

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

REGULAR MEETING
June 5, 2019

ARTICLE I. CALL TO ORDER

Chair James Lorence called the Planning Commission meeting to order at 7:00 p.m.

MEMBERS PRESENT: James Lorence, Marcia Perry, Dick Becker,
Randy Becksvoort, Jim Johnson

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 May 1 and 6, 2019 meetings. **A motion was made by Becksvoort and seconded by Becker to approve the minutes as presented. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. DARBY PLANNED UNIT DEVELOPMENT REQUEST

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

B. BOSGRAAF HOMES P.U.D. REQUEST

Bosgraaf Homes, owner or agent of property located at 4612 66th Street, Holland, MI 49423, that being tax parcel #0311-004-020-20, requests approval of a planned unit development on this parcel.

Mike Baker of Nederveld represented Bosgraaf. Baker reviewed the responses to the items of concern raised at the May 1 meeting. The total area of the project is 8.13 acres; open space is 25,505 sf on the east side of the creek and the total greenspace is 167,580 sf; the existing storage building exterior will include new split faced stone veneer, repainting and additional landscaping; shared ingress – egress easement – an agreement was made with the adjacent property owner.

Lorence asked for feedback from the board members. Johnson asked if the proposed driveway was moved and Baker said the actual alignment is the same; Johnson asked about tree removal and replacement and Baker responded there will be limited amount of tree removal; Mike Bosgraaf said the south side will have a landscape barrier including new trees.

Becker commented on the visibility of the site but expressed no concerns. Becksvort expressed appreciation for the resolution made with Cusack. Perry said the changes have been constructive. Lorence appreciated the agreement made with Cusack.

A letter of opposition was received from Sharon and Tom Arendshorst of 6650 Kelly Creek Drive.

Following discussion, **a motion was made by Beckvoort and supported by Becker to direct the township attorney to prepare a report and resolution of approval for review prior to the next meeting. Lorence called for a roll call vote: Johnson – Aye; Becksvort – Aye; Becker – Aye; Perry – Aye; Lorence – Aye**

UNANIMOUS DECISION- MOTION APROVED

C. PASTOR – BENSON SPECIAL USE REQUEST

Diane Pastor and William Benson, owners or agents of property located at 6243 136th Avenue, Holland, MI, that being tax parcel 0311-035-040-40, regarding an amendment to the previously approved special use request, which was granted contingent upon a scheduled public hearing after six months to consider whether the project has complied with the conditions placed on the project.

Perry recused herself from the discussion.

Brandon Cory of Warner, Norcross & Judd represented Pastor and Benson. Cory reviewed the conditions of the special use request noting each has been met over the past 23 months of operation. The allowance of 25 dogs outside is critical to the business in serving its customers. It has been proven that the increase of dogs allowed outside has not increased the level of noise but actually decreased the barking. There has been no notice of complaints issued against the operation since the amendment was granted. The camp's owners will address any issues the township brings forward to them. Cory thanked the commissioners for their diligence in this matter.

Lorence asked the commissioners for feedback. Johnson clarified that there would not be more traffic or dogs than the current operation. Becker clarified that the owners' seven dogs are part of the 25 and it was confirmed.

Becksvoort said he visited the property witnessing a pick-up just before 4pm and asked one of the workers if that was the normal schedule and he was told that was an early pick-up. The original conditions set must be followed and by granting something more, are we following the original conditions set. The stated pick-up times of 4-6pm must be abided by.

Lorence said we have tentatively granted the request for 25 dogs outside with one caregiver for each ten dogs. Bultje referred to the original report of 2017 and recommended that it be updated to define all current conditions and then adopt with resolution an amended report.

Benson said in regards to comments on the lights, they have been up since 2013 and were redirected but are not part of Camp Saugapup.

A letter of support was received from Kelly Elvin, Owner, TipTop Tails Dog Training.

Following discussion, **a motion was made by Becker and seconded by Johnson to approve the amended special use request based on the updated report and resolution noting all approved amendments as discussed at this and previous meetings documented. Lorence called for a roll call vote: Becksvoort – Aye; Johnson – Aye; Becker – Aye; Lorence – Aye UNANIMOUS DECISION – MOTION APPROVED, Perry Abstained**

ARTICLE IV. NEW BUSINESS - none

ARTICLE V. CITIZEN COMMENTS

Michelle Den Hartigh of 4604 66th Street commented on the Bosgraaf P.U.D. noting that the township community wants to preserve the rural character of the area and asked the commissioners to take that into consideration when addressing new development proposals. Residents provided opinions at the Master Planning meetings and asked that dense development be held to one quadrant and not throughout the entire township. I have heard overwhelmingly that the community wants to stay rural and not have additional P.U.D.'s. The surrounding home values are impacted by such developments.

Jon Cusack of 4608 66th Street said there is a requirement and purpose for greenspace and most P.U.D.'s do not adhere to the purpose of shared space for common use.

Bultje said once the Master Plan is completed, the zoning ordinances will have to be reviewed to coincide with the plan.

Tom Shuff of 4606 Forest Ridge Drive asked if there is any way that we can write into the Master Plan that no new P.U.D. be approved within a certain distance. There is a lot of property in that area that could be sold and developed. Bultje said we can eliminate the P.U.D.'s, but recommends encouraging such development as a means of providing more guidance than what is allowed for a subdivision development, which is only controlled by the parcel size.

Bultje suggested reviewing the P.U.D. rules and regulations to see if they are fitting with the Master Plan.

Den Hartigh asked about the status of the Master Plan and Meshkin responded that it has been brought forward to the township attorney before going to the Township Board for review. Den Hartigh expressed concern that the Master Plan will not preserve the rural residential nature of the township. Meshkin said the R-2 and R-3 is primarily in the north end of the township where the utilities are and will continue to develop. The quality of developments approved in the township far exceed most in the state.

Lorence confirmed that there will be a July 3 meeting.

Becksvoort said there is a way to preserve the rural nature of the township; those interested in doing so can purchase the property and sublease it to farmers. Perry said that is only an option for people that have a great deal of money and those who do not must still be served.

Dave Gawlick of 4131 61st Street asked what the definition of rural is, if it is 2.5 acres then require that for developments. Bultje said developers would accuse of us sprawl noting this is addressed in the Master Plan.

Becksvoort asked for clarification of the use of open space and recreation, would pickle ball and playgrounds be considered greenspace. Bultje said the definition is noted in the ordinance and addresses density and promotion of recreation and open space.

ARTICLE VI. ADJOURNMENT

A motion was made by Perry and seconded by Becker to adjourn the meeting at 8:05p.m. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED