

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

July 1, 2009

ARTICLE I. CALL TO ORDER

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

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

MEMBERS ABSENT: Bob Slikkers

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 June 3, 2009 meeting. Following discussion, **a motion was made by Al Dogger and seconded by Linda Howell 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.

Chairman Cook explained that the Township Attorney prepared the requested report for review and the applicant submitted an amended site plan meeting the required conditions. Attorney Bultje clarified that residential or commercial rental would not be permitted on the second floor absent compliance with all applicable construction code requirements.

In regards to the landscape screening of the parking lot Elizabeth Smith stated that she plans to continue the 6 to 8-foot tall trees across the back of the property, on the west, which will be planted no later than September 30 of 2009. In addition to the existing trees, there will be approximately 15 more trees planted every twelve feet. Attorney Bultje will revise Item 3.1 of the report.

Chairman Cook called for a role call vote of the resolution. **A motion was made by Linda Howell and seconded by Ed Stielstra to adopt the resolution and approve the amended report as noted by the verbal representations made on this date and so noted for the record. Role call vote unanimous 4-0 approved.**

B. ZONING ORDINANCE DISCUSSION

Chairman Bob Cook stated that this item will be tabled until the August meeting.

ARTICLE IV. NEW BUSINESS

A. COOKLIN SPECIAL USE REQUEST

Mr. Earl Cooklin, agent and owner of property located at 4098 64th Street, also known as Parcel #0311-022-038-00 requests a special use permit to construct an oversized accessory building on this property. The request is for a 40' x 60' building with a height of 17' on a parcel of approximately two acres.

Mr. Cooklin explained his plan for the proposed barn intending it to be used to store personal items. It will be built toward the back of the property to avoid any view obstruction or disturbance to the neighboring property owners. Attorney Ron Bultje asked what is the size of the lot. Mr. Cooklin responded that it is a two-acre lot.

Chairman Bob Cook opened for public hearing. No public comments.

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

Following discussion, a motion was made by Ed Stielstra and seconded by Al Dogger to approve the special use request based upon it meeting the criteria in Section 14.09(f)(6) and Section 17.03 of the Zoning Ordinance. The approval is conditioned upon the special use being constructed in accordance with all of the material submitted by the applicant; being reserved for personal use only; and being in compliance with all federal, state, county and township laws, ordinances, and regulations. **UNANIMOUS DECISION – MOTION APPROVED**

B. DANIELS SPECIAL USE REQUEST

Rev. Jim Daniels, agent or owner of property located at 4608 66th Street, also known as Parcel #0311-004-020-00 requests a special use permit to operate a church on this property.

Rev. Jim Daniels of Embody Christ Fellowship, a “sister” church of the First Reformed Church of Holland, explained that he is the pastor requesting special use of the Lamar Construction office building to be used for the start up of a new church. Rev. Daniels introduced attorney Jennifer Van Regenmorter and contractor Mark Schrottenboer. Rev. Daniels stated that this will be a start up church with a very small congregation.

Chairman Bob Cook opened for public hearing. No comment. **A motion was made by Linda Howell and seconded by Ed Stielstra to close the public hearing. UNANIMOUS DECISION – MOTION APPROVED**

Chairman Cook asked if there would be any changes to the building. Rev. Daniels stated that there would not be any changes other than paint and an updated sign. The congregation would like to begin morning services in mid to late July and also a single weeknight meeting (on Wednesdays). Bob Cook asked if there would be any outdoor services or activities. Rev. Daniels responded there would not be.

Al Dogger stated his only question was that of the parking and that information has been adequately provided.

Linda Howell asked for clarification of the sign renovation. Rev. Daniels stated the size would be roughly four to five feet wide using the existing posts with no neon lights or running messages. Linda also asked about additional lighting. The builder responded that the current lighting would be used and no additional lighting is planned.

Ed Stielstra expressed concern for future expansion. He would not like to see any new structures or additions to existing buildings. The applicant understands a new special use permit would be required for that, after another public hearing.

Bob Cook expressed concern over additional lighting and noise from outside activities that might disturb the neighboring property owners.

Attorney Bultje stated a report and resolution could be done or the minutes could include required findings and conditions based on verbal representations made tonight.

Following discussion, **a motion was made by Al Dogger and seconded by Linda Howell to approve the special request. The motion included findings that the application satisfied all of the standards in Section 7.02(e) and section 17.03 of the Zoning Ordinance. The motion included the conditions that the special use must comply with all of the application materials submitted by the applicant; the special use must comply with all of the verbal representations made in support of the application, as set forth in these minutes; the special use must comply with all federal, state, county and township laws, ordinances and regulations; and the applicant must submit to the Zoning Administrator a site plan, satisfactory to the Zoning Administrator, within 30 days, which shows the required detail for the sign, for parking, for lighting, and for such other requirements of the Zoning Administrator. UNANIMOUS DECISION – MOTION APPROVED**

Ed Stielstra expressed the concern for limited lighting to support conservation of the dark skies.

ARTICLE V. CITIZEN COMMENTS - None

Ellen Fitch of 3665 63rd Street asked for a draft copy of the Zoning Ordinance amendments being reviewed at next month's meeting.

ARTICLE VI. ADJOURNMENT

Chairman Bob Cook adjourned the meeting at 7:29 P.M.

RB090948