

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

REGULAR MEETING
February 6, 2019

ARTICLE I. CALL TO ORDER

Chair James Lorence called the Planning Commission meeting to order at 7:00 p.m.

MEMBERS PRESENT: James Lorence, Randy Becksvort,
Marcia Perry, Linda Howell
MEMBERS ABSENT: Dick Becker
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 2, 2019 meeting. **A motion was made by Becksvort and seconded by Howell to approve the minutes as corrected. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. DARBY PLANNED UNIT DEVELOPMENT REQUEST

Mr. Dick Darby, owner or agent of property located in Section 35 of Laketown Township, that being tax parcels #0311-035-018-20, #0311-035-018-30, #0311-035-021-00 and #0311-035-029-00, requests approval to develop a commercial planned unit development on these parcels. There is no update on this item.

B. ZONING TEXT AMENDMENT DISCUSSION

Lorence asked commissioners for comments regarding accessory dwelling units to primary dwellings. Perry was in agreement with the 5 acre threshold. Howell confirmed that if there is a request for additional square footage that would come before the Planning Commission. Bultje expressed concern with “by right” condition which could turn every R-1 zoned parcel into two

dwellings. Meshkin noted that the fire chief also had concern about placement of the second dwelling. Howell asked if the application should indicate rental status. Bultje and Meshkin said that will likely happen as part of the application review process.

Lorence asked for commissioner comments on prohibition of marihuana establishments. Becksvoort questioned the lengthy verbiage of item (2) and Bultje explained it is the language of the act.

Following discussion, **a motion was made by Becksvoort and seconded by Howell to recommend that a public hearing be set for the Zoning Text Amendment. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE IV. NEW BUSINESS

A. LAMAR SPECIAL USE REQUEST

Ross Lamar, owner or agent of property located at 6339 145th Avenue, Holland, MI, that being tax parcel 0311-011-023-30, request a special use permit to build an over-size accessory building on this parcel.

Ross Lamar of 6339 145th Avenue explained that his request is to exceed the allowable height of an accessory building. He would like to put a loft in the building for toy storage and family activities.

Lorence opened for public hearing. No comments or correspondence.

A motion was made by Perry and seconded by Becksvoort to close the public hearing. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

Perry asked if there is a particular use for the second story. Lamar said it is for toy storage and entertainment but not equipped for overnight lodging. Becksvoort said his concern was in regards to living quarters and he commended Lamar on the nice plan and design of the building. Howell asked to confirm that no business would be conducted and Lamar advised it would be for personal use only.

Following discussion, **a motion was made by Becksvoort and seconded by Howell to approve the Lamar Special Use Request for an oversized accessory building, based upon consideration of the special use standards in Section 38-471(6) and Section 38-91, and the site plan standards in Section 38-65. The conditions of approval are compliance with the application; compliance with federal, state, county, and Township laws and ordinances; and with the written and verbal representation at this meeting. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

B. BOSGRAAF HOMES P.U.D. REQUEST

Bosgraaf Homes, owner or agent of property located at 4612 66th Street, Holland, MI 49423, that being tax parcel #0311-004-020-20, requests approval of a 10 unit planned unit development on this parcel.

Mike Bosgraaf of 706 Goldenrod Avenue and Mike Bakker of Nederveld Engineering explained that the parcel was formerly a commercial site and now rezoned residential. The drive is shared with joint easements and he has been in contact with homeowners. The existing commercial building will be removed. The property has been surveyed; soil testing has been; Allegan County advised they have no issue with the proposed septic. The proposal is to build 10 single-family detached condominiums, similar to Bay Meadow Cottages Association. Homes on lots 1, 2, 3, 4 and 10 would be built on slabs and the remaining lots toward the back of the parcel would be walk-outs. The lots and road would be picked up slightly for proper drainage and green space requirements will be met. This would be a private road and the development would be maintained by the association. The exterior may be mid-century modern or traditional cottage. Bakker said from a zoning perspective this fits with surrounding parcels. Work has begun with Allegan County Health Department regarding the sanitary disposal system and all required storm water management. Meshkin asked about the road right of way. Bakker said the whole parcel is 8 acres which would allow for approximately 15 units but the proposal is for 10 with allowance for one more unit with a 30-foot easement at the end of the cul-de-sac. Bultje asked if the property on the other side of the creek will be in the P.U.D. and Bakker said no but it could be.

