

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

August 3, 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, Jim Lorence
MEMBERS ABSENT: Randy Becksvoort
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 1, 2016 meeting. **A motion was made by Slikkers and seconded by Lorence 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

Chairman Cook tabled the review until the next meeting.

ARTICLE IV. NEW BUSINESS

A. OBBINK PLANNED UNIT DEVELOPMENT AMENDMENT REQUEST

Rod Obbink Builders, owner or agent of property located at 858 West 32nd Street, Holland, MI, that being tax parcel #0311-001-001-10, requests an amendment to a planned unit development to allow for the construction of a three-unit residential condominium building on the above parcel. Rod Obbink of 858 W. 32nd Street explained the proposed three-unit condominium directly east of his business office and bordering Orchard Park Condominiums. Cook requested clarification on a larger drawing and elevations. Obbink and Sikkell demonstrated in greater detail the position of the three-unit

construction with a shared driveway to the west same as that of the business. There would be no additional driveways on 32nd Street. All units would be walk-outs due to the natural grade of the property.

Chairman Cook opened for public hearing.

Joel Ledford of 895 Clareridge Court, a neighboring property owner asked how the units would be maintained and if they would be an association or independent. Bill Sikkell of 42 E. Lakewood, attorney for Obbink stated that the three unit owners would be autonomous independently maintaining their own property.

Ryan Bosscher of 967 Laketown Drive expressed concern as to whether the units would be built above the flood plain within FEMA regulations. Bosscher also expressed concern regarding potential conflict with the driveway being shared between commercial and residential uses.

Slikkers read two letters into the record: Lloyd Lubbers of 839 W. 32nd Street wrote in favor of the project stating it would be a great improvement over what it is now; Melvin Dale Ott of 811 Clarewood wrote in objection to the project stating it does not fit in with the existing neighborhood and would change the entire look of the area.

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

Cook confirmed that this request is part of the original P.U.D. but not that of the association. Bultje responded that he had reviewed the history noting that the original P.U.D. dates back to 1979-80 and the last time a request was made it was handled as an amendment. He suggested the board request that he prepare a report for review for recommendation to the board.

Slikkers stated that he had concerns regarding density but received further clarification and agreement from Obbink that the construction be modified by .5 feet to comply with required setbacks.

Cook agreed it is consistent with current land use.

Howell asked for clarification that the lots meet the size requirements as it appears that the parcel had once been two lots and is now one. Meshkin said he believed it was two parcels already based on original site plan of 1979 but quite often two parcels with the same ownership are combined for tax purposes for one tax bill. For the size of the structure, they more than meet the requirements for R-3. Howell asked the common driveway should be addressed and Bultje stated it would be included in the language of the amendment.

Slikkers confirmed the plan meets the requirements of the ordinance.

Howell asked about the previous concerns regarding building materials being stored outside of the commercial building. Bultje will include in the report.

Following discussion, **a motion was made by Howell and seconded by Slikkers to request Township Attorney Bultje prepare a report to recommend approval of the Obbink P.U.D. Amendment Request. Chairman Cook called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

B. MEISTE HOME SITE REVIEW

Brian Meiste of Brian Meiste Homes on behalf of Dean and Reni Hountras, owners and agents of property located at 6637 Forest Beach Drive, Holland, MI, that being parcel #0311-170-044-00, request approval for a new single-family home on the above parcel.

Brian Meiste of 11539 E. Lakewood Blvd explained the proposed single-family home for construction on Unit 44 of Forest Beach adding that the DEQ permit has been received.

Slikkers confirmed that the current permits are in the name of Elhart but would be transferred to new owner. Slikkers commented that a lot of mature trees will be removed and Meiste said trees will be replaced. Slikkers had no further questions stating that it seems to fit in with the surrounding homes.

Following discussion, **a motion was made by Slikkers and seconded by Howell to approve the Meiste Site Plan Review contingent on it being in compliance with provisions put forth in 38.487, per the Forest Beach Planned Unit Development, compliant with the application submitted, with all federal, state, county and township laws and ordinances and the verbal representation provided at this meeting and in the minutes. Chairman Cook called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. CITIZEN COMMENTS - None

ARTICLE VI. ADJOURNMENT

A motion was made by Slikkers and seconded by Howell to adjourn the meeting at 7:23pm. Cook called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED