

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

December 7, 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 November 2, 2016 meeting. **A motion was made by Howell and seconded by Becksvoort to approve the minutes as submitted. 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. 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.

Vice Chairman Slikkers asked for questions of the commissioners regarding the report and resolution drafted by Attorney Bultje. Becksvoort mentioned previous concerns of dust, odor which he has addressed with Steele directly reiterating that his biggest concern is still odor. Howell reviewed the revised site plan and has no further questions. Slikkers questioned responsibility assuring proper permits are secured from the health, drain and road commissions. Bultje responded

that Meshkin would receive evidence of proper permitting. Slikkers also requested that the township receive annual copies of the required compost reporting. Bultje will amend the report and resolution to reflect that condition.

Following discussion, **a motion was made by Howell and seconded by Becksvoort to approve Steele P.U.D. report and resolution with amendment to submit annual compost facility reports to the township office. Vice Chairman Slikkers called for a roll call vote on the motion. Becksvoort – nay; Howell – aye; Slikkers – aye. Motion carried 2 to 1.**

Bultje commented that this does not require the majority of the full membership to vote affirmatively, only a majority of the quorum present.

#### ARTICLE IV. NEW BUSINESS

##### A. SAUGATUCK DUNES LLC SPECIAL USE REQUEST

Saugatuck Dunes LLC, owners or agents of property located at 3861 State Park Drive and 6755 66<sup>th</sup> Street, Holland, that being tax parcel #0311-027-023-30, requests a special use permit to construct a pond on this property that would be located on more than one lot.

Slikkers explained the request is a special use because the applicant is asking to construct a pond that goes over two different parcels. Slikkers invited the applicant or representative to come forward.

Keith Walker of McShane & Bowie represented the applicant and explained that the proposed development is for 12 single-family home sites with a public road which has already been approved. The water table is high so a fair amount of sand is needed for the building sites. Instead of a pond on each building site, the developer would like to consolidate to create a larger pond that meets the standard DEQ requirements and would support fish life. He feels it would be a win/win for everyone. The materials submitted are with the application are clearly stated and he has no further comments.

Vice Chairman Slikkers opened the public hearing. No public 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**

Slikkers opened to the commissioners for questions. Becksvoort asked if Walker anticipates additional ponds on individual lots even if the larger pond is approved. Walker responded that some of the lots could choose to have their own pond but ideally, the goal is to have one community pond. Bultje asked if there would be a condition of no additional ponds on other lots and Walker responded that there is another existing pond. All lots are 2.5 to 5 acre lots so as long as the property owner meets the 40' setback requirement, they could have a pond. Walker has no

objection to making that a condition of the plan to not allow additional lots.

Howell asked for clarification of the slope ratio. Is it 4 to 1 and correct on the illustration? If so, the understanding would be that you could walk out 4 feet before you reach 1 foot of water depth. Adrienne Peterson, the DEQ consultant confirmed that is the correct understanding of the ratio. Howell asked if sand would be removed from the site and Walker confirmed that no sand would be removed off from the development site. Howell stated that the applicant must be in compliance with all factors in section 38.481(a) and 38.91. Meshkin added that a pond permit would be required. Bultje asked to confirm hours of operation of the heavy equipment and Walker responded it would be 8am-5pm, Monday – Friday. There was discussion as to whether or not additional ponds would be allowed if property owners chose to do so. Howell noted that the application packet mentions a maintenance easement document. Buljte stated he sees nothing out of the ordinary and Walker stated that he is not inclined to impose the easement until the lots are sold and lot lines defined.

Following discussion, **a motion was made by Howell and seconded by Becksvoort to approve the Saugatuck Dunes LLC Special Use Request to construct a pond contingent on it being in compliance with provisions put forth in 38.481(a) and 38.91, compliance with the application submitted, contingent on the hours of operation of heavy equipment limited to 8am to 5pm Monday – Friday, compliance with all federal, state, county and township laws and ordinances and the written and verbal representation provided at this meeting and in the minutes. Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

#### B. PRO VISION TRANSPORT SPECIAL USE PERMIT

Ken Draisma, owner or agent of property located at 6227 Washington Road, Holland, that being tax parcel #0311-035-033-00, requests a special use permit to expand operation on to this property.

Slikkers explained the applicant is requesting to construct a building to expand the existing business.

Cal Becksvoort of Latitude Engineering represented Pro Vision Trucking and explained that the business is trying to improve their maintenance area and add a scale. The addition would be in the center of the current operation which spans over multiple tax parcels owned by the family. Draisma was recently granted a rezoning of parcel 33 from R-1 to MU-Mixed use.

Slikkers commented that the multiple parcels are owned by multiple family members and the question was asked of Draisma if he would have an issue making it common ownership so the proposed building does not straddle parcels owned by multiple individuals. Vice Chairman Slikkers opened for public hearing.

Diane Hasselot of 6235 Blue Star Highway acknowledged that business growth is good but wondered if the expansion would be a building or a parking lot. Calvin Becksvoort responded that it would be an 80 x 80 maintenance facility with expanded trailer parking to the west on the north half of the parcel using the current entrance. Hasselot asked if the neighborhood is still zoned

residential and Slikkers responded it is zoned MU-Mixed Use which can be residential and commercial.

Steve Eurich of 6235 Blue Star Highway asked if there is a timeframe for the expansion and Matt Draisma responded it would begin in early spring.

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**

Meshkin said parcels 32 and 36 have an existing special use from 1999 which was amended in 2005. Parcel 33 does not have a special use but would be included as part of the expanded parking lot. Slikkers said the ownership names must be resolved as a condition of the special use approval.

Howell asked if truck washing would be done on this site and if so, how the drainage of the water and oil would be addressed. Draisma responded the proper DEQ permits would be obtained. Howell asked if it would be only PVT trucks and equipment or other commercial carriers. Draisma responded the intent is to have PVT only along with customers of the business. Howell asked if the hours of operation were addressed in the 1999 special use approval. Buljete stated the approval would meet the factors in section 39.91, compliant with applicable laws and ordinances and all verbal and written representation in the meeting minutes.

Following discussion, **a motion was made by Howell and seconded by Becksvoort to approve the Pro Vision Transport special use permit. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

#### C. WEST WIND VILLAGE PLANNED UNIT DEVELOPMENT REQUEST

West Wind Village Development LLC, owner or agent of property located in the northwest ¼ section one of Laketown Township, that being tax parcel #0311-001-031-00 and #0311-001-030-00, requests approval of a 67 unit condominium on this property.

Slikkers explained the request is for West Wind Village Development located at 61st (Lugers Road) and 142<sup>nd</sup> Streets. The previously requested and approved rezoning to R-3 is in alignment with the Master Plan.

Jack Baar with Nederveld represented West Wind Village LLC for Cal Prins. Jack explained that this was formerly approved in 2006 but the development was never started. The proposed development will consist of 67 total condominium units, including 11 stand-alone units, 19 two-family and 6 three-family units. It is consistent with the Laketown condos and surrounding area. Ten acres has been allocated to open space with the center point being a retention pond and generous amount of landscaping and rolling berms.

Vice Chairman Slikkers opened for public hearing.

Ryan Bosscher 967 Laketown stated that the Laketown Condominium Association met, reviewed the application and felt it was nicely designed and compatible with the surrounding developments. They appreciated the preservation of the wooded area on the west along the creek. The main concern expressed was the potential of basement flooding along the north side of the development and would want to ensure that proper drainage is done to avoid any issues. The other concern is the perceived 20 feet of sanitary sewer easement which appears to be at the front edge of one of the Laketown Condo buildings. Association members also asked if trees lost in the development would be replaced and if the bike path is damaged, would it also be resurfaced.

Jeffrey Johnson of 6149 147<sup>th</sup> Avenue echoed Bosscher's comments adding that he is concerned about his well and septic system hoping there will not be any issues with water or drainage. He has been on his property for 8 years without any issues and does not want that to change with the development. Howell asked where the well and septic are located and Johnson responded to the northeast for septic and well to southeast.

Maynard Schrottenboer of 927 Lugers Road and 4723 61<sup>st</sup> Street explained where his property is on the map. Schrottenboer said he and neighbors deal with vehicles driving at excessive speeds of 65-70 mph on 61<sup>st</sup> Street. Schrottenboer also expressed concern regarding drainage and if the development creates a problem, will the developer pay to correct the issue or will it be assessed to the property owners. Prins responded that the units in the area of concern are zero step with no basements. Prins provided a picture of the single and multi-family units to describe where the walk-outs are planned. The area of concern will be lifted to correct any potential drainage issue. There will be municipal water and sewer utilities. Schrottenboer asked if the property taxes would increase because of the development and Bultje responded that taxes are based on the value of property; property value and tax value. Schrottenboer asked if there are other parcels that will be connected to this development and Prins responded none that he is involved with. Schrottenboer added that he hopes the township will address the speed on the roadways. Slikkers responded that it is a matter for Allegan County.

Slikkers reported correspondence received from Ryan Bosscher of 967 Laketown with comments noted above; Marv and Mary Hofman of 896 Lugers Road submitted written concerns regarding drainage and lighting and from Graafschap Fire Chief Doug Den Bleyer submitted suggestions to add one more fire hydrant and relocate the four existing ones on the plan; to include BPW flags on each hydrant; looping of the main and timing of phase two and the increasing the size of the cul-de-sac to 90 feet.

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.** Slikkers asked commissioners for comments. Becksvoort expressed concern regarding the potential for drainage and flooding issues. Howell said drainage is serious with the elevation and asked if there is an out flow detention pond. Howell also asked Chief Den Bleyker is comfortable with one access for phase one of the project and if bus stops have been considered. Howell asked what the timing is between phase one and two. Howell asked if it is in a drain district and Meshkin responded it will be a 433 district. Slikkers questioned the placement and drainage of the ponds and Jack Baar responded the ponds are

interconnected to each other, a swale will be put in under advisement of the drain and road commissions. Slikkers asked for clarification of the necessary easements for public utilities. Slikkers questioned the lighting and Prins responded it would be down lighting similar to that of Heritage Condominiums. Howell asked if the units will be owner occupied and Prins responded they would be.

Slikkers stated the preliminary plan seems compatible with adjacent properties and the Master Plan. Bultje said a more detailed plan is necessary to further the process.

Following discussion, **a motion was made by Howell and seconded by Becksvoot to table the request for further detailed information from the developer. Vice chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

#### ARTICLE V. CITIZEN COMMENTS

Meshkin suggested having a public hearing in January to address parking in the zoning ordinance, particularly to address such areas as Macatawa. Bultje will draft the language for review and Meshkin will post a notice for the hearing.

#### ARTICLE VI. ADJOURNMENT

**A motion was made by Becksvoot and seconded by Howell to adjourn the meeting at 8:37p.m. Vice Chairman Slikkers called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**