

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

January 4, 2017

ARTICLE I. CALL TO ORDER

Vice Chairman Bob Slikkers called the Planning Commission meeting to order at 7:00 p.m.

MEMBERS PRESENT: Bob Slikkers, Linda Howell, Randy Becksvoort, Jim Lorence
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 December 7, 2016 meeting. **A motion was made by Howell and seconded by Lorence to approve the minutes with correction to Article IV. B. adding paragraph 10; C. paragraph 2 to correct 61st and 147th Streets. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. ELECTION OF OFFICERS

Vice Chairman Slikkers opened for discussion. Meshkin confirmed that Chairman Bob Cook's letter of resignation had been accepted with regret by the township board in December. Lorence suggested that formal recognition of appreciation be expressed for Cook's time served. Meshkin will suggest that Hofmeyer include it in the next township newsletter.

A motion was made by Becksvoort and seconded by Howell to nominate Slikkers as Chairman of the Planning Commission and close the nominations. **Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

A motion was made by Lorence and seconded by Howell to nominate Becksvoort as Vice Chairman of the Planning Commission and close the nominations. **Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

A motion was made by Slikkers and seconded by Becksvoort to nominate Howell as Secretary of the Planning Commission and close the nominations. **Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE IV. OLD BUSINESS

A. REVIEW OF MASTER PLAN

Following the suggestion made by Chair Slikkers, **a motion was made by Howell and seconded by Becksvoort to set special meetings in March and April to review the Master Plan. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED.** Meshkin will send out several dates to the commissioners as options for the special meetings.

B. WEST WIND VILLAGE PLANNED UNIT DEVELOPMENT REQUEST

West Wind Village Development LLC, owner or agent of property located in the northwest ¼ section one of Laketown Township, that being tax parcel #0311-001-031-00 and #0311-001-030-00, requests approval of a 67 unit condominium on this property.

Kelly Cavanaugh of Nederveld represented developer Cal Prins and reviewed the proposed changes as outlined in the submitted document. Highlights of the updates are: 1) Adding an existing conditions plan to the plan set; 2) Updating the parcel description including addressing a property line adjustment that is needed; 3) Showing calculations for gross open space and net open space within the narrative; 4) Updating the site plan with field collected topographical data at one foot contours; 5) Updating the proximity of the proposed sanitary sewer connection to the existing condominium to a minimum distance of 20 feet; 6) Updating hydrant locations and adding one to the plan per the Fire Chief's comments; 7) The addition of road names on all proposed roads; 8) Pending details of proposed drive entrances for both 147th Avenue and 61st Street. Cavanaugh is seeking recommendation for resolution to be drafted for the project.

Slikkers asked for commissioners' comments. Becksvoort stated that he is happy to see concerns of the drainage addressed and resident Ryan Bosscher commented that he is satisfied with drainage plan. Howell asked about lighting and Cavanaugh responded that it would follow the requirements of the township with downward lighting and internal shield. Howell suggested installing a "Hidden Drive" caution sign on 147th Avenue. Lorence had no further comments. Slikkers asked Chief Den Bleyker if he was satisfied with the explanation given in Item 4. of the Narrative regarding the water main looped along 147th Avenue. Den Bleyker is satisfied but asked that Cavanaugh provide the calculations from the HBPW. Slikkers commented that he is satisfied with Item 6. e. of the Narrative regarding the setbacks. Cavanaugh commented that the building envelope will allow for units to shift slightly but will remain within the allowable distance. Slikkers felt there are not enough trees inside of the development and asked that it be reviewed and Prins responded there would be more on the inside than the outside but it meets the requirement

to shield the exterior. Slikkers asked about common activity areas and Cavanaugh responded that the open green space as indicated would be the only common shared spaces, there would not be a recreation center or pool as the value is in the passive green space and ponds.

Bultje asked for the final plans when ready in order to incorporate all details into the resolution draft.

Following discussion, **a motion was made by Howell and seconded by Becksvort to request Township Attorney Bultje prepare a resolution and report for review at the next meeting. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. NEW BUSINESS

A. PUBLIC HEARING ON ZONING TEXT AMENDMENT

Vice Chairman Slikkers explained the Zoning Text Amendment specifically pertaining to preliminary site plans and parking facilities and pertaining to an effective date.

Vice Chairman Slikkers opened the public hearing.

Jim Brown represented RPE Trust stating this 25 foot parking restriction has been problematic for his client and he supports the amendment.

Following discussion, **a motion was made by Becksvort and seconded by Lorence to close the public hearing. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Slikkers opened to the commissioners for questions. No further comments.

Following discussion, **a motion was made by Lorence and seconded by Howell to recommend to the Township Board approval of the Zoning Text Amendment specific to Section 38-676(3). Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE VI. CITIZEN COMMENTS – No comments.

ARTICLE VII. ADJOURNMENT

A motion was made by Becksvort and seconded by Lorence to adjourn the meeting at 7:29p.m. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED