

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

October 7, 2009

ARTICLE I. CALL TO ORDER

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

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

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 2, 2009 meeting. Following discussion, **a motion was made by Bob Slikkers and seconded by Al Dogger to approve the minutes with the correction noted. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. ZONING ORDINANCE DISCUSSION

Chairman Cook stated the commissioners have been working to create guidelines for the zoning ordinance. Bob Cook proposed that commissioners review the work that has been done thus far and be prepared to discuss at the November meeting. Al Meshkin will compile and distribute the

updated notes.

#### ARTICLE IV. NEW BUSINESS

##### A. LUBBERS SPECIAL USE REQUEST

Mr. Daniel Lee Lubbers, owner or agent of property located at 4741 62<sup>nd</sup> Street, also known as Parcel #0311-001-025-10 requests a special use permit to construct an oversized accessory building on this property.

Mr. Daniel Lubbers explained that he would like to build a pole barn for personal items. Mr. Daniels provided an updated drawing depicting the 40 x 60 square foot steel structure. The drawing provided details of the structure door and window placements. It would be 12 foot walls with an average building height of 15'4" and 2,400 square feet of area.

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

Chairman Cook asked if the neighbors had any concerns. Mr. Lubbers responded that he has been in contact with the neighbors and there were no objections.

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

Al Dogger asked if there were any other out buildings. Mr. Lubbers stated that there are two smaller structures that are approximately 10 x 10 in size. He will probably remove those if he is able to build a larger building.

Linda Howell asked about the animals mentioned in the application. Mr. Lubbers responded that it would be used for domestic animals only for personal use. Al Meshkin noted that the setback for a structure housing large or small hoofed animals would require a 50 foot setback. Mr. Lubbers stated that he would only have dogs in the building.

Ed Stielstra asked if that setback applied to the building or fencing. Al Meshkin responded that it applies to the building only.

Bob Slikkers questioned the height. Al Meshkin responded that the ordinance allows for a maximum of 16 feet.

Mr. Lubbers asked if he could move the structure further south on the property to avoid the ditch area. He would like to make the setback less than 15 feet. Chairman Cook explained that he would

have to appeal to the Zoning Board for a setback of less than 15 feet.

Ed Stielstra asked if there would be a driveway to the barn. Mr. Lubbers explained that it would be a single lane going back to the barn with approximately 20 feet in front of the overhead doors. Ed asked if the neighbors' buildings were steel and brown in color. Mr. Lubbers stated that he would be using a very similar color.

Al Dogger questioned the details of the height. Al Meshkin stated that the height and rear setback had to match. If the height is 15'4", the setback would have to be at least that much. Mr. Lubbers stated that he would make the setback 15'4".

Following discussion, **a motion was made by Bob Slikkers and seconded by Linda Howell to approve the special use request contingent on it meeting the conditions according to the application, including a setback of no less than 15.4 feet and in accordance with the zoning ordinance, the standards in sections 17.03 and 14.09(f)(6), in accordance with all verbal representation made at this meeting and in compliance with all federal, state, county and township provisions. UNANIMOUS DECISION – MOTION APPROVED**

#### B. GIBSON CRC SPECIAL USE REQUEST

Gibson Christian Reformed Church, owner or agent of property located at 6486 140th Avenue, also known as Parcel #0311-027-009-00 requests a special use permit to construct a youth center on this property.

Chairman Cook opened for public hearing.

Don Van Huis of 4079 65<sup>th</sup> Street represented the Gibson CRC stating that the church requests permission to build a structure to house the youth groups of the congregation. The building would be used for activities for the youth groups and young adults. The building proposed is 2500 square feet, one story with no basement. The church owns enough property to allow for required setbacks.

Chairman Cook opened for public hearing. No comments or correspondence.

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

Chairman Cook asked for clarification of the property site. Don Van Huis explained that it is the area where a few older trees are currently being removed. The building will be aesthetically pleasing to the neighborhood.

Al Dogger asked if this would be a standalone building. Don Van Huis explained that it would be

separate from the current church.

Linda Howell asked about the septic field. Don Van Huis stated that there would be a separate well and septic system. Don provided a draft of the building floor plan and its placement on the property.

Chairman Cook asked what sized groups would be in attendance. Mr. Van Huis responded typically there are 10-15 participants in attendance at activities.

Following discussion, **a motion was made by Al Dogger and seconded by Ed Stielstra to approve the special use request contingent on it meeting the conditions according to the application and in accordance with the zoning ordinance, the standards in sections 6.02 and 17.03, in accordance with all verbal representation made at this meeting and in compliance with all federal, state, county and township provisions. UNANIMOUS DECISION – MOTION APPROVED**

#### C. FULGONI SITE PLAN REVIEW

John and Becky Fulgoni owners or agents of property located at 6732 Vandermuelen Road, also known as Parcel #0311-016-030-20, request approval for a site plan for a single family residence to be located on this property.

Mr. Murphy of Allegretti Architects, Inc. represented the Fulgoni family. He explained the request is for a single family dwelling. A DEQ permit has been approved. The proposed structure is 24 feet by 32 feet in size on a very steep lot. It is two stories with a walk-out basement and a screened porch out of the rear of the structure. The water/sewer plan has been approved by John Johnson of Allegan County. The client will be working towards LEED certification for the structure and it will not include a garage.

Ed Stielstra asked if parking area meets the requirements of the ordinance. Attorney Ron Bultje noted that two spaces are required and it has been met.

Following discussion, **a motion was made by Linda Howell and seconded by Al Dogger to approve the Fulgoni Site Plan request contingent on it meeting the criteria in Ordinance 14.24, based on the standards in that section, in accordance with all verbal representation made at this meeting, compliance with the application, county state, federal provisions, conditions and all DEQ requirements. UNANIMOUS DECISION – MOTION APPROVED**

#### ARTICLE V. CITIZEN COMMENTS

Bob Slikkers thanked the audience for staying for the entire meeting.

ARTICLE VI. ADJOURNMENT

**A motion was made by Ed Stielstra and seconded by Al Dogger to adjourn the meeting at 7:32 P.M. UNANIMOUS DECISION – MOTION APPROVED**