

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

June 1, 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, Randy Becksvoort
MEMBERS ABSENT: Jim Lorence, Linda Howell
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 May 4, 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

A. REVIEW OF MASTER PLAN

Cook gave a brief overview of recent discussion wherein a residential district between R-1 and R-2 is being considered taking into consideration density for the township taking into consideration position with the neighboring townships and the City of Holland. Slikkers asked if maps are available to residents interested in understanding the current state of the Master Plan with updated amendments that have occurred. Meshkin said all maps can be found on the township website under Planning. Meshkin asked Commissioners if a professional consultant should be hired to rewrite the plan to include all past amendments, census data and changes that may result from this review. It was decided that a full review would be done after which time a decision could be made on whether or not a consultant would be necessary. Township Attorney Ron Bultje said a public hearing is required for any changes, rewrite or amendments which would include notices to neighboring municipalities and affected property owners. Prior to that, all intentions must be proposed to the Township Board.

Meshkin stated that the Blue Star Corridor and AG districts should not need review; R-1, R-2 and a

potential blending to an R-1.5 should all be reviewed. There was brief discussion regarding potential changes or “overlay” in the Macatawa Hills area. The initial decision is to leave the zoning as is to maintain involvement in projects as they are brought forward.

The use of “overlay” in any zoning allows for additional restrictions and/or provisions put forth in the Master Plan with details in the Zoning Ordinance. Bultje added that some municipalities have used this method to gain greater control over the architecture in certain conditions. Cook asked if the use of an overlay can alter the condition to less density. Bultje said it could go either way less or more density based on the conditions set. Cook said his idea is to have a density alternative as these large lots come up to do functional development so the township has the ability to oversee the density and size lot. Meshkin noted this is not the same as designating single or two-family which is distinguished in R-1 (single) or R-2 (single/two-family). Perhaps the proposed R-1.5 could remain single family.

Cook asked for suggestions on lot size, his preference being 3/4 acre, similar to the Cook developments along 64th Street. Meshkin said what about road frontage, R-2 is 100 feet now; stay the same or move to 125’ in R-1.5 with sewer and water. If so, that may discourage development. Slikkers and Cook agree the intent is not to limit development but development that makes sense. Cook said most on 64th Street are ¾ acre lots, not many with less than that. The 147th Street project was greater density than what is currently west of 64th Street.

Bultje suggested requiring any development of 7 or more lots has to be a P.U.D. which would allow for more discretion. Cook said land divisions are also an option as long as they comply with the zoning lot size requirements. Bultje asked if we should put in private road requirements that you could do 2-3 lots with private road without having to do a P.U.D., i.e., private road for X number of lots. It would be for the zoning ordinance not the Master Plan consideration.

In conclusion, it was agreed the proposed R-1.5 lot size would not be less than ¾ acre. Meshkin will do an overview of current developments noting total acres divided by lot with rough maps to include water and sewer where feasible. Commissioners will review prior to the next meeting which may be scheduled for August 3 if no other items come in for the July agenda. In the meantime, consideration will also be given to names of potential consultants should one be needed.

ARTICLE IV. NEW BUSINESS – None

ARTICLE V. CITIZEN COMMENTS - None

ARTICLE VI. ADJOURNMENT

A motion was made by Slikkers and seconded by Becksvoort to adjourn the meeting at 7:32pm. Cook called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED