

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

May 5, 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, Linda Howell, Bob Slikkers,  
Randy Becksvoort

MEMBERS ABSENT: Ed Stielstra

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 February 3, 2010 meeting. Following discussion, **a motion was made by Bob Slikkers and seconded by Linda Howell to approve the minutes as written. UNANIMOUS DECISION – MOTION APPROVED**

Chairman Cook introduced and welcomed new Board member Randy Becksvoort.

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 explained that after the last meeting the guidelines for the commercial portion have been discussed and amended. The discussion will now turn to the mixed use district. Once the

guidelines are addressed, the ordinances will be reviewed with the guidelines incorporated. Tonight we have the draft of the ordinance prepared by Mc Kenna and Associates for the mixed use commercial guidelines. It was decided to call it “mixed use district”. Linda Howell suggested eliminating the word zoning. Bob Slikkers asked if we are creating a separate zoning and ordinance for this section. Ron Bultje responded that we would have to identify the sections this applies to. Bob Cook stated that these guidelines would apply to this Blue Star Corridor only. The section on Use Regulation has been eliminated.

The section on Required Conditions will address the building designs. This section will be in the zoning ordinance and eliminated from the guidelines.

All section introductions will have uniform verbiage and the bullet points in each section will be edited in the same manner as is in the commercial highway.

The section on the Building Design and Unique Architecture will be eliminated.

Under General Requirements, the Architectural Standards will vary from the commercial and industrial uses. The mixed use district guidelines will be based on intended use. Bob Cook suggested that the architectural standards for the residential district can be the same as the commercial district. Al Meshkin stated that the highway commercial guidelines should apply to the mixed use district as well, which could exclude the residential. Bob suggested a different set of guidelines for the industrial. Ron Bultje suggested that screening will apply to industrial guidelines, architectural standards for mixed use and residential will not have such guidelines. This is well defined and defensible.

The Public Facades, Public Entrances and Roof Design items will not apply to the mixed used district. Bob Slikkers suggested the entire section on standards for exteriors be eliminated.

Bob Cook suggested that the Landscaping and Screening Standards for highway commercial apply to commercial as well. The same amendments will be addressed to the industrial where applicable. Ron cautioned that not all verbiage removed from the highway commercial may apply to the industrial district. Under Existing Vegetation, the edited version will apply. The Plant Material Requirements will apply as edited for the highway commercial. Al Meshkin suggested reviewing the original Buffer Standards for the industrial requirements and include the table, which is more applicable for industrial uses. The table will be amended to address industrial use only. Ron reiterated that the standards will address any negative impacts to the surrounding parcels. Al suggested this level of detail be included in the ordinance. The consensus is that the Buffer Requirements for highway commercial will be used for the industrial district.

The section on Parking Lot Landscaping will be addressed separately in the ordinance thus eliminating this section from the guidelines.

The Right of Way Landscaping will be as edited for highway commercial district.

The Landscaping of Yards will not include the minimum distance for tree planting. Signs and Parking will be addressed in the zoning ordinances.

Al Meshkin confirmed that the document for both highway commercial and industrial will be the same document with the exception of General Requirements. These guidelines do not apply to residential single-family use.

Al will revise the document for the next meeting. The next agenda will also include the question of an accessory building without the principal residence in existence addressed in Section 14.09.

Ron Bultje explained that the Zoning Ordinance will cease to exist as is and will be a Zoning Chapter in the Code of Ordinances. A public hearing must held in order for the Township Board to approve this adoption. This will be on the June agenda. There will be a request for a zoning map change pertaining near the split of the two highways. This will also require a public hearing at the next meeting.

ARTICLE IV. NEW BUSINESS - None

ARTICLE V. CITIZEN COMMENTS - None

ARTICLE VI. ADJOURNMENT

**A motion was made by Bob Slikkers and seconded by Linda Howell to adjourn the meeting at 8:04 P.M. UNANIMOUS DECISION – MOTION APPROVED**