

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

November 4, 2015

ARTICLE I. CALL TO ORDER

Secretary Linda Howell called the Planning Commission meeting to order at 7:00PM.

MEMBERS PRESENT: Randy Becksvoort, Linda Howell, Jim Lorence  
MEMBERS ABSENT: Bob Cook, Bob Slikkers  
STAFF PRESENT: Ron Bultje – Township Attorney  
Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the October 7, 2015 meeting. Randy Becksvoort noted on page 10 paragraph 1, “Zeeland Zoning Administrator has *no* authority....” **A motion was made by Randy Becksvoort and seconded by Jim Lorence to approve the minutes as edited. Secretary Howell called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS

A. COPPERLEAF DEVELOPMENT PLANNED UNIT DEVELOPMENT REQUEST

Copperleaf Development, owner or agent of property located at 6401 147<sup>th</sup> Avenue, Holland, MI, that being tax parcel #0311-003-027-20, requests approval to construct a 31 unit condominium at this location.

Kelly Cavanaugh of Nederveld on behalf of Copperleaf Development presented the revised plan including two parallel plans to provide awareness of what could be developed on the site as standard subdivision plans under the R-2 District zoning. Cavanaugh said a standard subdivision could have multiple driveways on both 147<sup>th</sup> and 64<sup>th</sup> Streets and each plan showed potential accessory buildings and other allowable add-ons that would not be aesthetically pleasing to the area. The accessory buildings that would be allowed by right would greatly clutter the site. This sets the stage for the Copperleaf Planned Unit Development.

Cavanaugh presented the revised project noting the first major change is a 40' setback buffer on all four sides of the site. It forced a couple of subsequent changes so the road length decreased moving closer to 147<sup>th</sup> Avenue replacing the boulevard with a curving road better fitting between the houses. The second change is reducing the plan from 31 units to 29 units. The 29 units fit within the 40' buffer. The 29 units shown are 3.56 homes per acre which is allowed by right in that P.U.D. district. Other changes noted are an increase in the front yard setback from 25' to 30' setback. The proposed side setback remains at 10' (20' total minimum between condominiums) so the slight decrease in front yard setback is the only deviation being requested from the lot requirements of the R-2 zoning. Garbage disposal will be individual units stored within the garages. There are a significant number of trees on the site plan using the largest size as possible to eliminate the view of the backside of the units creating really good looking frontage on 147<sup>th</sup> Avenue. We feel this plan addresses all the comments from the commissioners and public from the last meeting. We did work with the fire chief on his concerns to maintain an 80' wide cul de sac and four hydrants have been added. The flow calculation for hydrants is not listed but will be provided as soon as it is available. The storm water on the site calculations were sent to Al but wanted to point out that page 3 shows different storm events showing the flow rates for those years and it will be based on how our release rate will be; half of two year amount all designed for a 100-year event.

Becksvort asked about the green space, are you using the space between houses? Cavanaugh indicated that everything outside of the designated lot lines is included in the calculation and considered to be open space.

Howell stated that in Section 48.435, any spaces less than 75' are not considered green space. Cavanaugh responded that side yards are not included in that – the open spaces are the larger areas of land.

Lorence asked for more detail on the size and mix of the trees to be planted. Cavanaugh said the goal is to plant the largest trees possible with a mix of evergreens but could not provide the caliper or height.

Howell asked for an actual landscape plan with specifics on the plan of location, type, size and initial height as it would be helpful to better understand the proposed buffer. Cavanaugh asked if there are specific guidelines to follow and Howell suggested reviewing the Rymore P.U.D. for a previously approved site. Howell asked about the lighting plan noting the lampposts submitted with the plan and asked if there is an alternative to keep the light direction downward. Cavanaugh said absolutely, all lights will be cut off and shielded from adjacent properties; lights will be near the intersections and more interior of the site.

Lorence expressed concerns in spite of the boulevard being removed. He said snow removal and shrinkage of the road due to the inability to move it anywhere is an issue in his association including the ability for emergency vehicles to navigate the road. Cavanaugh said the goal would be to keep the road plowed all the time but the extra hydrant would aid in that type of situation.

Howell asked for details of the landscape plan for those units backing up to the bike paths. Will there be solid walls, decks? Cavanaugh said a lot of the houses are craftsman style houses proposed to have decks, not a straight wall and there will be a lot of trees on both sides; the trees will be staggered to provide more coverage. There will also be berm placement in some areas shown on the grating plan so trees built near berms at a higher level. Howell asked for landscaping on the interior. Steve Diekema, builder said every front yard usually gets landscaped, the less grass as possible but stones or bark.

Township Attorney Ron Bultje asked if the architectural design specifics including elevations could be submitted to commit to the documented report. Cavanaugh asked that they not be locked into one particular façade because they want to give homeowners some variation. Diekema referred to the development he is currently doing that has variations of a covered deck, 3-season room or both as potential options. Bultje commented that this is requested to avoid the blank wall look toward the street.

Howell asked if the units will be one or two story and Diekema said one story with a view out from the basement.

Bultje asked that elevations be submitted to use as a base for the report. Diekema said elevations could be provided noting that he wants each buyer to be able to customize their home but each would have either a peak or shed roof.

Howell said to label the elevations as examples for report reference. She also requested that a detailed landscape and lighting plan be submitted.

Bultje said the normal process once the Commissioners have received all items requested is to prepare a report for review noting all conditions of the P.U.D. Cavanaugh asked if a report could be prepared based on conditions noted in tonight's meeting. Howell said no, the requested supplemented plans are needed, particularly the elevations. Lorence and Becksvoort agreed.

Following discussion, **a motion was made by Becksvoort and seconded by Lorence to table the item. Howell called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

## B. ZONING ORDINANCE AMENDMENT REVIEW

Secretary Howell asked for agreement to leave this item on the table until next month. Lorence and Becksvoort agreed.

## ARTICLE IV. NEW BUSINESS

### A. MOLENGRAFF SPECIAL USE REQUEST

Mr. Gary Molengraff, owner or agent of property located at 3850 61<sup>st</sup> Street, Holland, MI, that being tax parcel #0311-025-019-20, requests a special use permit to construct an oversize accessory building on this parcel.

Gary Molengraff requested a zoning variance to construct an oversize building to store farm equipment.

Linda Howell opened for public comment. No comments. **A motion was made by Becksvoort and seconded by Lorence to close the public hearing. Howell called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

Howell asked Commissioners for questions and there were none. **A motion was made by Becksvoort and seconded by Lorence to approve the Molengraff Special Use Request contingent on it being in compliance with provisions put forth in 38.471(6)(f) and 39.91(1), compliance with the application submitted, with all federal, state, county and township laws and ordinances and the written and verbal representation provided at this meeting and in the minutes. Howell called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

#### ARTICLE V. CITIZEN COMMENTS

Tom Harrington of 6471 147<sup>th</sup> Avenue said he is five houses away from the corner and expressed concern about the traffic, particularly in the morning. He added that when snow is plowed there must be clear site line on north and south, not in the setback area and it be stored inboard on property. Based on having an adequate area to plow snow, required green space and holding ponds, he calculates 6-7 acres of developable land and suggests half acre lots meaning half the number of the proposed units. Reducing the density from 31 to 29 is not an acceptable resolution. The plan can be changed in a number of other ways but density is the major issue and having 3 fewer units does not address that. Density is the mother of all considerations. When the concept of a planned unit development was created, it was not done to see how much you could get on a piece of land it was to create designs to use the green space for recreation purposes. He would like to see the Nederveld people seriously consider decreasing the density by 50 percent and the rest of the issues will resolve themselves.

Al Davis of 4753 64<sup>th</sup> Street said he hopes you exercise the power you said you have once you rezoned this thing. In listening to everyone he made his own drawing, he demonstrated his number of houses and with 50 percent of the units, to keep the area similar to look and sound like we have now. We look at each other's back yards now and not to the street. He also suggested drives out on 147<sup>th</sup> and 64<sup>th</sup> to help ease the traffic and flow. I hope you go back and think about what the people here want. Take a close look at what's in that area and what we want in the township not what the people want who will get wealthy off of it.

Jodi Colvin of 4675 Beech Street said she is in complete agreement with Mr. Harrington in that the problem is density, a narrow drive, small driving radius and limitations for school buses. With 29 condos there would be a minimum of 50 cars, school buses and services vehicles. It will be difficult

to use the bike path and the traffic out of one exit will be horrendous for the people who live there. The snow will have to somewhere and the visibility on that corner is already dangerous. A lot is being taken away from the people who live in the area now so Colvin asked that commissioners approve half the number of units being proposed.

Using one of the alternate plans, Cavanaugh reiterated that based on the R-2 zoning, the developer is allowed to build 24 units as a standard subdivision. The client is asking for 5 additional units as a P.U.D. which would be an outstanding development with a much more aesthetically appealing project, superior to what could be built.

Jim Bakker of 4718 64<sup>th</sup> Street said he feels the residents have a right to lower density and the ordinance states property values cannot decrease as a result of a new development. Bakker stated that there are no other developments in the township with over 21 units on similar sized P.U.D. The proposed project is too much and would devalue the neighborhood. He asked the commissioners watch out for the current residents as well as the rights of the developer.

Lisa Cruz of 4705 Cardinal Drive said she looked at the plan on the board and likes the appeal of it a lot better but is disappointed in the R-2 zoning. She further stated that whatever is approved will set precedence for all of the rest of the land around the area. She is terrified of builders coming in and doing this to the surrounding grounds. She moved out here for the nature and feel of the land. She is very scared that more people will be crammed into the township. If Laketown is losing money, give the residents a chance to help raise money so the township can keep the peaceful and serene characteristics it has. This isn't a condo type of living environment; it is rural and should remain that way. Cruz further expressed concern about an increase in crime and traffic on an already dangerous corner. Cruz asked the commissioners to reduce the number of units that get approved.

Steve Diekema responded to the drawing submitted by Davis stating it is not feasible to create such a plan. Bultje reminded Diekema to address the commissioners and not the audience. He added that the condos and stand alone homes will likely have a starting price of \$300,000. He referred to the current project where there are 44 units on James Street and while there was a fair amount of traffic during the construction process, there are typically not more than two cars on the drive at the same time.

Biz Ter Haar of 4695 64<sup>th</sup> Street expressed concerns regarding the backside of the units facing the roads and asked if there would be an emergency entrance/exit for fire and police. Howell responded that there would be an emergency access toward 64<sup>th</sup> Street. Biz said in the winter there will be issues with the Allegan County snow plows, the bike path plow and whoever is going to plow this development. There is typically a 3-foot snowbank blocking the bike path on that corner. Last year there were people on 147<sup>th</sup> Avenue trying to shovel down the snowbanks because it was difficult to see at the intersection.

Connie Bakker of 4718 64<sup>th</sup> Street expressed concern about the density and how it will affect the privacy in her backyard. It was mentioned that the units would be one-story but due to the water table, fill will have to be brought in so the units will probably overlook her backyard. She also

expressed concern regarding the appropriate percentage of green space and the lack of parking for visitors.

Tom Harrington said most of the citizens want to support the board but he did not appreciate the comments made by Cavanaugh regarding 24 units, pools, out buildings, etc. He added by right, the citizens can object through legal means, noting McShane and Bowie, if there is not an amicable agreement on density.

Al Davis agreed with Harrington suggesting that residents are now getting bullied based on the comments made. He asked that that commissioners think about what the people want.

Henry Wolters, current owner of the parcel stated that he farmed it for 35 years. He said when the sewer line was put in it lowered the water table to 25 feet and does not feel there would be an issue with wet basements. In regards to snow removal, his experience living in a condominium is that the snow is often blown onto the yards and is not a problem.

Marilyn Swart of 6424 147<sup>th</sup> Avenue said she has lived across the street from the proposed driveway for 43 years and recalls when the parcel was used as an orchard. She expressed concern regarding density and snow removal. She felt that one of the alternate plans with the drive directly across Pine Drive is a better option. In general, she feels that the mentioning of pools and out buildings is done to divert attention away from what might be a better plan than the proposed 29 unit P.U.D.

Biz Ter Haar commented to Wolters that she and several others in the neighborhood have had flooding in the last 10 years.

Jodi Colvin seconded what Ter Haar regarding the flooding as she has friends on 147<sup>th</sup> Avenue who regularly have water in their basement after any rain.

#### ARTICLE VI. ADJOURNMENT

**A motion was made by Becksvoort and seconded by Lorence to adjourn the meeting at 8:06pm. Secretary Howell called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**