Lorence opened for public hearing.

Jon Cusack of 4608 66th Street commented that he agrees that people should be able to do what they want with their property but is concerned because this is adjacent to his property and will require more easement. He questioned what it would do to his setbacks, soil erosion and drainage on his property.

Lorence expressed appreciation for those who have written letters to the board.

Sam Martin of 4596 Audubon Road said their parcel is just south and also own a parcel to the west. Martin questioned the calculation used for the green space and also noted that Kelly Creek is a natural feature to the parcel which runs thru his property. It is an inter-county drain with fast running water which would be a concern for children playing in the area.

Michelle DenHartigh of 4604 66th Street said she lives next door and she also questioned the calculation of the green space. She also asked what target market is intended, is it geared toward families or empty nesters, noting those are two very different types of neighbors. DenHartigh is concerned that the development is not harmonious with the neighborhood and also concerned about the septic system. She prefers to maintain a rural characteristic to the township.

Thomas Arendshorst of 6650 Kelly Creek Drive said he is adjacent to the proposed project and he

is concerned about the incomplete application asking that further research be done and more information be provided.

Emails and letters of concern and opposition were received from Michelle DenHartigh and Paul DenHartigh of 4604 66th Street; William and Krista Seabolt; Thomas Arendshorst; Sam and Jean Martin; Shawn and Diane Arnold; Chief DenBleyker submitted a plan for hydrant locations and road width for apparatus access.

A motion was made by Becksvoort and seconded by Howell to close the public hearing. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

Perry commented on the purchase agreement indicated 14 sites versus 10 proposed; Bosgraaf said we will not meet the 14 lots and it is my contingency plan. Perry questioned the relationship of the back part of the parcel to the front; green space; plans for easement and asked who Bosgraaf expected to inhabit the development. Bosgraaf responded the target is 55 and older with high end condos at \$400-\$500,000 or higher.

Becksvoort stated there was nothing noted about street lights or signs; septic system is a concern; where will the drain fields be; Bakker said they are represented on the drawing in the boxes, the size is based on the soil type and number of bedrooms in the unit; Bosgraaf said they met Allegan County requirements and do not anticipate issues. Becksvoort asked how far away municipal sewer is and Meshkin responded Forest Lane off 146th Avenue. Becksvoort expressed concern regarding the easement and access for emergency vehicles to the back lot. Meshkin said the easiest thing is make it part of the P.U.D. or a future expansion would be an amendment to the P.U.D.

Howell mentioned the lack of signage and lighting on the plan; questioned where the drain fields would be; easement to the end parcel to the west and sufficient load bearing bridge; drainage affecting the neighbor's driveway and setbacks.

Lorence said on the drawing indicates that the trees are planted on top of the drain field. Bosgraaf said they are on the existing trees and will try to leave as many as possible in place.

Lorence asked Chief DenBleyker for comment. DenBleyker said there will be a need for support on the bridge for a truck and asked how deep is it past the creek edge to back lot line; ability to get water back there or hydrant system. Bosgraaf said the municipal water would be extended.

Becksvoort asked about the street being a private road, can it change from private to public. Meshkin responded for a development this size, it would remain private and maintained by the association.

Following discussion, **a motion was made by Perry and seconded by Howell to table the request until further information is available from the developer. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. CITIZEN COMMENTS

Arendshorst asked if this is the end of the public comments for this item. Bultje responded that every public meeting provides opportunity for public comment that is taken into consideration by the Commissioners.

Michelle DenHartigh said comments at the end of the meeting are too late.

Bultje said when plans for a request are changed significantly an allowance for public hearing is given before action is taken. DenHartigh said once the public hearing is closed, she can no longer speak and Meshkin said the legal requirements are met in doing so. Lorence added that comments can also be submitted via email or letters and he recommended that residents attend the meetings to voice their concerns. Updates to the developer's request are also available at the township office.

DenHartigh asked about the status of the master plan and Meshkin said we continue to review the chapters. Howell added the updates are available on the Fresh Coast Planning website.

ARTICLE VI. ADJOURNMENT

A motion was made by Becksvoort and seconded by Howell to adjourn the meeting at 8:15 p.m. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED