

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

March 2, 2016

ARTICLE I. CALL TO ORDER

Secretary Linda Howell called the Planning Commission meeting to order at 7:00PM.

MEMBERS PRESENT: Randy Becksvoort, Linda Howell, Jim Lorence
MEMBERS ABSENT: Bob Cook, Bob Slikkers
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 3, 2016 meeting. **A motion was made by Randy Becksvoort and seconded by Jim Lorence to approve the minutes as submitted. Secretary Linda Howell called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS - None

ARTICLE IV. NEW BUSINESS

A. SLIKKERS SPECIAL USE REQUEST

Mr. Bob Slikkers, owner or agent of property located at 6553 Creekwood Lane, Holland, that being tax parcel #0311-406-023-00 requests a special use permit to construct an oversize accessory building on this parcel.

Tim Slikkers of 1080 Keystone Road, Holland represented Mr. Slikkers and explained the request is to construct an addition to the workshop for personal use only. An agreement was reached with the property owner to the east to purchase 50 additional feet increasing the total parcel to just over 3 acres. Currently, the setback for the side yard is 10' but the proposal would increase it to 28'. The exterior of the addition will match both the house and current accessory building using the same material. The

additional square footage beyond the by right allowance is 1002 square feet for a total of 2352. Mr. Slikkers has discussed his proposal with the neighbors and association and received no objections.

Secretary Howell opened the public hearing. Dave Slikkers of 2077 Lakeway Drive, property owner to the east stated he has no issue with the request adding it will be a nice addition to the current structure.

Correspondence was received from Gordon Bruns, President on behalf of the Creekwood Association Board stating the association is in agreement with the request presented; David Slikkers of 2077 Lakeway Drive, no objection; Mark Peplinski of 6552 Creekwood Lane, no objection; Denzil Abney of 6538 Creekwood Drive, no objection.

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

Secretary Howell asked for feedback from the board. No questions. Meshkin added the proposed structure exceeds the 1350 sf allowable by 1002 sf for a total of 2352 sf.

A motion was made by Becksvoort and seconded by Lorence to approve the Slikkers Special Use Request contingent on meeting the criteria in Sections 38.91 and 38.471 and in compliance with the application submitted, with all federal, state, county and township laws and ordinances, contingent on closure of the purchase of property to east, siding to match the existing garage, per the existing P.U.D. and verbal representation at this meeting and in the minutes. Secretary Howell called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

ARTICLE V. CITIZEN COMMENTS

Tim Wayland of 4656 61st Street asked if the zoning map located on the township website is the most current version. Meshkin responded that there may be a few changes in the zoning of select parcels but that is the most current map available. Mr. Wayland asked for guidance on how to obtain approval for raising about 6 chickens on his property which is currently zoned R-2 but surrounded by farmland. Meshkin advised that he would have to apply for a variance which is then presented to the Zoning Board of Appeals which meets on the fourth Wednesday of each month. The application must be submitted 30 days prior to the meeting. Becksvoort mentioned that a change was recently made to allow for beekeeping in R-2 zoned property which has become quite popular in the township.

ARTICLE VI. ADJOURNMENT

A motion was made by Lorence and seconded by Becksvoort to adjourn the meeting at 7:22pm. called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED