

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

JANUARY 6, 2021

ARTICLE I. CALL TO ORDER

Chairman Becksvoort called the Planning Commission meeting to order at 7:02 p.m.

MEMBERS PRESENT: Dick Becker (Zoom), Jim Johnson (Zoom), Randy Becksvoort; Chad Nienhuis (Zoom).

MEMBERS ABSENT: Marcia Perry

STAFF PRESENT: Al Meshkin -- Township Manager
Ron Bultje – Township Attorney (Zoom)
Jim Hayden – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The commission reviewed and approved the minutes of the Dec. 2, 2020, meeting, with addition by Perry via email to Article IV, New Business, Item C: HOLLAND CHRISTIAN SCHOOLS SPECIAL USE REQUEST, making her comment: “Perry was concerned about buses idling and was surprised the site is already being used and that she had encountered a fire that had been left unsupervised and still burning when she made her site visit.”

Motion by Becker, second by Johnson, to approve the minutes as amended.

UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

ARTICLE III. OLD BUSINESS

A. CRUM SPECIAL USE REQUEST – No one present

ARTICLE IV. NEW BUSINESS

A. HAWORTH SITE PLAN REVIEW

Mike Schaap Builders who was present via Zoom presented documents for a site plan review for 4634 Sailview Drive, Holland, parcel # 0311-410-014-00 Section # 4, zoned R-2 residential.

The commission discussed the plans. Becksvoort noted the project had all the necessary state permits including those need for critical dune area and that he had no concerns.

Johnson noted he visited the location and the driveway was at “an interesting angle” from the street. Schaap said the driveway entrance is being squared-off.

Nienhuis had no concerns. Becker had no concerns.

Motion by Nienhuis, second by Johnson, to approve the site plan as presented in writing and verbally with compliance with sections 38.487 and 38.65 of the Zoning Code, and in compliance with all applicable federal, state (including the Department of Environment, Great Lakes and Energy permits), and township laws. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

B. RAPSON SPECIAL USE REQUEST

The commission discussed a special use proposal from Mark Rapson, 6090 146th Ave., Holland, for that property at parcel # 0311-012-014-11, zoned R-2, for a pole building for storage of family boats, vehicles and snowmobiles. The barn dimensions are 40 feet by 60 feet by 16 feet for a total of 2,400 square feet. The building is 200 square feet over the allotted amount. Amy Rapson was present via Zoom and confirmed the barn was for personal use.

Becksvoort opened the public hearing at 7:13 p.m. No comments.

Motion by Nienhuis, second by Becker, to close the public hearing at 7:14 p.m. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

The commission discussed the proposal. Rapson said the barn will be metal and reflect the house design with a paved pad in front of the two garage doors. She was not sure if the driveway would be paved. Graafschap Fire Department Chief Doug DenBleyker requested the driveway be at least 12 feet wide to accommodate emergency vehicles. Rapson agreed to make it at least 12 feet wide. Nienhuis asked if they planned to run a business out of the barn. Rapson said the barn would only be used for storage and no business would be run out of the barn.

Motion by Johnson, second by Becker, to approve the special use for the property at 6090 146th Ave. in compliance with sections 38-471(6), 38-91 and 38-65 of the Zoning Code, in compliance with the submitted application, verbal representation and all applicable federal, state and township laws, that the facility not be used as a homebased business and that full consideration be given at a 12-foot driveway. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

C. TONER SPECIAL USE REQUEST

The commission discussed the special use request from John and Tara Toner, 6188 Standing Stone Drive, Holland, parcel # 0311-342-018-00, zoned R-1 Rural Estate District, for an accessory building for the storage of a motor home, baseball batting/pitching tunnel for children and additional workspace. The special use request is for location of the structure, additional square footage and height. Tara Toner was present via Zoom.

Becksvoort opened the public hearing at 7:31 p.m. Kevin Phillips, 6179 Standing Stone Drive, Holland: Plan is tasteful and supports project.

Motion by Johnson, second by Becker, to close the public hearing at 7:32 p.m. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

Nienhuis asked if any homebased business was to be done from the structure. Toner said the site would not be used for a business.

Johnson asked about trees. Toner said the barn will be constructed with a minimal removal of trees. Johnson asked that the proposed driveway, which comes off the main driveway, be 12- to 14-feet wide to accommodate emergency vehicles. Fire chief supported.

Becker liked design and wanted as many trees as possible replaced.

Motion by Nienhuis, second by Johnson, to approve the special use requests for the property at 6188 Standing Stone Drive in compliance with sections 38-65, 38-91, 38-471(6) and 38-71(2) of the Zoning Code, in compliance with the submitted application, verbal representation and all applicable laws at the federal, state and township levels, that the facility not be used as a homebased business, the driveway be 12-feet wide and trees be replaced for minimum visibility from the road. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

After the motion passed, Becksvoort advised Toner to have surveyor set the building because it is close to the lot line.

ARTICLE V. CITIZEN COMMENTS -- None

ARTICLE VI. ADJOURNMENT

Motion by Johnson, second by Becker, to adjourn the meeting at 7:47 p.m. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.