

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

November 2, 2016

ARTICLE I. CALL TO ORDER

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

MEMBERS PRESENT: Bob Slikkers, Linda Howell, Randy Becksvoort  
MEMBERS ABSENT: Bob Cook, Jim Lorence  
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 October 5, 2016 meeting and discussed a correction in a statement made by Becksvoort. **A motion was made by Becksvoort and seconded by Howell to approve the minutes as corrected on page 7. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. REVIEW OF MASTER PLAN

Vice Chairman Slikkers tabled this item until the next meeting.

B. RPE SPECIAL USE REQUEST #1

RPE Trust, owner or agent of property located at Griswold Avenue, lots #219 and #220 of Macatawa Park, that being tax parcel #0311-340-219-00, requests a special use permit to construct a new cottage on this parcel.

Bultje generated a resolution and report. Bultje stated #1 is Lots 219 and 220 and explained changes are identical in both reports on page 2 paragraphs 2 and 3; page 3 c. and elimination of d resulting in renumbering of the remaining items.

Vice Chairman Slikkers asked for questions and there were no questions from the commissioners.

Following discussion, **a motion was made by Howell and seconded by Becksvoort to approve RPE Special Use #1 report and resolution with stated corrections as noted.**

**Roll call vote: Becksvoort aye, Howell aye, Slikkers aye. MOTION APPROVED.**

C. RPE SPECIAL USE REQUEST #2

RPE Trust, owner or agent of property located at Griswold Avenue, lots #190, #191 and #221 of Macatawa Park, that being tax parcel #0311-340-190-00, requests a special use permit to construct a new cottage on this parcel.

Vice Chairman Slikkers asked for questions and there were no questions from the commissioners.

Following discussion, **a motion was made by Howell and seconded by Becksvoort to approve RPE Special Use #2 report and resolution with stated corrections as noted.**

**Roll call vote: Becksvoort aye, Howell aye, Slikkers aye. MOTION APPROVED.**

ARTICLE IV. NEW BUSINESS

A. LANG REZONING REQUEST

Troy and Jen Lang, owners or agents of property located at 6102 138<sup>th</sup> Avenue, Holland, that being tax parcel #0311-036-014-00, request said parcel be rezoned from R-1 Rural Estate District to MU Mixed Use District.

Troy Lang explained that he bought 22 acres of the Laketown Golf and Conference Center and is interested in splitting the property. One buyer wants to put a tree service business and the property would be used mostly to store equipment.

Slikkers confirmed that this is the prior Mocini property. Slikkers confirmed the property is on the same side of the road as Draisma and is the same request to rezone from R-1 to MU Mixed Use. Vice Chairman Slikkers opened for public hearing. No comments.

Following discussion, **a motion was made by Howell and seconded by Becksvoort to close the public hearing. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Becksvoort confirmed which parcel and Lang responded that the request is to rezone parcel 014 only. Howell confirmed 014 is 8.82 acres. Howell asked if there is a 028 adjacent and what it is zoned and Meshkin responded that it is zoned industrial.

Following discussion, **a motion was made by Becksvoort and seconded by Howell to recommend to Township Board to approve the Lang Rezoning Request for parcel 0311-036-014-00 in that it is in character with surrounding uses, suitable for this property with no negative impact, keeping with general trend and consistent with the Master Plan. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Meshkin advised Lang that if the buyer intends to establish a business, he/she will be required to apply for a special use permit and should include a full site plan for the business and potential home.

### C. HIGHER CLIMB REZONING REQUEST

Ken Draisma, owner or agent of property located at 6227 Washington Road, Holland, that being tax parcel #0311-035-033-00, request said parcel be rezoned from R-1 Rural Estate District to MU Mixed Use District.

Ken Draisma represented Higher Climb LLC and Pro Vision Trucking explained that he owns the property to the east and west and this parcel is in the middle of the parcels owned. The frontage is Blue Star Highway and the rear lines up with the other two parcels. There are three houses in a row on the surrounding properties. Parcel 32 and 36 are commercial 33, 34, 35 and 37 are R-1 noting that parcel 35 is common ownership.

