers to close the public hearing. UNANIMOUS DECISION – MOTION APPROVED**

Following discussion, **a motion was made by Bob Slikkers and seconded by Al Dogger to approve the Blue Star Sub Area Master Plan Resolution and send the Plan to the Township Board for approval. Role Call Vote – 4 to 0 MOTION APPROVED**

#### B. 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.

Bob Cook reviewed the multiple items involved in the special use request.

Elizabeth Smith, owner of 64<sup>th</sup> Street Bakery and Café explained the request for expansion as noted in the application. Ms. Smith would also like to expand the retail space to include an outdoor flea market to begin in the spring. The application includes a request for alcohol sales.

Bob Cook explained that the Planning Commission does not have authorization to approve alcohol sales so that will not be considered tonight. That decision is made by the Township Board. Al Meshkin explained that the Township is not accepting applications for alcohol license at this time as there has not been a response from the State of Michigan for the initial licensing process.

Chairman Bob Cook opened the public hearing.

Paul Visscher of 6283 136<sup>th</sup> Avenue asked if the flea market would include outdoor tables and tarps. He also asked what the hours of operation would be and how the parking would be handled.

**A motion was made by Al Dogger and seconded by Bob Slikkers to close the public hearing.  
UNANIMOUS DECISION – MOTION APPROVED**

Bob Cook asked if the upstairs is considered a residential area. Ron Bultje stated that it is part of the application and would be considered part of the expansion. In regards to the parking requirements, does the expanded banquet area change the number of spaces as it is no longer retail space? Another question pertains to the request to expand commercial sales into the out building. Bob Cook commented on the lack of detail in the submitted plan making it difficult to base decisions on the rough dimensions given. Bob asked if the currently approved plan includes green space. The new plan implies that there will be parking in the initially noted green space.

Bob Cook stated that there seem to be a lot of proposed changes. There is question about the outdoor flea market and details of operation will require a complete plan. Before the Commission can consider all of the requests in the application, there are some questions that will need to be answered.

Elizabeth Smith stated that customers are waiting up to 45 minutes for tables. She would like to at least get approval for the restaurant expansion. The weather will be changing soon so the outdoor seating will no longer be an option.

Bob Cook stated that the normal process is to submit a professional to scale drawing of the proposed plan. The Commission made a slight exception to this at the first special use permit in order to expedite the business opening to capture summer revenue. Bob Slikkers agreed that he would like to see a scaled drawing with a detailed plan of proposed uses. Al Meshkin noted that historically, the Township requires all commercial applications to submit profession to scale drawings for all proposals. Bob Cook questions if it is possible to expand the indoor seating without recalculating the parking needs. Al Meshkin stated that construction codes require two handicapped parking spaces at the front (east side) of the building.

Elizabeth Smith asked if the parking spaces meet the requirements, is it possible to expand the restaurant seating into the current retail space.

Bob Cook clarified that the request is for the 44 seats to be increased to 100 per the current submitted drawing.

Following discussion, **a motion was made by Bob Slikkers and seconded by Al Dogger to table this request requiring the applicant to provide a detailed drawing that meets the requirements of Ordinance 15.05 and 15.06. UNANIMOUS DECISION – MOTION APPROVED**

Ron Bultje provided five chapters of detailed information on commercial ordinance requirements to the Commission as a resource for future discussion. He briefly reviewed a few of the more popular topics.

ARTICLE V. CITIZEN COMMENTS – No comments

ARTICLE VI. ADJOURNMENT

**A motion was made by Bob Slikkers seconded by Ed Stielstra to adjourn at 8:10 P.M. UNANIMOUS DECISION – MOTION APPROVED**