

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

OCT. 7, 2020

ARTICLE I. CALL TO ORDER

Chairman Becksvoort called the Planning Commission meeting to order at 6:00 p.m. outside the Carriage House at the Felt Mansion Estate, 6597 138th Ave.

MEMBERS PRESENT: Dick Becker, Jim Johnson, Randy Becksvoort,
Chad Nienhuis; Marcia Perry.

MEMBERS ABSENT: None

STAFF PRESENT: Al Meshkin -- Township Manager
Ron Bultje – Township Attorney
Jim Hayden – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed and approved the minutes of the Sept. 7, 2020, meeting.

ARTICLE III. PUBLIC HEARING ON 2020 LAKETOWN TOWNSHIP MASTER PLAN

Becksvoort opened the public hearing at 6:07 p.m.

Ron Dalman, 4056 Spring Beauty Lane: Is there a plan for the extension of water and sewer?

Stacey Lefevre, 6565 Lake Effect Drive: Felt her area should have had input in plan; cell service in her area needs to be addressed; water services need to be addressed for smaller lots.

Tom Stevens, 4522 S. Audubon St.: What's the new zoning district between R1 and R2?

Sally Hovenga, 6167 145th Ave.: How do nature preserves? Is there zoning for small business?

Jessie Dalman, 4056 Spring Beauty Lane: Bike paths not addressed in plan, specifically 66th Street where there are no shoulders.

Melissa Haas, 3754 65th St.: Many exceptions for PUDs but open space should be supported. R1 zone should remain R1. Commercial should be on Blue Star Highway.

Kathy Scholten, 144th Avenue, no specific address given: Farm is not in the Agricultural Zone. Why was it rezoned?

Shirley Visscher, 6283 136th Ave.: What happened to the DDA?

Mitra Delaney, 6298 144th Ave.: In earlier meetings, residents wrote on maps to tell township what they wanted. Those changes are not in the plan.

Greg Olgers, 1902 W. 32nd St.: What is the resort commercial zoning overlay? What is impact of short-term rentals, bed and breakfasts?

Name, address not given: How long is master plan in effect?

Jack Eggenschwiler, 6395 Blue Jay Lane: Will the sheriff be back in the township? There is an increase in traffic.

Two letters received:

-- Peter Malin, no local address given, 4306 Willamsburg Road, Dallas: Work-from-home section needs to reflect recent Covid changes.

-- Michigan Department of Transportation Grand Region: Plan needs to clarify who is responsible for roads, changes should consider neighboring municipalities.

Motion by Johnson, second by Nienhuis, to close public hearing. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

Meshkin addressed issues raised in public hearing:

-- Water/sewer: Expensive. Township responds to requests and residents and/or developer pay for the work.

-- Cell towers: Private utility, township has no control except on site.

-- Agriculture zoning: Plan does not change zoning.

-- Land preserve: Still allowed.

-- New zoning district: R1 has large lots (up to 2.5 acres), R2 has subdivision zoning (half-acre zoning). Wanted something in between. More work required on that zoning and will require public hearings.

-- Notification: Becksvoort said all residents notified of meetings.

-- Bike paths: Johnson noted bike paths in the plan; Meshkin said parks commission addresses bike paths.

-- DDA: Johnson said the group has gone dormant; Meshkin said 2008 recession impacted funding.

-- Master plan: Last update was 1991.

-- Resort commercial: Mainly in northwest, not intended to be major commercial.

-- Sheriff: Voters have rejected paying for deputies.

-- Small business: Commercial aimed at Blue Star Highway.

-- Accessory dwellings: New part of zoning.

-- Planned Unit Developments: Requires large parcels, gives control to planning commission.

Planning commissioners discussed the hearing, noting they wanted to see late letters that came in.

Motion by Perry, second by Becker, to table Master Plan discussion to the November meeting. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

At 7 p.m., Becksvoort recessed the planning commission meeting.

At 7:19 p.m., Becksvoort resumed the planning commission meeting at the township hall, 4338 Beeline Road. All planners present; Perry through Zoom.

ARTICLE IV. OLD BUSINESS

A: BAUMANN BUILDING PUD REQUEST – NONE

B: CRUM SPECIAL USE REQUEST – NONE

C: MONROE SPECIAL USE REQUEST – 4131 BEELINE

The planning commission discussed rental history in township. Nienhuis, Johnson, Perry noted many neighbors don't support rentals. Becker said 16 guests should be the maximum. Johnson noted a special use requires that the applicant use be harmonious with adjacent property, not change the essential use of the area, not hazardous to health and safety of area and not place demand on public utilities. Johnson said having 30-plus guests is not harmonious, changes the character, creates extra traffic.

Motion by Perry, second by Johnson, to direct attorney Ron Bultje to draft a resolution report to contemplate the denial of the special use request for 4131 Beeline. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

D: MONROE SPECIAL USE REQUEST – 3717 63RD ST.

Nienhuis, Johnson, Becker and Perry said the special use request does meet the requirements of the special use request. Becksvoort said the 17 acres is different than the previous request though he didn't want fireworks, guns, ATVs; wants a sound measuring device and owners to be accessible to neighbors.

Motion by Perry, second by Nienhuis, to direct attorney Ron Bultje to draft a resolution report to contemplate the denial of the special use request for 3717

63rd St. with appropriate notes. Becksvoort called for a roll call vote on the motion. ROLL CALL. YES – Becker, Johnson, Nienhuis, Perry. NO – Becksvoort. MOTION APPROVED 4-1.

E: MONROE SPECIAL USE REQUEST – 3730 63RD ST.

Nienhuis, Johnson, Becker and Perry said the special use request does meet the requirements of the special use request. Becksvoort said the 15 acres is enough acreage though he didn't want fireworks, guns, ATVs; wants a sound measuring device and owners to be accessible to neighbors.

Motion by Perry, second by Becker, to direct attorney Ron Bultje to draft a resolution report to contemplate the denial of the special use request for 3730 63rd St. with appropriate notes. Becksvoort called for a roll call vote on the motion. ROLL CALL. YES – Becker, Johnson, Nienhuis, Perry. NO – Becksvoort. MOTION APPROVED 4-1.

ARTICLE V. NEW BUSINESS

A: RYPMA SPECIAL USE REQUEST

Rick Rypma, 6352 145th Ave., parcel # 0311-011-025-20, requested to construct a 26-foot by 40-foot pole barn in front of his house to store a boat and camper.

Becksvoort opened the public hearing at 8:20 p.m. No comments.

Motion by Nienhuis, second by Johnson, to close the public hearing at 8:21 p.m. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

Commissioners discussed the proposal. Commissioners want to see what the barn will look like, what materials will be used, so they reflect the character of the house.

Motion by Perry, second by Johnson, to table the proposal until next meeting so the applicant can get images of the proposed structure. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

B SCHWALLIE SPECIAL USE REQUEST

Susan Schwallie, 6437 140th Ave., Holland, parcel # 0311-022-040-21, submitted a special use request to construct a detached accessory dwelling unit for her mother to live in.

Becksvoort opened the public hearing at 8:38 p.m.

Graafschap Fire Department Chief Doug DenBleyker requested the new unit get a separate address for emergency responses and that a direct access to the home, in addition to the access through the garage, be included.

Laura Judge, 6510 Oakwood Lane: What will happen to the building after the current owner is done with it? Schwallie said it is her plan not to make it a rental.

Motion by Nienhuis, second by Becker, to close the public hearing at 8:45 p.m. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

Commissioners discussed the application. Schwallie said the new structure will look like the current home. Bultje said the commission cannot deny the use of the structure as a rental to future owners.

Motion by Nienhuis, second by Becker, to approve the special use request as long as the fire chief's issues of access and address change are met and the applicant complies to applicable laws and ordinances including 38-212 (20), 38-91 and 38-65. Becksvoort called for a roll call vote on the motion. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

V. CITIZEN COMMENTS

John Lamb, 6262 138th Ave.: Thanked planners for reading letters and seeing their point of view. Renters have changed the character of the neighborhood.

Greg Olgers, 1902 W. 32nd St.: Short-term rental situation lends itself to troubles including noise and traffic.

Jennifer Becksvoort, 3039 Beeline: Thanks to commissioners for their work.

Laura Judge, 6510 Oakwood Lane: Township should survey residents about rentals because they impact neighborhoods.

ARTICLE VI. ADJOURNMENT

**Motion by Nienhuis, second by Johnson, to adjourn the meeting at 9:10 p.m.
UNANIMOUS DECISION ROLL CALL– MOTION APPROVED 5-0.**