

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

October 4, 2017

ARTICLE I. CALL TO ORDER

Chairman Bob Slikkers called the Planning Commission meeting to order at 7:00 p.m.

MEMBERS PRESENT: Bob Slikkers, Randy Becksvoort, Jim Lorence,
Linda Howell, Marcia Perry
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 September 6, 2017 meeting. **A motion was made by Howell and seconded by Lorence to approve the minutes as written. Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. PROPERTY REZONING

Chairman Bob Slikkers explained the proposal as follows: 4612 66th Street – 0311-004-020-20 and 4608 66th Street – 0311-004-020-00 to be zoned from C-2 General Business District to the R-2 Low Density Residential District; 6590 146th Avenue – 0311-010-020-00 to be rezoned from partly in the C-1 Neighborhood Business District and partly in the R-1 Rural Estate District to entirely in the R-1 Rural Estate District.

Slikkers asked Commissioners for feedback. Lorence said he appreciated the input from the public on this matter and believes the rezoning is consistent with the Master Plan. Becksvoort appreciated the input and having a month to study both sides of the issue and will base his decision on the Master Plan. Howell complimented the residents for their feedback both written and verbal, a matter that had generated the most interest with respect and civility by both sides. Howell asked

Bultje if the parcels should be addressed individually or as one matter and Bultje responded they should be addressed separately. Perry said she reviewed the feedback and visited the site and agrees based on the Master Plan, this area appears to be earmarked for a residential neighborhood. Slikkers said he took a lot of time to review the comments and written feedback formulating his opinion in a written document which he read from and submitted for the record. In conclusion, Slikkers feels that the Commissioners should proceed with recommending to the township Board to rezone all three of the parcels.

Following discussion, **a motion was made by Howell and seconded by Becksvort to recommend to the Township Board the property at 4612 66th Street be rezoned C-2 General Business to R-2 Low Density Residential, based on consistency with the character of the surrounding parcels; in line with the capabilities of the infrastructure serving the property; consistent with the Master Plan; and also based upon reasons reflected in the minutes and the written statement submitted by Chair Slikkers. Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Following discussion, **a motion was made by Howell and seconded by Lorence to recommend to the Township Board the property at 4608 66th Street be rezoned C-2 General Business to R-2 Low Density Residential, based on consistency with the character of the surrounding parcels; in line with the capabilities of the infrastructure serving the property; consistent with the Master Plan; and also based upon reasons reflected in the minutes and the written statement submitted by Chair Slikkers. Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Following discussion, **a motion was made by Howell and seconded by Becksvort to recommend to the Township Board the property at 6590 146th Avenue be rezoned C-1 Neighborhood Business to R-1 Rural Estate, based on consistency with the character of the surrounding parcels; in line with the capabilities of the infrastructure serving the property; consistent with the Master Plan; and also based upon reasons reflected in the minutes and the written statement submitted by Chair Slikkers. Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE IV. NEW BUSINESS

A. LAMPEN SPECIAL USE REQUEST

Travis Lampen, owner or agent of property located at 4251 Beeline Road, Holland, MI, that being tax parcel #0311-375-005-00, requests a special use permit to build an oversize accessory building.

Lampen explained that he would like to build a cold storage unit to store an RV and personal property. The unit would exceed the allowable size by approximately an additional 120 square feet.

Slikkers opened the public hearing. There were no comments or correspondence received.

Hearing no comments a motion was made by Becksvoort and seconded by Howell to close the public hearing. Chair Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

Slikkers asked Commissioners for questions/concerns.

Lorence said it appears to fit in nicely. Becksvoort stopped and spoke with Lampen and sees no issue; Howell feels it is a great location; Perry and Slikkers had no issues.

Following discussion, **a motion was made by Lorence and seconded by Becksvoort to approve the Lampen Special Use Request based upon it being in compliance with the factors in Sections 38.471 (6) (f) and 38.91, and with final site plan requirements in Sections 38-64 and 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. Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

B. BUSSCHER P.U.D. REQUEST

Chuck Busscher, owner or agent of property located at 6355 146th Avenue and 6365 146th Avenue, that being tax parcels #0311-002-058-00, 0311-002-058-10, 0311-002-058-20, 0311-002-058-30 and 0311-002-058-40 requests approval for a four unit planned unit development on these parcels.

Busscher explained that years ago it was a family project wherein the property had been subdivided into what are now nonconforming parcels and a P.U.D. would correct the nonconformance.

Gareth Smith of 6390 Spring Hill Point asked if this act is simply cleaning up the plat map for the current homes and no new construction will occur. Slikkers confirmed it is to correct the nonconformance of having too many homes for the amount of road frontage. The applicant would like to add two homes on the southern portion of the property.

Slikkers opened the public hearing. One letter of support was submitted by Eileen, Melvin and Sandra Busscher.

Hearing no further comments from residents a motion was made by Becksvoort and seconded by Howell to close the public hearing. Chair Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

Slikkers asked Commissioners for comments. Lorence had no objection; Becksvoort asked about the green space and would have appreciated seeing it noted on the application; Howell followed up on Becksvoort point regarding the green space noting that the space meets the requirements; Perry added there is adequate space to add additional homes without negatively impacting the surrounding area. Slikkers stated he spoke with Busscher and has no issue with the request.

Following discussion, **a motion was made by Howell and seconded by Becksvoort to request the Township Attorney Bultje prepare a report and resolution to approve the Busscher request for a P.U.D.** Bultje asked the applicant supply specific details from Holland Engineering to Meshkin and forwarded to him to include in the report and resolution. **Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

C. SMITS RESOURCE REMOVAL AND SPECIAL USE REQUEST

James and Kerri-Sue Smits, owners or agents of property located at 4280 64th Street, Holland, MI 49423, that being tax parcel #0311-015-026-00, request a special use permit to remove approximately 5,000 cubic yards of soil and sand from this parcel.

Carl Gabriels, attorney representing Smits, explained what had started as a simple pond expansion has evolved into discussions with the D.E.Q. to obtain necessary permits. His client requests the item be tabled until the permits are obtained.

Slikkers said the public hearing has been noticed so residents will have the opportunity to comment.

James Smits of 4280 64th Street stated he has lived on the property for 20 years and has used the pond to irrigate approximately two acres of grass. The water fluctuates and he would like to expand it to allow for water activities for his family. The total property is 55 acres and the pond is not close to any of the property lines and fits in with the country setting.

Slikkers opened the public hearing. There was no correspondence received.

Biz Ter Haar of 4695 64th Street has no problem with the pond but wonders how big it will be as she has seen truckloads of sand going by and wondered in the critical dunes area if it was ok for the sand to be moving.

Kurt Brinks of 6425 144th Avenue spoke in support of Smits' addition to his pond and sees no negative effects.

Tom Kehr of 4270 64th Street stated he is adjacent to the Smits and has no issue with the larger pond.

With no further comments from residents, a motion was made by Becksvoort and seconded by Howell to close the public hearing. Chair Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED

Perry asked where the sand has been going and how much of it. Smits said the spoils have been going to 147th and 61st Street to the West Wind Development. The sand was sold to be used in the development to offset the excavation and equipment expenses to expand the pond. Approximately 8,000-9,000 cubic yards have been used for the project. Smits has approximately 1,000 square

feet to move yet and will pile it until he can find alternate interest.

Becksvoot asked if he is asking for permission for something he already did? Slikkers said there is a permit process necessary for such a project. Smits responded that he is and has learned that a lot of permits are required. He assumed that since the pond was already there, it would not be a problem to expand it.

Following discussion, **a motion was made by Howell and seconded by Becksvoot to table the Smits Resource Removal Special Use Request. Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. CITIZEN COMMENTS

Biz Ter Haar of 4695 64th Street said she sent an email to Meshkin regarding the Kent Lee property on 147th and 62nd Streets and the Schipper Construction vehicles that are coming and going at that site. It is not a commercial property and appears to be used as such. Meshkin responded that he is looking into it.

Ed Stielstra of 6561 146th Street thanked Slikkers and the Commissioners for their work on the rezoning. He understands the status of the state law that he be allowed to use the property in the same manner as it currently is. Bultje said that is true and Stielstra asked that the law be attached or referenced in the rezoning documents pertaining to his parcel.

Bob Lamar questioned the validity of historical references made regarding the Master Plan and asked for copies of minutes from meetings held in August, September, October 1990; February and March 1991 and the special April 16, 1991 meeting. He feels his only recourse for obtaining information is through the involvement of attorneys.

ARTICLE VI. ADJOURNMENT

A motion was made by Howell and seconded by Becksvoot to adjourn the meeting at 8:07 p.m. Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED