

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

May 4, 2016

ARTICLE I. CALL TO ORDER

Chairman Bob Cook called the Planning Commission meeting to order at 7:00PM.

MEMBERS PRESENT: Bob Cook, Bob Slikkers, Linda Howell, Randy Becksvoort
MEMBERS ABSENT: Jim Lorence
STAFF PRESENT: Al Meshkin – Township Manager
Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the April 6, 2016 meeting. **A motion was made by Slikkers and seconded by Becksvoort to approve the minutes as submitted. Chair Cook called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS - None

ARTICLE IV. NEW BUSINESS

A. REVIEW OF MASTER PLAN

Cook noted that the plan should be reviewed every five years. Cook asked if board members feel it is necessary to hire a consulting firm. Meshkin asked if a review or an update is being considered. Slikkers suggested a review and then based on noted findings determine if there is a need for an update. Cook said the Blue Star Highway Corridor was addressed recently but there is a need to review the R-1 and R-2 areas of the township and consider if a hybrid zoning may be needed. Meshkin suggested a significant review and consider concentric zones to address the R-1 and R-2 districts. He questioned if the certain areas of AG (north of US-31) are appropriate use at this time and could the R-2 be expanded. Howell asked if part of the AG went through the P.U.D process and Meshkin responded that AG does not allow for P.U.D. Cook stated that a hybrid zoning, i.e. R-1.5 may fit in on the western portion of the township considering the distance from town and the density. Becksvoort asked about the property north of the highway where it is AG, could a person rezone it?

Meshkin responded not likely, because the master plan is AG and they are in AG. Howell said even if it is changed in the master plan, current owners are grandfathered in.

Cook suggested looking at the township as a blank slate today, would the property north of the highway be zoned AG, probably not. Meshkin suggested extending the R-2 and AG to R-1.5. Slikkers questioned if we need more R-2 and believes more should be R-1.5. Meshkin asked do we want subdivisions with moderately priced homes (\$250,000 price range)? Slikkers asked what the current median price of a home is in the township. Meshkin stated the average new home value is \$450,000 (as reported on building permit applications) and the average taxable value for a parcel is \$111,000. R-1.5 would be higher end homes and closer to the average. Meshkin added that he recently issued a building permit for a home on Arbor Trail for \$550,000 and the range of homes there are \$350-\$750,000. Cook noted that the commutability near 146th and 147th Streets make sense for that area to be more buildable. Meshkin said the availability of municipal water is also a factor wherein the Graafschap area does not have municipal water past the city limits.

Howell asked about commercial zoning. Meshkin said right now the primary commercial areas in the township are toward Blue Star with the exception of a few in Graafschap toward the Fillmore Township side. Becksvoort asked why sewer was run through Graafschap but not water. Meshkin said in 1978-79 there were federal grants for it but did not include water. The City of Holland offered water to Laketown and Fillmore but Fillmore declined.

Following discussion, it was decided that Meshkin will send digital copies of the maps he has available. Commissioners will review the maps, add comments and explore areas of the township prior to the June meeting.

ARTICLE V. CITIZEN COMMENTS - None

ARTICLE VI. ADJOURNMENT

A motion was made by Slikkers and seconded by Becksvoort to adjourn the meeting at 7:31pm. called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED