

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

July 7, 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, Ed Stielstra

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 June 2, 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**

ARTICLE III. OLD BUSINESS

A. ZONING ORDINANCE DISCUSSION

Chairman Cook explained that the current document is the amended draft prepared by Township Attorney Ron Bultje as a result of the May 5, 2010 meeting discussion.

Chairman Cook suggested one change under A.1. Facades. He asked that the word “windows” be excluded from the verbiage. This is the only change noted to the amendment.

Ron Bultje confirmed that this document will work with the new divisions of the zoning code, C-3 Highway Commercial, C-4 Mixed Use Business and rewrites of the signage and parking divisions.

Al Meshkin suggested addressing the C-3 first before C-4. Ron will get a draft to the commissioners one week prior to the August 4 meeting.

#### ARTICLE IV. NEW BUSINESS

##### A. EDEWAARD SPECIAL USE REQUEST

Ms. Jodie Edewaard, owner or agent of property located at 6035 145<sup>th</sup> Avenue, that being tax parcel #0311-012-025-60 requests a special use permit to operate a one chair salon home occupation from this address.

Ms. Jodie Edewaard explained that she and her husband are intending to purchase the home at 6035 145<sup>th</sup> Avenue contingent on the approval of the special use permit to operate a one chair salon in the home. She works Monday through Friday, mostly Mondays and Tuesdays, with a last appointment at 5:30 p.m. She is not open to the general public, service will be by appointment only, one client at a time.

Chairman Bob Cook opened for public hearing. No comments from the audience.

Al Meshkin read two letters of support, one by Greg and Jeanette Barry of 6031 145<sup>th</sup> Avenue and another by Jon and Linda Van Lente of 6048 145<sup>th</sup> Avenue.

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

Ed Stielstra confirmed that the application is applicable for her employment only and there would not be additional employees. Ms. Edewaard assured the Board that she would be the sole operator with no additional employees.

Following discussion, **a motion was made by Ed Stielstra and seconded by Linda Howell to approve the Edewaard Special Use Request contingent on it meeting the criteria noted in sections 5.02(g) and 17.03, the standards in those sections, and compliance with the application and all federal, state, county and township provisions and the verbal representation provided at this meeting. UNANIMOUS DECISION – MOTION APPROVED**

##### B. PUBLIC HEARING ON TEWS PROPERTY REZONING REQUEST

Herbert A. and Karen V. Tews, owners or agents of properties located at 6440 and 6446 Island Lake Road, also known as Parcels #0311-034-043-00 and 0311-034-062-00, requests a rezoning of part of parcel #0311-034-043-00 to R-2 from R-1.

Karen Tews explained that she has requested rezoning of the property she has owned for 20 years, only recently finding out recently that it had two different zonings. She has acquired an additional parcel next to this parcel and it is zoned R-2. She would like the portion of the parcel that is currently R-1 be rezoned to R-2 to be consistent with the newly acquired property and in accord with the other properties in the area.

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

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

Bob Cook stated that the master plan for this area is R-2 zoning. There are just a couple parcels zoned R-1 besides the Tews property. Bob asked Ms. Tews if she had any plans to develop this property. She responded she does not have any plans for development.

Ed Stielstra asked if the parcels would be combined as one. Ms. Tews stated that she would not be combining the parcels.

Following discussion, **a motion was made by Bob Slikkers and seconded by Randy Becksvoort to make recommendation to the Township Board for approval of the Tews Property Rezoning Request based on the reasoning given in the application. The reasons are consistent with the master plan, consistent with other uses in the area and this rezoning would correct the split zoning of the parcels. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. CITIZEN COMMENTS - None

ARTICLE VI. ADJOURNMENT

**A motion was made by Linda Howell and seconded by Ed Stielstra to adjourn the meeting at 7:19 P.M. UNANIMOUS DECISION – MOTION APPROVED**