

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

SEPTEMBER 2, 2020

ARTICLE I. CALL TO ORDER

Chairman Becksvoort called the Planning Commission meeting to order at 7 p.m.

MEMBERS PRESENT: Jim Johnson, Randy Becksvoort, Chad Nienhuis; Marcia Perry (via Zoom).

MEMBERS ABSENT: Dick Becker

STAFF PRESENT: Al Meshkin -- Township Manager

Ron Bultje – Township Attorney

Jim Hayden – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the Aug. 5, 2020, meeting. Perry noted the corrections of the spelling of “Bultje” in the “Staff Present” section.

Motion by Nienhuis and seconded by Johnson to approve the Aug. 5, 2020, minutes as corrected. Chair Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION BY ROLL CALL– MOTION APPROVED.

ARTICLE III. OLD BUSINESS – NONE

ARTICLE IV. NEW BUSINESS

A: TOUKOUMIDIS SITE PLAN REVIEW

Kevin Toukoumidis, 2911 N Burling St., has the property at 4054 Spring Beauty Lane, Holland, parcel # 0311-021-031-00 under contract and proposes to build a single-family home. Three variances have been granted by the Zoning Board of Appeals.

Following discussion. A motion was made by Nienhuis, second by Johnson, to approve the Toukoumidis site plan for development per Section 38-47 in the Zoning Ordinance based on the site plan standards as presented, submitted materials, verbal representations, federal, state and county approvals.

**Beckvoort called for a roll call vote on the motion. UNANIMOUS DECISION
ROLL CALL – MOTION APPROVED 4-0.**

B: HIGHER CLIMB SITE PLAN REVIEW

Matt Draisma, 6205 Blue Star Highway, of Higher Climb LLC has submitted for site plan review of a stand-alone storage unit at 6189 Blue Star Highway parcel # 0311-036-005-00. The facility is intended for cold storage of boats, recreational vehicles and some general freight. No items will be stored outside the building.

Graafschap Fire Department Chief Doug DenBleyker submitted a letter noting he would like to see a hard-packed driving surface on the north side of the proposed business for quicker fire department access and moving the east door and adding a door to the east and west sides of the building. Owner needs to purchase a Knox Box.

Commissioners discussed that nothing hazardous will be stored in the facility and nothing will be stored outside the building. **A motion was made by Johnson, second by Nienhuis, to approve the Higher Climb site plan for development per Section 38-65 in the Zoning Ordinance based on the site plan standards as**

presented, submitted materials, verbal representations, federal, state and county approvals with no outside storage and compliance with the August 24 Graafschap Fire Department letter. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 4-0.

C: MONROE SPECIAL USE REQUEST – 4131 BEELINE ROAD

Patrick Monroe, 6074 133rd Ave., Saugatuck, with Liger Management, has submitted a special use request pursuant to section 38-212 (21) of the Zoning Code, for the property at 4131 Beeline Road, Holland, parcel # 0311-023-017-40, zoned R-1, used as a rental home since constructed in 2016. Monroe is requesting raising the rental occupancy from the allowed 16 people to 30 people.

Monroe addressed the commission for all three properties (3717 63rd St. and 3730 63rd St. noticed below) and said the properties were designed and built for family groups, have fire suppression systems, larger driveways and strict rules, enclosed in submission packets for these requests. Monroe lives near all three properties.

All three properties have been operated with 30 or more renters.

7:42 p.m. Public hearing opened by Becksvoort.

Jennifer VanNuil, 4135 Beeline Road: Her husband has had to tell renters to be quiet.

Bill Gilmore, 6421 Sand Castle Drive, Holland: Some danger if township makes changes retroactive. Supports the request.

Randel and Cindy VanWyk, 4126 Beeline Road: Was told it was a single-family home. No on-site management. There have been fireworks, outdoor fires, other violations. It is a commercial property. Limit renters to 16.

Donald Haan, 3251 88th Ave., Zeeland. It's a commercial operation in a residential area. Rules need to be enforced.

Scott Robinson, co-owner of properties: Wasn't aware of concerns; property is residential not commercial; homes built with township and county approval.

Two letters were submitted:

Randel VanWyk, 4126 Beeline Road: Numerous violations at property. Limit it to 16.

Nicole Shook, next door to property: Traffic and noise from the property.

7:56 p.m. Motion by Johnson, second by Nienhuis to close public hearing. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION ROLL CALL– MOTION APPROVED 4-0.

Planners agreed to hold hearing for each property then make decisions.

D: MONROE SPECIAL USE REQUEST – 3717 63rd St.

Patrick Monroe, 6074 133rd Ave., Saugatuck, with Liger Management, has submitted a special use request pursuant to section 38-212 (21) of the Zoning Code, for the property at 3717 63rd St., Holland, parcel # 0311-035-002-03, zoned R-1, used as a short-rental home since its construction in 2018. Monroe is requesting raising the rental occupancy from allowed 16 people to 38 people.

8:02 p.m. Public hearing opened by Becksvoort.

Deanna Miller, 3710 63rd St.: Unsightly dumpster in front of property. These are commercial properties not residential.

Beth Kitchell, 6304 138th Ave.: No fences, people wander on her property. Told it was going to be a single-family home.

Mitra Delaney, 6298 144th Ave.: More like a motel. Keep at 16.

Ellen Fitch, 3665 63rd St. Wondered how a commercial business can be located in a residential area with no oversight. Users turn over weekly.

Bill Gilmore, 6421 Sand Castle Drive, Holland: Homeowners can rectify issues.

Unknown, no address given: All were told homes would be single-family.

8:14 p.m. Motion by Nienhuis, second by Perry to close public hearing. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION ROLL CALL– MOTION APPROVED 4-0.

E: MONROE SPECIAL USE REQUEST – 3730 63rd St.

Patrick Monroe, 6074 133rd Ave., Saugatuck, with Liger Management, has submitted a special use request pursuant to section 38-212 (21) of the Zoning Code, for the property at 3730 63rd St., Holland, parcel # 0311-035-005-20, zoned R-1, used as a short-rental home since its construction in 2017. Monroe is requesting raising the rental occupancy from allowed 16 people to 38 people.

8:15 p.m. Public hearing opened by Becksvoort.

Deanna Miller, 3710 63rd St.: Experienced shooting guns at 3 a.m. Renters use her driveway, drive on lawn and do scavenger hunts on her property, play loud music, use ATVs on her land.

Ken Johnson, 3748 63rd St.: Didn't know it was going to be a rental. Property has alcohol, noise violations and trespassing. Has talked to Meshkin about the issue. Concerned about resale value of property.

Richard Kitchell, 6304 138th Ave.: No defining of properties, renters enter his property which includes trails and two ponds. Never informed it was going to be a rental.

Jim Bench, 4073 Beeline Road: Large rentals are a concern.

8:31 p.m. Motion by Johnson, second by Nienhuis to close public hearing. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION ROLL CALL– MOTION APPROVED 4-0.

Meshkin addressed the commission, saying that when the homes were built, short-term rental rules were under litigation. The township has 75 to 100 short-term rentals. In February 2020, the township passed its rental ordinance.

Johnson said the rental property owners have made an investment in their properties. Owners need to spend more time with renters spelling out rules and hours. Fences might be needed.

Nienhuis said a special use cannot be granted if the use changes the essential character of the area. Changes can be controlled.

Perry said none of the homes are dwellings by definition and the use is a motel. Motels are not allowed in R1 or R2. The area is supposed to be low density. Rule enforcement is a problem.

Becksvoort said he has not heard comments about the properties until the last few weeks. Signage and fencing could help.

Motion by Johnson, seconded by Nienhuis, to direct attorney Ron Bultje to prepare a resolution to look at the next meeting that indicates approval of the special use request for 4131 Beeline Road taking in to account the issues raised tonight. UNANIMOUS DECISION ROLL CALL– MOTION APPROVED 4-0.

Motion by Johnson, seconded by Nienhuis, to direct attorney Ron Bultje to prepare a resolution tonight to look at the next meeting that indicates approval of the special use request for 3717 63rd St. taking in to account the issues raised. UNANIMOUS DECISION ROLL CALL– MOTION APPROVED 4-0.

Motion by Johnson, seconded by Nienhuis, to direct attorney Ron Bultje to prepare a resolution tonight to look at the next meeting that indicates approval of the special use request for 3730 63rd St. taking in to account the issues raised. UNANIMOUS DECISION ROLL CALL– MOTION APPROVED 4-0.

F. SET DATE AND LOCATION FOR MASTER PLAN PUBLIC HEARING

Motion by Nienhuis, seconded by Johnson, to set the Master Plan public hearing on Oct. 7 with a 5 p.m. open house and 6 p.m. public hearing at the tent at the Carriage House at the Felt Mansion, with notices being sent to all township residents. UNANIMOUS DECISION ROLL CALL– MOTION APPROVED 4-0.

ARTICLE V. CITIZEN COMMENTS

Richard Kitchell, 6304 138th Ave. We've been listened to, unfortunate we got to this point.

Ken Johnson, 3748 63rd St.: Rental owners don't lose anything with these rules; still face trespassing, obscenities; should be fences. No teeth in rules.

Jennifer VanNuil, 4135 Beeline Road: Asked if the rentals were legal in 2016. Meshkin answered the township was not regulating them until 2020. Now rentals can have up to 16 people.

Jim Bench, 4073 Beeline Road: Asked how township will enforce violations. Meshkin said the township will meet with the property owners to try to get compliance. Court action is an option.

ARTICLE VI. ADJOURNMENT

**Motion by Johnson, second by Nienhuis, to adjourn the meeting at 10:10 p.m.
UNANIMOUS DECISION ROLL CALL– MOTION APPROVED 4-0.**