

CITY OF HOLLAND
SUMMARY OF DECISIONS OF PLANNING COMMISSION
January 8, 2019

Members Present: Martin, De Block, DuMez, De Boer, Raymond, Kenyon, Van Antwerp

Members Absent: Corbin

Staff Present: Elswick, Chapman, Vanderploeg

4:00 pm Study Session

I. Kendall Property Group – E. 16th St Meijer Out Lot - JR Kendall

JR Kendall, Owner of Kendall Property Group was present for the description of the plans. He is proposing to construct a 15 building, three-story, 302-unit apartment complex on the E. 16th St. Meijer out lot. The company currently owns approximately 1,500 units and has constructed over 2,000, with three projects currently in Michigan, The Haven in Wyoming, Knapp's Corner Flats in Grand Rapids, and Parkway Flats in Kalamazoo. The proposed buildings will be similar to the ones that are currently open/under construction in Kalamazoo with 18 different floor plans. The buildings will be oriented towards water ponds and greenspace with parallel parking on the streets throughout. The estimated timeline for the project would be a total of 30 months and the first units would be available to rent after 10 months.

Martin asked if the site would be accessed through an easement and if a traffic signal would be needed on 16th St and questioned what incentives would be needed for the developer to build affordable housing. The developer responded that he would have to look at the numbers to see what would work. Van Antwerp and Raymond asked about traffic circulation and connectivity to the site and if there were plans to expand the development to the vacant parcels around the site. The developer stated that southwest Michigan is underserved in terms of apartment construction and if everything goes well, he could potentially expand. Martin questioned who the target market for the units would be. The developer responded that the demographics for apartment dwellers has changed over the years, but he expects it to be commuters and people that work all along the lakeshore. Kenyon stated that the units that some of the Planning Commission members toured were of very nice quality and had nice high ceilings on the third floor. Martin responded that the quality is very nice but there is concerns over connection to the site. Van Antwerp reiterated the need for a traffic analysis.

II. Waverly Sub-Area Plan

Elswick stated that with the recent development inquiries in the Waverly corridor there is a need to create a plan that will outline the connections, transit opportunities, utilities, streets, pathways, etc. This will be a small plan that may be

an amendment to the 2017 Master Plan. This plan would also highlight the need for having commercial along Waverly and more residential on the internal sites.

III. Survey for Holland Area Students

Student representative Maddison Allen stated that she is planning on working with Jenna Elswick to create a survey for the students in the community. It will ask questions like what can be done for them in the City of Holland? What are their favorite parts of the City? What can be improved upon in the City? This data will hopefully inform how to retain the younger generation and will also try to engage more of the youth population in the community to be involved with local government.

IV. 933 Interchange Dr & 4416 52nd St – Rezoning & Site Plan approval for 342,000 sq. ft. building

Elswick explained the project was tabled from the December 12, 2018 meeting. The applicant needed to get approval from the drain commission. Also, the property was not fully noticed for the last meeting, but the additional notices were sent out for this meeting to Fillmore Township and the surrounding Fillmore Township residents.

V. Text Amendments to Sections 39-56 and 39-62 – Off-Street Parking in Central Neighborhood District overlay area

Elswick stated this is regarding parking in the Central Neighborhood District. The six-car limit needs to be removed in order to comply with the court case that the City was involved in. In addition, this amendment is to require parking on a durable surface throughout the Central Neighborhood District, not only the Hope Neighborhood.

VI. Text Amendments to Article IX Signs – Eliminate standards adopted prior to June 6, 2018

Elswick explained that this is to remove the previous standards from the Ordinance.

5:00 pm Regular Meeting

I. Call to Order

Martin called the meeting to order at 5:03 p.m.

II. Approval of minutes

Motion by De Block with support from Van Antwerp to approve:
December 12, 2018 Planning Commission Regular Meeting minutes

Approved 6 – 0.

III. Communications from Audience –

Bruce Bassett, 113 11th Street, inquired what the impact would be on the local schools. Vanderploeg stated that the schools would be delighted to have more kids. Mr. Bassett also addressed the issue of connectivity with the Meijer out lot property and stated that the connectivity cannot be built after the project is constructed.

IV. Unfinished Business/Tabled Items

A. 933 Interchange Dr & 4416 52nd St – Rezoning & Site Plan approval for 342,000 sq. ft. building

Elswick outlined the details of the property. There were stormwater management issues that were resolved over the last several weeks. There were also some conditions added relating to some minor stormwater issues. The Tulip Intercounty Drain Commission is okay with the project.

Steve Witte, Project Manager from Nederveld, stated that proposed 300,000 square feet will be leased to one tenant. There will be one entrance on 52nd, there is a proposed building shown on the site plan that might be built in the future, and the rezoning is consistent with the Master Plan.

Chairperson Martin opened the public hearing. There being no comments, Chairperson Martin closed the public hearing.

Van Antwerp stated there is residential right across the street and that there is a possibility that the construction could disrupt those property owners.

Motion by De Block with Support from De Boer to untable the 933 Interchange Dr. & 4416 52nd St request for Rezoning & Site Plan approval for a 342,000 sq. ft. building.

Motion passes 6 - 0.

Motion by De Boer with support from De Block to approve the rezoning.

Motion passes 6 - 0.

Motion by De Block with support from De Boer to approved the site plan.

Motion passes 6 - 0.

V. New Business –
A. Text Amendments to Sections 39-56 and 39-62 – Off-Street Parking in Central Neighborhood District overlay area

Elswick explained this amendment will remove the six-vehicle parking limit from the legal judgement. It will also require parking to be on a durable surfaces throughout the Central Neighborhood District.

Chairperson Martin opened the public hearing. There being no comments, Chairperson Martin closed the public hearing.

Motion by Van Antwerp with support from De Boer to recommend approval of the text amendment to City Council to Sections 39-56 & 39-62, to remove the six-vehicle parking limit and require parking on a durable surface in the Central Neighborhood District.

Motion passes 6 - 0.

B. Text Amendments to Article IX Signs – Eliminate standards adopted prior to June 6, 2018

Elswick explained that the sign text needs prior to June 6, 2018 needs to be deleted from the Ordinance.

Chairperson Martin opened the public hearing. There being no comments, Chairperson Martin closed the public hearing.

Motion by De Block with support from De Boer to recommend approval of the text amendment to City Council to Article IX to delete the old sign text.

Motion passes 6 – 0.

VI. Communications and Petitions

A. Scheduling of Public Hearings – None

B. Communications from Commission members –

Martin thanked Tim DuMez and Nancy Gillis for their work with the Planning Commission.

C. Communications from Staff –

Elswick and Vanderploeg thanked Nancy Gillis for her work with the Planning Department. Election of officers will take place at the next meeting.

VII. Adjournment

Upon a motion by Kenyon with support from Raymond the meeting was adjourned at 5:23 p.m.

Recorded by:

Jenna Elswick, Senior Planner & Keith Chapman, Planner