

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

February 7, 2018

ARTICLE I. CALL TO ORDER

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

MEMBERS PRESENT: Bob Slikkers, Randy Becksvoort, Jim Lorence,
Marcia Perry, Linda Howell

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 January 3, 2018 meeting. **A motion was made by Howell and seconded by Becksvoort to approve the as written. Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. REVIEW OF NEW SUBMITTALS FROM PLANNING CONSULTANTS

Slikkers reviewed the two resubmittals from Fresh Coast Planning and McKenna & Associates. Following discussion, **a motion was made by Becksvoort and seconded by Lorence to make recommendation to the Township Board to approve Fresh Coast Planning as consultants for the Township Master Plan project. Slikkers called for a vote on the motion. 4 to 1 vote, Perry dissenting - MOTION APPROVED**

B. DARBY PLANNED UNIT DEVELOPMENT REQUEST

Mr. Dick Darby, owner or agent of property located 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.

ARTICLE IV. NEW BUSINESS

A. INDIAN PIPE LOT COMBINATION

Peter Schmidt of Varnum Law represented Indian Pipe II, LLC in its request to combine Units 8 and 9 of the project into a single residential building site. Schmidt stated that the developer would also like to reserve the right to revert back to the first amended plan should the sale not be completed.

Meshkin asked for clarification of a change in building footprint and if the prospective buyer would construct over the property line between the two lots.

Following discussion, **a motion was made by Howell and seconded by Becksvoort to approve the Indian Pipe Lot Combination revised site plan amendment dated December 19, 2017 subject to all of the prior findings in the first site plan amendment dated July 9, 2008 and its findings, conditions and other documentation completed to reflect this change. All construction must comply with township zoning setbacks. The final master deed must be completed within one year or the approval will revert back to the first revised site plan approval. Chair Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

B. PASTOR BENSON SPECIAL USE REQUEST REVIEW

Slikkers explained that this is a review of the previously approved special use permit to ensure that all conditions of the approval for the dog boarding facility operation are being followed. Planning Commission member Marcia Perry lives within the 300' public notice area. She recused herself and took a seat in the audience.

Slikkers opened for public hearing

Marcia Perry of 6248 Blue Star Highway stated that she is the closest neighbor and she has seen no negative impact, feels it is working well and fits in with the neighborhood.

Richard Geiger of 6353 136th Avenue expressed concern about early morning barking and excessive lighting. He also does not believe that the gate is being used as required.

Pastor explained that their personal dogs are fed early in the morning and there may be some barking when the dogs are going from the house to the pole barn. Benson said they would be willing to redirect the lighting in the back yard. Pastor also reported having installed surveillance cameras and requested that future complaints include the date, time and duration of the issue so the tape can be reviewed for accuracy.

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

Slikkers asked for comments from the commissioners. Lorence stated that all dogs bark and can be controlled within reason to be a good neighbor. Becksvoort appreciated Benson's willingness to work with the lighting. Howell noted that Item 3. (d) of the report does allow the Township to impose additional conditions as circumstances make such additional conditions reasonably necessary to achieve the purposes of the Code of Ordinances. To her knowledge no complaints have been submitted to the Township Office.

Following discussion, a motion was made by Becksvoort and seconded by Howell to approve the Pastor Benson Special Use Permit as approved subject to compliance with the previously approved resolution and report as prepared by the Township Attorney and verbal representations made this evening. Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

C. WATSON SPECIAL USE REQUEST

Mr. Ben Watson, owner or agent of property located at 6696 South Cherry, Holland MI 49423, that being tax parcel #0311-440-001-00, requests a special use permit to build an oversize accessory building.

Watson and his builder Vander Muelen explained the proposed project. The renovation will include a lower level for storage and workshop; the upper level will be used for a studio office to include a small bathroom. The renovations will not exceed the current footprint but will exceed the current height allowed without obstructing views of the neighbors. Proper applications have been submitted to the DEQ.

Slikkers opened the public hearing. No comments or correspondence.

Slikkers asked the commissioners for comments. Howell clarified that there would not be living space on the upper level and Vander Muelen confirmed it would not be a bedroom and it would not be used as living space. Lorence felt the proposal was well done. Becksvoort asked for clarification of the stairway to the second level.

Following discussion, a motion was made by Becksvoort and seconded by Lorence to approve the Watson Special Use Request based upon it being in compliance with the factors in Sections 38-471(6)(f) and 38-91, and with final site plan requirements in Section 38-64; subject to the conditions of compliance with the application submitted; compliance with all federal, state, county and Township laws and ordinances; and compliance with the written and verbal representations provided by the applicant at this meeting and recorded in the minutes. Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

ARTICLE V. CITIZEN COMMENTS

Diana Sandoval of 6155 Blue Star Highway provided the commissioners with information about Compassion Club, a medical marijuana provider/grower establishment. Sandoval asked that the township comply with the current state laws to approve her current business model. She provides services to many patients in need and works closely with physicians at Spectrum to ensure patients are receiving the proper dosage needed for their medical condition. Sandoval is a caretaker and organic grower.

Slikkers explained that the state laws do not require the township include such establishments in their zoning ordinances. The Planning Commission oversees the use of property as it pertains to the zoning ordinances. Meshkin asked for clarification of the business. A recommendation was made to Sandoval to attend the Township Board meeting on February 14 using the Citizen Comment portion of the agenda to further discuss with the Board.

ARTICLE VI. ADJOURNMENT

A motion was made by Becksvoort seconded by Perry to adjourn the meeting at 8:25 p.m. Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED