

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

RESCHEDULED REGULAR MEETING
July 3, 2018

ARTICLE I. CALL TO ORDER

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

MEMBERS PRESENT: Jim Lorence, Randy Becksvoort,
Marcia Perry, Dick Becker
MEMBERS ABSENT: 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 June 6, 2018 meeting. **A motion was made by Becksvoort and seconded by Becker to approve the minutes with edit submitted. 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. TUCKER SPECIAL USE REQUEST

Mr. Scott Tucker, owner or agent of property located at 6255 Blue Star Highway, Saugatuck, MI, 49453, that being tax parcel #0311-035-045-00 requests a special use permit to establish a contractor's yard on this parcel. Perry recused herself from the Planning Commission for

consideration of this matter because she lives across the street from the subject property. Scott Tucker stated a land split application and final site plan will be submitted before the next meeting.

Following discussion, **a motion was made by Becksvort and seconded by Becker to table the item pending a complete site plan and written permission from the property owner. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE IV. NEW BUSINESS

A. MAPES SPECIAL USE REQUEST

Mr. Joseph Mapes, owner or agent of property located at 4139 64th Street, Holland, MI, that being tax parcel #0311-205-011-00, request a special use permit to build an accessory building in an area considered to be a front yard.

Joseph Mapes of 4139 64th Street explained the request is to build a pole building closer to the road due to lack of usable buildable space on the property caused by a power line easement. The current 250 square foot structure will be removed once the new structure is completed.

Chair Lorence opened for public hearing.

Sherry Sirko of 6397 Hidden Pond Drive stated that she lives next to the proposed structure and is opposed to the request due to it being out of character for the neighborhood and too large for the area.

Meshkin reported that one letter of opposition was received from Mark Rubino and Sherry Sirko requesting it be denied.

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

Perry stated there is considerable screening from 64th Street and the neighbors and she sees no issue with the request. Becker concurred with Perry. Becksvort confirmed that the current barn is causing the excessive size so if torn down would be within the limits of allowable size for the parcel. Becksvort suggested having a documented timeframe for removal of the current structure and has no issue with the placement on the parcel. Lorence has no issue with the request.

Following discussion, **a motion was made by Becksvort and seconded by Perry to approve the Mapes Special Use Request based upon it being in compliance with the factors in Sections 38.471(2) and 38.91(1), and with final site plan requirements of Section 38.65; subject to the conditions of compliance with the application submitted; compliance with all federal, state, county and Township laws and ordinances; and compliance with the written and verbal**

representations provided by the applicant at this meeting including removal of the current 250 square foot structure within one month of occupancy in the new structure.

Bultje clarified the approval is for the front yard placement and not the overage of the square footage as the current structure will be removed eliminating the overage.

Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

B. BAGLADI SPECIAL USE REQUEST

Mr. Justin Bagladi, owner or agent of property located at 6549 Creekwood Drive, Holland, MI that being parcel #0311-153-014-00 requests a special use permit to build an over-size accessory building on this parcel.

Judd Bagladi of 6549 Creekwood Drive explained the proposed structure will be 1728 square feet in size for personal use to store large truck in the winter, bass boat and outdoor furniture. Bagladi stated that he spoke with his closest neighbors and no one has voice any issues with the plan submitted.

Becksvoort asked if what is done here will it trump the association rules and Meshkin stated there is no association with the association rules.

Lorence opened the public hearing.

Joseph Los of 4082 65th Street stated that he owns 20 acres that adjoins to the applicant's Creekwood Drive property. Los discussed the charm and character of the township and expressed concern regarding density and square footage of building projects and what that entails for emergency responders. Los questioned the use of Creekwood Court as a designated nature path to community green space and asked for clarification of where the driveway to the pole barn would be located. Los questioned why it could not be located off the main road to avoid headlights into his home. Los questioned what the structure would be used for and if any commercial activity would occur and/or habitation. Los noted that excavation started with the assumption that it would be approved and questioned if the original P.U.D. guidelines are being followed. He asked how this would increase traffic in the area. Los feels the application is very vague.

No written correspondence was received.

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

Becker asked for clarification on the location of Creekwood Court and its use. Bagladi responded that it comes off 65th Street and borders his north property line and can be used as a walking path to green space. Meshkin said it was intended for another emergency access but is not a paved surface. Becksvoort cautioned Bagladi to obtain a current survey to ensure accurate setback and

Bagladi responded that a recent survey had been done. Perry asked what items would be stored in the pole barn and Bagladi responded it would be a large pick-up, bass boat and outdoor furniture. He intends to install heat but no plumbing and will be for personal use only.

Following discussion, **a motion was made by Becksvort and seconded by Becker to approve the Bagladi Special Use Request based upon it being in compliance with the factors in Sections 38.471(6) and 38.91(1), and with final site plan requirements of Section 38.65; subject to the conditions of compliance with the application submitted; compliance with all federal, state, county and Township laws and ordinances; and compliance with the written and verbal representations provided by the applicant at this meeting and recorded in the minutes. Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

C. MALIN SITE PLAN REVIEW

Gray Malin, owner or agent of property located at 6710 Bryant, Holland, MI that being parcel #0311-380-005-00 requests a site plan approval for home renovation and construction on this parcel.

Drew De Meester of Troxel Homes represented Malin and explained the proposed project is to remove the existing roof and main floor walls of existing home and build new walls and roof structure (existing foundation to remain). The project also includes a new sunroom and deck on north elevation per approved method by DEQ over slope of the dune. No changes will be made to existing grades on site. The new deck will extend 12' to the north from existing foundation and will be approximately 6' from westerly property line. The new sunroom will extend 15' north from existing foundation and approximately 6' from easterly property line. De Meester provided an updated plan based on the results of the ZBA meeting last week.

Perry reiterated the actions taken at the ZBA meeting. Perry said the straw matting that was used to hold things in place is detrimental to nature. Becker asked if there is an entrance on the north and De Meester said there is not. Becksvort asked if the elimination of the window well takes away from a bedroom egress and De Meester responded that it does not, that room is a den. Lorence stated that he has no issues with the request.

Following discussion, **a motion was made by Becksvort and seconded by Becker to approve the Malin Site Plan Review Request based upon it being in compliance Sections 38.487 and 38.65 with the application submitted; compliance with all federal, state, county and Township laws and ordinances; and compliance with the written and verbal representations provided by the applicant at this meeting and recorded in the minutes. Becksvort called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. CITIZEN COMMENTS

Melissa Raywood of 6345 Blue Star Hwy expressed concerns regarding the Tucker project and

asked if he is using the tabling as a stall tactic in order to claim a hardship for his business. Raywood said she continues to see semi-trucks full of debris containing slate, concrete, metal, etc. being taken onto the property along with the sound of a nailing tool which she would like to have decibels measured. She stated that all of these issues occur during the week-end when there is no one at the township to respond to her complaints. Raywood asked what would be done for sound protection.

Bultje explained the continuous tabling will not affect the outcome of the decision. A revised plan detailing the land split to nine acres must be submitted as part of the overall review by the board.

Becksvoort asked if Tucker has the right to use the nail gun or conduct other activities if he is renting the property. Bultje responded that there would be better control of allowable activities if the special use is approved with specific conditions. The property is zoned C-2 Commercial and it is always difficult to enforce noise violations but conditions of a special use might dictate times of activities.

Perry asked if the notion of commercial use requires that all activity be contained within a building. Bultje responded that materials must be stored inside for a contractor yard but if zoned industrial that does not apply.

Katherine Bishop, co-founder of Guardian Brewery asked to confirm that their letter of concern had been received and asked that their questions be answered.

Perry commented that there was a good turnout for the first master planning meeting and will send a note to Meshkin regarding suggestions for improvements for the structure of the next meeting.

ARTICLE VI. ADJOURNMENT

A motion was made by Becksvoort and seconded by Becker to adjourn the meeting at 8:04 p.m. Chair Lorence called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED