



Minutes
Holland City Council Study Session
February 13, 2019

The City Council met in a study session at 5:30 PM. in the Training Room, 2nd Floor of City Hall, 270 River Avenue, and Mayor De Boer called the meeting to order.

Council Members Present: Mayor De Boer, Council Members Byrd, Trethewey, Garcia, Lynn, Corbin, Hoekstra and Klomparens

Council Members Absent: Council Member Peters

Others Present: City Manager Van Beek, City Clerk Mitchell, Assistant City Manager Van Dyken, Community and Neighborhood Director VanderPloeg and City Attorney Vander Veen and others

Visiting HYAC members Madison Allen, Ryan Lindburg and Cory Ives

Item 1 Public Comment - None

Item 2 Housing Policy Documents; Table Top Exercise

City Manager Van Beek introduced, stated we will be working on housing policy support documents. Will be doing table top exercise tonight with possible project at 24th Street and Waverly, to vet out how documents will work and get a baseline for how this will work.

Per VanderPloeg, property being discussed is agricultural -would need to go to zoning. Well thought out plan, but not completed site plan as of yet. City would have some site plan approval, as a PUD would be able to make some conditions.

Fitzpatrick stated going to walk through how they went through design process for this project. His organization - Housing Next is not the developer, they are here to kick start projects. Core qualities they want project to embody – Walkability, Diversity (of housing type), Community, Agricultural Heritage and Ecological Balance/Sustainability. Variety of housing, studio, one- and two-bedroom apartments, attached condos and single-family homes. Will have market rate and below market rate options. Preference is to for 1/3 at below market rate. 230-260 residential units on 16 acres.

Led by Senior Planner Elswick, council went through Housing Policy Rubric. Discussion followed.

Item 3 Other Business

Senator Gary Peters will be at City Hall on Monday am. Will be in a few locations in Holland and also give him a tour of Civic Center.

Kathy Mitchell's last meeting, thanks for work.

City Manager Van Beek working with City Attorney on Governance documents, will have some recommendations on some of the proposed items within.

County looking for feedback on Phase II of 231 – continuing to point of just east of Zeeland. County asking local units impacted to consider and give resolution of support. Council will review at study session and have information provided.

Will not have study session on February 27, any items for discussion will be reviewed at pre-council on February 20.

Item 4 Adjournment - 8:13 pm

Respectfully Submitted,

Kathy Mitchell
City Clerk