

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

February 3, 2010

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, 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 January 6, 2010 meeting. Following discussion, **a motion was made by Linda Howell and seconded by Ed Stielstra to approve the minutes as written. 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 opened discussion on guidelines suggested for the ordinance. The discussion addressed the section on Landscaping and Screening (f).

Linda Howell questioned the requirement for ground cover. It was agreed that the requirement would be excluded. There will be no percentage given per single species. The tree requirement will

be altered to allow for a two year growing season versus specific size. The title of the chart will be changed to address the true requirements of all plants and not just screening. A portion of (f) 2. will be eliminated due to redundancy.

Buffer Standards (g) had minor grammatical corrections. The third paragraph and the chart were eliminated leaving only the first two paragraphs in this section.

The Zoning Ordinance chapter for Parking will be reviewed and rewritten. These guidelines will not include parking requirements. Loading, Storage and Service Area Screening (i) had one change to specify “commercial” vehicles.

Storm Water Management Pond Landscaping (j) the last sentence under 1. will be removed. Under section 2. Bob suggested rewording the paragraph to require fencing to address potential safety issues. Ron Bultje noted that Section 14.17 addresses pond issues overall and it would apply to this situation. Ed Stielstra questioned the changing water levels of a retention pond. Ron suggested leaving it somewhat vague to allow for review should the situation arise. Linda reviewed the ordinance on fencing around ponds which reverts back to the zoning inspector and/or Township Manager. Item 3. will be removed and replaced with item 4.

Right of Way Landscaping (k) under 1. b. will allow for the developer to determine the condition of the present trees.

Items 2. and 3. will be eliminated. Landscaping of Yards (l) will exclude the second sentence. Modification of Landscape Requirements (m) will remain as written.

Parking section information will be used for reference in the review of the current Parking Ordinance.

The section on Signs will also be used for reference in the review of the current Signs Ordinance.

The Commission will continue the review at the April meeting. There will not be a March meeting due to the unavailability of a quorum.

Discussion occurred relative to a memorial for Al Dogger who passed away yesterday.

ARTICLE IV. NEW BUSINESS - None

ARTICLE V. CITIZEN COMMENTS - None

ARTICLE VI. ADJOURNMENT

A motion was made by Bob Slikkers and seconded by Ed Stielstra to adjourn the meeting at 8:09 P.M. UNANIMOUS DECISION – MOTION APPROVED