

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

March 1, 2017

ARTICLE I. CALL TO ORDER

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, David Weishaar
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 February 1, 2017 meeting. **A motion was made by Howell and seconded by Becksvoort to approve the minutes as written. Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS - None

ARTICLE IV. NEW BUSINESS

A. KURCZEWSKI SITE PLAN REVIEW

David Kurczewski, owner or agent of property located at 6641 142nd Street, Holland, MI, that being tax parcel #0311-016-032-10, requests site plan approval to construct a single family cottage on this parcel.

Ross Lamar of CL Construction explained this will be a vacation home for the property owner. Septic and DEQ permits have been obtained. No issues with the neighboring residents have been expressed.

Slikkers explained that a site plan does not require a public hearing but due to the proximity to critical dunes, the site plan must be approved. Slikkers asked commissioners for comments/concerns. There were no questions/concerns.

Following discussion, **a motion was made by Becksvoort and seconded by Howell to approve the Kurczewski site plan for a single family cottage contingent on it being in compliance with provisions put forth in 38.487 critical dunes, 38.65 site plan standards, compliance with the application submitted, compliance with all federal, state, county and township laws and ordinances and the written and verbal representation provided at this meeting and in the minutes. Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

B. WEST WIND LAKE ESTATES 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 #0311-001-021-00, #0311-001-024-00, #0311-001-026-00, #0311-001-030-00 and #0311-001-031-11, requests approval of an 81 lot planned unit development on this property. This development will be known as West Wind Lake Estates.

Kelly Kuiper of Nederveld Engineering and West Wind Village LLC explained that the same developer but there will be different builders for this phase of the project. This phase will be entirely single-family units with some varied lot sizes. The green space requirements have been met which will be passive open spaces versus active with significant open space at the entrance of the development. A lot of care has been taken to buffer the property lines on 147th Avenue and 62nd Street. There will be trees on the north property line by the apartment complex. Due to the topography a berm was not feasible. The eyebrow feature lots will be on private roads but the rest will be public roads, which has been approved by the Allegan County Road Commission. Public utilities from 62nd Street with the appropriate storm drain system will be installed. For the record, the Drain Commission Office requires the drain rate to be lower than pre-development rate. Bouwman Builders will be the builder for this development. Overall, this is a high quality development that meets the requirements of the P.U.D., is in character of the area and the Master Plan.

Slikkers opened for public hearing. Meshkin reported that no written correspondence had been received.

Ryan Bosscher of 976 Laketown Drive stated that he distributed the information on the development to all condo residents and received no negative comments. He likes the large open spaces, ponds, application of the trees to buffer the condo association and appreciates that most roads will be public with sidewalks. He is not a huge fan of the eyebrow roads and asked if there will be more lighting on 147th Avenue and 62nd Street. Fiber optics had not been mentioned but he hopes the developer will work with HBPW and Laketown to extend it to this development. Overall, he feels it is a good fit for the township.

Mike Short of 810 Myrtle Avenue presented a wetland map and expressed concern about the loss of wetlands in Laketown and the affect this development might have as the acreage has declined by 50%. Considering this area is part of the Macatawa Watershed and the north end of this property is the wettest area where the most loss will take place and also where the highest density is. Short asked if Nancy Havlik is the owner of the property, what her relationship is with West Wind Village and if equitable interests were not disclosed. The tax property records still show Havlik. A rough estimate is there are 15-20 acres of wetlands on this property; concern for loss of wetland and water issues for neighbors; does it have to be lost?

Jeff Johnson of 6149 147th Avenue said the proposed development borders three sides of his property. He expressed considerable concern regarding drainage and his well water. The single-family homes, green space and sidewalks will be nice be he has concerns and he would like to see more details on the proposed development, particularly the homes that will border his lot. He spoke specifically of Lots 33 and 34 to the east of his property. Assuming Scott Chandler of Space Source offered these lots to him for sale he would ask the commissioners not to approve that area of the development. The topographical maps look that the development will be sloped down but his driveway is 6 to 8 feet higher than what is shown on the map. It is quite wet in that area and the previous owner tried to remedy it with tiles in the past but was not successful. Short would like to see more detail on the drainage and landscaping buffer. It appears that there are only three trees on the south border. He also expressed concern about the entrance drive which is indicated to be 30 feet from his driveway. He appreciates what the developer has done but he has concerns.

Ross Lamar of 145th Avenue voiced concern with the pond and if there is an overflow it will be a problem for the neighbors because the drain system will not support it.

Steve Heerspink of 1124 Ardmore Street asked if there will be a tree line to the on the northern border on Lots 5, 6 and 7. He does like the idea of single-family dwellings.

Jeff Brewer 4179 147th Avenue how deep the pond will be and if it would be aerated. He expressed concerns about water and drainage system.

Maynard Schrottenboer of 927 Lugers Road asked for clarification of the maps and distinction between the two phases. Kuipers explained that Phase One was approved at a previous meeting. Schrottenboer asked about the sign that was placed on 147th Avenue and 61st Street and Kuipers explained that was for the previously approved project. Schrottenboer expressed dissatisfaction with how the projects were explained. Schrottenboer also expressed concern about the drainage and increased traffic, particularly the excessive speeds. Schrottenboer noted there is a tremendous amount of clay in this area, extremely wet and asked who will keep the sidewalks clean during construction.

Steve Scholten of 4737 62nd Street stated that he bought his property from Havlik. His is the lowest lot in the area and expressed concern about keeping the ditch to the north of his property cleared to avoid drainage issues. Over the years, the neighbors have made significant efforts to keep it cleared adding the huge culvert that goes under the road is worthless. If the ditch stays clear, there is a better potential for this development to succeed.

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

Slikkers asked that Kuiper address the concerns expressed. Howell asked Meshkin if the ditch mentioned was a county drain, and Meshkin said no, it is not.

Kuiper said the site condominium master deed will address the nature of the eyebrow lots. Lights will be added to the entrances. Kuiper will make recommendation to the developer to contact the HBPW regarding the fiber optic suggestion. The developer has reviewed accurate wetland maps including the contracting of an expert to provide opinion and it was determined that these are not regulated wetlands. Bultje asked if there is a written report and Kuiper said she would research the availability of a written report. Kuiper addressed the ownership of the property and stated that there is a purchase agreement from Havlik under Space Source which then created West Wind LLC but uncertain if the closing has been finalized. In regards to the traffic concerns the developer is working with the Allegan County Road Commission taking recommendation to create standard tapers and passing flares at both entrances to aid with traffic. The green space exceeds the minimum requirement and the pond will be a nice feature. Pole barns could be added on the larger lots. The developer will address the topography grade concerns to insure continuity. The pond at the rear of the development will be proposed as a rear yard catch basin. All water and drain systems will be contained within the development. There will be no aeration in the ponds. Additional trees will be added to the rear as well. The bike path will be maintained per the guidelines of the Township. There may a water main disruption on 147th Avenue during construction but it will be repaired. Slikkers stated conditions for the construction traffic and clean-up will be noted in the P.U.D.

Slikkers asked for clarification regarding wetland regulation and Bultje responded it is a scientific but not specific method of determination so it will be important to have a report from the expert that inspected the property. Short reiterated that the website maps depict these as wetlands on the national wetland inventory. Short asked who the burden is on to determine if these are indeed wetlands.

Dave Robertson of 6162 147th Avenue asked if the passing lane and flare lane would go on the south side. He stated that he has a steep hill coming off his property and expressed concern that the flare lane would cut into the hill. Kuiper said it will have to be built up due to the ditches. Roberson said his driveway comes down onto 147th Avenue and Kuiper said the passing flare will be in the right of way and will have to be the same height of the road. Robertson said the road is lower than the hill so it would have to be cut down which will cut into the hill in front of his house so a retaining wall will be needed. Kuiper said whatever the road commission decides is necessary will be done. Meshkin said at the engineering stage, the developer should meet with the property owner. Kuiper stated that more information will be collected and be brought back to the next meeting.

Slikkers asked commissioners for comments/concerns. Lorence said many people expressed much concern about the water and drainage, there is a lot of water on this property and it seems a bit hard to imagine that all water will be retained in the pond. Howell asked what the plan is for accessory buildings and Kuiper said the developer has not given final consideration of it yet and Lots 33 and 34 are of adequate size. Kuiper asked what the preference is. Howell responded that she is not sure there

is a preference but would like to understand what the general guideline of the development would be. Howell would appreciate a revised print that shows the tapers and flares along with buffers along the Johnson property. Howell suggested revisiting the entrance driveways to be fair to the Johnsons. Howell would also like to see plans for the construction clean up from the developer. Becksvoort asked about signage and if there will be lights at the entrance. Slikkers asked how deep the pond will be and Kuiper responded it will be approximately 20 feet in the middle.

Ross Lamar spoke about his issues with water and feels there will be issues if there is no overflow. Kuiper said the project engineer is not here tonight but will seek appropriate approvals to meet the conditions of the P.U.D. Kuiper further explained the process and the necessary revisions that will be forthcoming.

Bultje asked if the Drain Commissioner will review the water calculations. Meshkin explained that the county will provide expertise, the water issues will be addressed noting that the pond ordinance will not allow for as much capacity as assumed and it will need controlled release. Becksvoort said biggest concern is water. Kuiper said we have to look at the full path of water on the overall system.

Weishaar supports all concerns of water issues. Howell recommended revisiting the aeration condition because the pond cannot be stagnant per the ordinance.

Slikkers said we have some issues to work through, other than that he likes the project. Kuiper acknowledged that she received very good feedback and she will take it back to the developer.

Following discussion, **a motion was made by Howell and seconded by Becksvoort to table the item for further information. Chair Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. CITIZEN COMMENTS

Maynard Schrottenboer stated that he feels the notice of these public hearings should be sent to residents within 500 feet. Slikkers said the law is 300 feet which is standard practice for the Township. Meshkin said the agenda gets put on the website and we will meet again next month, first Wednesday of the month. Schrottenboer said there was a poor representation of explaining the project to adjacent property owners.

Mike Short expressed concern again, about the ownership of the property and if equitable interest was not disclosed. He feels the applications are not filled out in compliance with the law. Bultje said our issue is not of land ownership but land usage, the township does not govern land ownership. Slikkers said the conditions are the same whoever owns the property. Howell added that all conditions will be included in the P.U.D.

ARTICLE VI. ADJOURNMENT

A motion was made by Becksvoort and seconded by Lorence to adjourn the meeting at 8:31pm. Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED