

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

NOVEMBER 4, 2020

ARTICLE I. CALL TO ORDER

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

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

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 Oct. 7, 2020, meeting, with corrections under Article III to read:

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

And Article IV Old Business, D and E, to insert the word “not” so as to read:

-- Nienhuis, Johnson, Becker and Perry said the special use request does not meet the requirements of the special use request.

**Motion by Niehnhuis, second by Becker, to approve the minutes as amended.
UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.**

ARTICLE III. OLD BUSINESS

A. BAUMANN BUILDING P.U.D. REQUEST

Developer of the proposed P.U.D. at property at 6331 146th Ave., Holland, proposed developing the property using well water instead of municipal water as discussed June 3, 2020, due to cost. Attorney Bultje said he had not completed the resolution/report requested June 3, 2020, because he and the developer had not made contact. Bultje suggested drafting a water special assessment agreement to include all property owners in P.U.D. as a “yes” vote for a future special assessment district to connect to municipal water.

Motion by Niehnhuis, second by Becker, to have attorney Bultje come back to the December planning commission meeting with a resolution/report on the development including a special assessment agreement and that the developer present a drainage plan for a 433 agreement with the drain commissioner. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

B. CRUM SPECIAL USE REQUEST – Tabled

C. MONROE SPECIAL USE REQUEST – 4131 BEELINE Item moved to end of agenda.

D. MONROE SPECIAL USE REQUEST –3717 63RD ST. Item moved to end of agenda.

E. MONROE SPECIAL USE REQUEST –3730 63RD ST. Item moved to end of agenda.

F. RYPMA SPECIAL USE REQUEST

Rick Rypma, 6352 145th Ave., parcel # 0311-011-025-20, brought photographs of a possible design for a proposed barn in front of his house on the property. Becksvoort said the commission asked Rypma back to give more details on the proposed structure. Rypma said he is concerned about rising costs due to delays. He said the proposed barn will be blue metal siding with a metal roof and two white overhead doors as seen in the photograph.

Motion by Niehnhuis, second by Johnson, to approve the barn as good or better than the barn in the submitted photograph according to Sections 38-471 (2) and 38-91 of the Zoning Ordinance and 38-65 based on the site plan standards as presented, submitted materials, verbal representations, federal, state and county approvals. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

G. 2020 MASTER PLAN

Commissioners discussed the Master Plan. Manager Meshkin noted some discrepancies on properties at or near 63rd Street and Blue Star Highway that need to be made compatible with current zoning.

RESOLUTION
TOWNSHIP OF LAKETOWN
COUNTY OF ALLEGAN, MICHIGAN

LAKETOWN TOWNSHIP PLANNING COMMISSION
RESOLUTION TO ADOPT MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Laketown Township Planning Commission prepared a proposed new Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, the Laketown Township Planning Commission made the necessary inquiries, investigations, and surveys of the appropriate resources of the Township, and considered the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Master Plan, as proposed, will promote public health, safety and general welfare; will encourage the use of resources in accordance with their character and adaptability; will avoid the overcrowding of land by buildings or people; will lessen congestion on public roads and streets; and will facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and

WHEREAS, the Master Plan, as proposed, includes the material described in the following Table of Contents, Appendices, and Maps:

TABLE OF CONTENTS

Preface.....1
Chapter One – Community Preferences4
Chapter Two – Agricultural Classification7
Chapter Three – Residential Uses9
Chapter Four – Blue Star Highway12
Chapter Five – Commercial Uses20
Chapter Six – Industrial Uses22
Chapter Seven – Recreational & Facilities24
Chapter Eight – Municipal Utilities27
Chapter Nine – Transportation30
Chapter Ten – Environment35
Chapter Eleven – Implementation39
Appendix44

APPENDICES

- Appendix A – Community Mapping
- Appendix B – Community Profile, Laketown Township
- Appendix C – Master Plan Workshop Summary & Results
- Appendix D – West Michigan Regional Airport Approach Plan & Layout Plan (2018)

WHEREAS, on February 12, 2020, the Laketown Township Board reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to surrounding municipalities and regional planning organizations as identified in the MPEA; and

WHEREAS, notice was provided to the surrounding municipalities and regional planning organizations as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Laketown Township Planning Commission held a public hearing on October 7, 2020 to consider public comment on the proposed amended Master Plan, and to further review and comment on the proposed Master Plan; and

WHEREAS, the Planning Commission finds that the proposed amended Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

NOW, THEREFORE, IT IS RESOLVED, that the Laketown Township Planning Commission adopts the Master Plan, as presented to the public on October 7, 2020 with minor land use adjustment in the area of 63rd St. and Blue Star Highway and minor text changes.

The following resolution was offered by Commissioner Nienhuis; second offered by Commissioner Becker. Upon roll call vote the following voted: "Aye": Becker, Johnson, Becksvoot, Nienhuis, Perry. "Nay": None.

The Chair declared the resolution adopted.

Jim Johnson, Secretary

CERTIFICATE

I, the undersigned, Secretary of the Planning Commission of the Township of Laketown, Allegan County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission at a regular meeting held on the 4th day of November, 2020. I further certify that a public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by the Act.

Jim Johnson, Secretary
Laketown Township Planning Commission

ARTICLE IV. NEW BUSINESS

A. SLAGH REZONING REQUEST

Randy Rypma of The Slagh Family Trust discussed the application for parcel # 0311-012-032-10 at 6125 145th Ave., Holland, to rezone the 14.81 acres from Agriculture to R-2 so the property can be divided into two parcels – one about 6 acres, the other about 9 acres.

Manager Meshkin noted that a subdivision could be made on the property but the developer would have to come back before the township and that there are safe guards in effect.

Becksvoort opened the public hearing at 7:55 p.m.

Ross Miedema, 4544 61st St.: Asked to limit building depth off 145th Avenue so there is no construction on the back portion.

Kathleen Slakes, 6116 145th Ave.: Has no problem with the proposal but is worried about high-density residential.

Motion by Nienhuis, second by Becker, to close public hearing at 7:59 p.m. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

The commission discussed the proposal including making a rezoning contractual, which would require a request from the applicant.

Motion by Perry, second by Johnson, to table the request so the owner can consider submitting a written request to keep the parcel R-2 with only one division for a total of two parcels through contract rezoning. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

B: DARBY/TRIGON SPECIAL USE REQUEST

Dick Darby discussed the possible extension of township approval that expires Dec. 31, 2020, to temporarily store topsoil, sand and similar materials at the southwest corner of 63rd Street and Blue Star Highway parcel # 0311-035-029-00. He would like at least a two-year extension.

Darby also discussed amending the site plan to locate a barn of historical significance to the property. Manager Meshkin said the possibility of the barn does not dictate a renotification of surrounding property owners and the issue will be addressed during final planned unit development approval.

Commissioners discussed the possible extension for storage. Becksvort said he had no issue with extension because once the pump station is set, the extension stops. Johnson said he did not like the operation on the property. Nienhuis and Becker want a limit on the extension. Perry said she does not want an indefinite extension because the operation is a nuisance with blowing dirt and sand and extra truck traffic.

Motion by Becker, second by Nienhuis, to grant a one-year extension with consideration from Section 38-91 of the Zoning Ordinance with applicable laws and the verbal representation from the applicant. ROLL CALL YES: Becker, Nienhuis, Johnson. NO: Becksvort, Perry – MOTION APPROVED 3-2.

C: WEST WIND LAKE ESTATES P.U.D. AMENDMENT REQUEST

A representative from West Wind Lake Estates LLC, parcels #0311-555-018-00 through #031-555-032-00 requested an amendment to the existing planned unit development to allow attached condominium units in the developments increasing the number of homes from 81 to 88.

Becksvort opened the public hearing at 8:49 p.m.

Robert Dykstra and Barbara Foster, 4719 West Lake Drive, Holland: Did not anticipate looking at condos from their home, concerned about their investment, landscaping and not given notice of change by developer.

Nancy Mohler, 1115 Ardmore St.: Enough condos.

Dick Bouman, 4747 62nd St., Holland: Is OK with high-end condos as long they increase the value of his home.

Joy Zomer, 1106 Ardmore St., Holland: Written. Concerns about privacy.

Motion by Nienhuis, second by Becker, to close public hearing at 9:04 p.m. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

Commissioners discussed the proposal, each saying they had issue with changing the plan at this point in the development. Attorney Bultje told commissioners changes in a P.U.D. are allowed but must have compelling reasons, which he said he did not hear from the applicant.

Motion by Nienhuis, second by Becker, to deny the requested amendment on the basis of the presentation; the planning commission is not satisfied the changes in circumstance demand a change in the P.U.D. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.

ARTICLE V. CITIZEN COMMENTS – none

ARTICLE VI. MONROE SPECIAL USE REQUESTS

Becksvoort noted the commission may go into closed session to discuss a written legal opinion of our attorney with our attorney, but first gave the applicant an opportunity to comment. The applicants and their attorney declined comment. **A motion was made by Becksvoort, second by Nienhuis, to go into closed session at 9:29 p.m. to consult with the township attorney about a written legal opinion from him subject to the attorney-client privilege pertaining to short-term rentals before the planning commission. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.**

Becksvoort adjourned the closed meeting at 10:13 p.m. and returned to open session.

ARTICLE VI. ADJOURNMENT

Motion by Nienhuis, second by Becker, to adjourn the meeting at 10:13 p.m. UNANIMOUS DECISION ROLL CALL – MOTION APPROVED 5-0.