Vice Chairman Slikkers opened for public hearing.

Marcia Perry of 6248 Blue Star Highway stated that she is the property owner across the street and asked what the reasons are for the change. The MU Mixed Use will allow for a lot of different uses. The residential quality of the neighborhood has been deteriorating based on excessive road noise, 3 trucking companies and a private business of small recreational vehicles; probably exceed the noise ordinance that does not seem to be enforced. The rural estate that has been there a long time and the idea was to continue to maintain a place where people can live and work, not to interfere with commercial but also to maintain the natural look of the roadside. All of these things are not radical changes but it has been a slow degradation with excessive noise. It is not necessarily related to what is going on with this property but the concern is to keep the balance so other residents can enjoy their property and maintain the quality of life.

Following discussion, **a motion was made by Becksvoort and seconded by Howell to close the public hearing. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Vice Chairman Slikkers asked for questions. Becksvoort stated he visited the property and understood the proposed changes and has no questions. Howell asked PVT had previously requested a Special Use Permit. Meshkin responded it had been an amendment to the special use to expand the area of use keeping the conditions the same. Bultje asked if there is a plan to divide the lot or not. Slikkers stated the MU Mixed Use allows for both uses on the parcels. Slikkers

acknowledged Perry's concerns. Bultje said they could adjust the boundary lines; single family as a right and trucking expansion as an existing special use. If the trucking is extended to these parcels, then a Special Use Amendment is needed

Following discussion, **a motion was made by Howell and seconded by Becksvoort to recommend to the Township Board to approve the Higher Climb Rezoning Request for parcel 0311-035-33-00 from R-1 to MU Mixed Use as such rezoning will not have a negative effect on the surrounding parcels, keeping in trend and in compliance with the last rezoning ordinance and in accordance with the Master Plan. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Ken Draisma addressed Perry's concerns stating they take it very seriously to co-exist in the neighborhood, rental houses surrounding there, welcomes the opportunity to show improvements made to take care of the area and is proud of the company and the corridor. He does not allow his drivers to use jake brakes in the area. He is committed to being a good neighbor and asked that he be contacted with any issues. Perry further commented on the unlicensed ATV traffic that is not part of the PVT operation.

#### D. STEELE P.U.D. AMENDMENT REQUEST

Sean Steele, representing Diversion Properties LLC, owner or agent of property located at 4368 60<sup>th</sup> Street, Holland, that being tax parcel #0311-013-001-00, requests an amendment to his existing planned unit development approval to expand composting activities on this property.

Sean Steele explained the site is between the two highways and is requesting an extension for the existing composting operation. A year ago a portion of it was approved and now wants to move into southeast corner of the parcel.

Vice Chairman Slikkers opened for public hearing. No comments.

Following discussion, **a motion was made by Becksvoort and seconded by Howell to close the public hearing. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Howell asked Steele for an updated map, the current map submitted is dated 2015. Steele stated that it is the exact same as was proposed last year. Steele explained it was not approved from last year. Steele provided signed documentation on the map to be submitted as Exhibit A to be submitted to Bultje. Slikkers asked if there is a berm on the east end of the noted section. Steele explained the highway grade comes up so there is no room for a berm. Howell confirmed the existing tree nursery is removed and the number of windrows shown is accurate. This site plan encompasses the entire site. Bultje confirmed the existing tree nursery will be the area expanding the composting operation. Becksvoort asked about smell stating he had sent Meshkin an email on 10/21 after he had been less than a mile from the operation and with the wind out of northwest it smelled like rotten apples, a briny mess. He went back over the viaduct and the windrows were not being turned so what was that smell? Steele said it was probably apple pulp in the rows for

the composting. Becksvoort thought the covers were supposed to take care of 90-95% of the smell. Steele said it is possible that a load came in that morning and had to be put into a row yet. Becksvoort asked if the smell will get better as the area is expanded. Steele explained the process of loads being delivered. Becksvoort wants to understand how to control the smell as it is expanded also noting there was considerable dust that day he was in the area. Steele explained a farmer had been hired to till the fields that day. Becksvoort said it looked like dust off the wood pile. Steele said the wood pile is not in the area of the picture that had been taken. There was a tractor grading out where the trees were. Becksvoort asked about the broken trucks and equipment noting that according to the P.U.D. it should be removed within a week but there was a small CAT sitting behind the building for about a year and trucks with obvious broken down equipment. Becksvoort said he has a hard time approving an expansion when the conditions of the P.U.D. are not being followed. Steele said the equipment is moved around, one of which is waiting for a transmission or a buyer for the loader. Becksvoort said a line of garbage trucks was not moved in six months. Steele said they are being repaired all the time. Becksvoort said the windrows approved last year took a long time to get covers on them. Will the expanded ones be put on sooner? Steele said the covers are on for 28-30 days when the piles are being cooked. Becksvoort said he thought the covers are on to protect against the smell. Steele said what you saw were the leaf season process which does not require covers. Howell asked how much apple pulp is onsite and for how long. Steele said 25 yards for 24 hours. Howell asked if there are any other large loads from food processors. Steele said pickles and pumpkins for approximately 24 hours before being processed. Slikkers stated that he would like a new map with the final uses.

Bultje said an updated drawing would be needed for the report and resolution. Meshkin stated there are some things on the site that you have approved but have not been built yet. Final approved site plan showing all items that may or may not be there yet would be beneficial. Bultje agreed that the actual and approved future building should be indicated noting that there was no deadline for what was previously approved.

Becksvoort commented on the Lowell bio-digester, again mentioning the covers that were supposed to take care of the smell. He drives by the Steele site and has a problem with the smell. Steele said the Lowell bio-digester is a different operation. Steele has asked neighbors how they are doing and have monitors in place. Becksvoort asked what neighbors are you asking and what are they saying. Steele responded that the comments are that it is a vast improvement from last year. Steele said if it's too windy to grind wood it is probably too windy to compost so we will still get deliveries but are smarter about when to process.

Slikkers asked Ed Menken what his experience has been. Menken said it has improved and Sean Steele and I have been discussing things. The blast of the composter has improved. The tenants have not been commenting.

Following discussion, **a motion was made by Howell and seconded by Becksvoort to request Bultje draft a resolution and report with all prior approval and limitations of the existing P.U.D., an updated site plan with current and future approved construction of the Steele P.U.D. Amendment Request. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Bultje requested the date of the updated plan to be used in the report

#### ARTICLE V. CITIZEN COMMENTS

Becksvoort asked Perry if she was on the DDA with him and if she has a hard time getting information. Perry said yes, but we have not met but do remember what we had agreed upon. Perry said having a public hearing when no one has any idea of what is going on is surreal. She suggested adding a summary of what is being discussed before the public hearing occurs. Meshkin responded that all details of the public hearing are available at the Township Office and in regards to the rezoning, all future plans for these parcels will have to be brought before the Township for approval.

Jeff Johnson of 6149 147<sup>th</sup> Avenue asked to confirm receipt of his letter. Folks in the neighborhood are concerned thinking nothing would move forward without a site plan. The rezoning went forward despite the concerns. He asked that for improved communication to keep residents informed. Slikkers responded that he can appreciate the concerns but invites residents to attend more meetings to better understand the processes. Howell supported Slikkers inviting Johnson to attend the meeting when the site plan is reviewed.

Ed Menken 6341 144<sup>th</sup> Avenue said you talk about your whole process, in previous meetings you close the hearing without allow those in opposition to speak after the applicant has final comments. The process stinks, doesn't seem fair or right. Slikkers explained there are rules to the process. Bultje advised when the public hearing is closed, that is when public comments will cease but the applicant can respond to the concerns raised and the commissioners are allowed to ask questions. Bultje said the applicant is coming in with a plan and the public has a time to ask questions and express concerns. The public hearing process and record must be held in appropriate time.

#### ARTICLE VI. ADJOURNMENT

**A motion was made by Howell and seconded by Becksvoort to adjourn the meeting at 8:25 p.m. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**