

CITY OF HOLLAND
SUMMARY OF DECISIONS OF PLANNING COMMISSION
May 14, 2019

Members Present: Marvin Martin, Fred Van Antwerp, Brooke Anderson, Scott Corbin, Dave De Block, Mayor Nancy De Boer, Andy Kenyon, Luis Lozano, and Lyn Raymond

Members Absent: None

Staff Present: Jenna Elswick, Keith Chapman, Mark Vanderploeg, and Mallory Huizenga

4:00 p.m. Study Session

Study Session began at 4:00 p.m.

I. Agenda Review

Elswick asked Martin if it would be okay for Maddison Allen (HYAC) to share about the high school pilot project during study session and at the regular meeting. Martin agreed.

Elswick shared tonight's meeting should be rather straightforward. 2123 Sherwood Ave was approved 18 months ago, for 216 apartment units; due to unforeseen circumstances it hasn't been built yet. Requesting extension.

Holland Hospital attended last study session. Three requests: rezone three properties, which would be a recommendation given to City Council, site plan for parking lot, and vacate portion of 25th street which would also be a recommendation given to City Council. This will be 3 votes during tonight's meeting. Notice 3 times, for three weeks for vacate. Won't go to City Council until July.

727 Waverly, north of Fire Station. The space had been vacant. Chan's Martial Arts purchased with the intent of using the space for a martial arts studio; requesting rezoning to allow this type of use. Rezone to I-1, which makes sense. Keith Van Beek, City Manager and Fire Department would also like to rezone the Fire Station. Old Yanfeng, acreage, would remain I-2.

Allen shared about the High School outreach project. The first time it was sent, not much feedback was received, so trying again, this time was an incentive of a \$20 HopCat gift card. The survey will be shared during seminar time, and asking for feedback on the development of Holland. Elswick noted that the purpose of this is to engage with students to learn if they would stay in Holland after High School, or come back after college. This is a pilot test with West Ottawa, hoping to extend it out to other area high schools. She thanked Allen for her work on this.

II. Multifamily apartments at corner of E. 16th St & Quarterline Rd – J.R. Kendall

J.R. Kendall introduced the proposed multifamily apartment unit. Before jumping in to in-depth, he shared that the property on the Meijer side is not a developable site, due to wetlands, which was their assumption. They would have to go to the EPA, which they aren't interested in embarking on at this moment.

Kendall is based out of Indianapolis, work on multifamily projects. Developments in the area include: The Havens, Knapp's Corner, and Parkway Flats.

Presented a new site plan, 9.41 acres, varying sized units, with 12 buildings total, which focus inward onto a green space. There will be a pool and clubhouse. Planned curb cut on 16th Street.

Elswick asked if they have looked into the children's school bus stop. Kendall noted they haven't, but assume it goes into Quarterline Crossing.

Trash area is enclosed and can move from current planned location, if needed.

Elswick inquired about the two largest buildings, rearranging those, and bringing them up. Martin asked why that suggestion, Elswick noted the backs are to 16th Street. Potential to have landscape to soften that.

Kendall noted they plan to have mounding and landscaping to soften along 16th Street.

Martin inquired if Quarterline road is public or private. It is public. Kendall shared their road would be private.

Kendall shared that the public outreach event took place last night. Sent 57 letters to those within a 600-foot radius.

Van Antwerp asked about building distance from the road. Kendall shared it is a 25/28-foot drive, so 35-40 feet. Van Antwerp asked if they have any noise concerns. Kendall shared that don't really, as it isn't anything they haven't dealt with before.

Anderson asked if the condos behind are owner occupied? Elswick shared that those are.

Vanderploeg noted that the three-unit buildings on northside are rentals, and the condos further north are owner occupied.

Van Antwerp inquired about adding in small planting/vegetable gardens. Kendall noted that haven't done those in the past, but will look into it.

Raymond asked if all their developments have private streets, and if they have considered public. Anderson noted they aren't thru streets, and Martin inquired how common are public streets in these types of developments.

Kendall noted they haven't done any with public, and Martin shared he couldn't think of any either.

Vanderploeg shared that the 16th Street design, more desire for public streets, but this is different than that design, plus there are two public streets adjacent to the site.

Martin couldn't think of a reason for it to be public.

Traffic issues were noted as a concern at the outreach event, and one resident brought it to the attention of City staff. It would be preferred that a traffic study is conducted. It was noted there are often crashes at Quarterline and 16th.

14 people attended the public outreach workshop.

Martin inquired if anyone had any remaining questions. He noted it is a similar design to previous plans presented.

De Boer inquired about the unit numbers, they dropped about 100 from previous design, correct? Kendall noted yes, due to less acreage.

Martin asked if all garages are attached. Kendall noted yes, 92 of them. They are looking at space for some detached as well.

Juliet balconies along 16th Street units. The floor plans in all units are quite open.

Anderson asked about pricing. Kendall noted that with their Kalamazoo development a 1-bedroom unit is around \$1,000 per month, and a 3 bedroom is around \$1,600. At a 95% lease rate with those. His guess is that these will start at around \$900 for a 1 bedroom.

There will be a grill, pool, maybe a dog park. Have one a Knapp's Corner.

They are hoping to submit for the June meeting. Any additional feedback or questions Commissioners have, please send to Jenna.

Martin noted they were pleased with the first design presented, and same with this one.

Vanderploeg inquired if they have considered studio apartments, to help lower the price point. Kendall noted they haven't had those type of units before, but they can look further into it and see about reconfiguring some units.

Van Antwerp's concern is the noise, and asked about ways of lessening that street noise. He would be interested in knowing whether noise is a problem, and actions they plan to take regarding that. Elswick to send Kendall tool (HUD) to gather that information.

Anderson noted the traffic, turning left on 16th is her concern. The miles per hour out that way goes from 45 to 55.

Kendall noted they do have long terms hopes of developing on the other property area mentioned at the beginning of the Study Session.

De Boer inquired if they have other projects near highways. Kendall noted 1-69 in Evansville. Elswick noted the development they visited in Kalamazoo. Kendall shared for

condos they built along I-65, they did do sound proofing, though those were higher end units.

Martin thanked Kendall for his presentation, and noted if anyone has remaining questions regarding the plan to direct them to Jenna.

III. Small Cell Text Amendment Review

Elswick shared the change by Michigan Legislation regarding small cells: smaller poles and adhering to existing poles. Right of ways – local municipalities must allow for this. 90-day time frame for municipalities to put this together. We have 30 days until it needs to be in the books, otherwise not permitted. This will be going out from the City Manager's office, chapter 7. In addition, stipulations with zoning review.

An updated document was provided during the session.

Private property conditional use permit for towers to go to the Zoning Board of Appeals (ZBA) for review. Planning Commission (PC) to give recommendation, and staff will still also review.

This will transition to Special Land Use when the Unified Development Ordinance (UDO) is rolled out. Elswick shared that once UDO is in place, everything will be taken away from the ZBA and go to PC.

Martin asked if limited to existing. Elswick noted new and existing. Martin inquired, so they could place right into curb strip. Elswick stated this would go to the City Manager for review, as the ordinance language will be in chapter 7, so allowed, yes, to drop into curb strip, but could be with conditions.

Goal is to have less drop zones/dead zones.

Can't enforce the use of existing poles, and can't offer an incentive to do so.

Elswick clarified small cell facility or pole for private property will come for PC review once UDO in place (40 feet or less, approved by zoning admin, while over 40 feet would be Special Use permit with UDO), but under time constraint right now. For now, Conditional Use permit.

Elswick noted that Martin made a good point regarding public easements or public right of way regulations. This is an item they will talk to the City Attorney about.

Van Antwerp shared he read an article on Urban League regarding this. Lack of regulation leads to clustering.

Corbin noted eye sore concern with a stealth. There are a number of ways they could design/place these; it is a delicate balance.

Elswick noted design standards go straight to City Council. Martin inquired if that is for private and right of way. Design guidelines will be the same for both.

This needs to be on the books by June 5, and will be an agenda item during the Special UDO Meeting on May 28. This will include a public hearing, which has already been noticed. Elswick asked if any concerns with holding the meeting from 3-5pm. None shared, if anyone has a concern with that timeframe, let Elswick know. Will need quorum.

IV. Waverly Subarea Plan Review

Elswick presented, sharing that this plan came out of the volume of interest surrounding this area. The City wants to be intentional about the development that happens in the area. They have worked with Ryan Kilpatrick on this. A few things she noted: the out lot is a wetland. Mechanical Bank is talking about selling the back half of their lot. Lots of activity happening. This is the last of green filled area, and there is a desire to be very intentional with this space.

This plan is important, there are many zoning districts in the area. It is important to have walkability, also there are a number of streets stubbed already.

Elswick shared the four goals:

1. Connect public infrastructure – streets, sidewalks, utilities
2. Coordinate site design and land uses and encourage Low Impact Development
3. Expand mixed-use and high or mixed-density development on each property
4. Highlight next steps for this Subarea planning – UDO and Neighborhood Planning

Don't want to create a traditional or disconnected suburban development, or the same urban grid as the central city.

Elswick reviewed the map of the area: stormwater main is in yellow, red is streets. There are east to west connections to enhance the different sites to not allow the traditional suburban plan.

Martin inquired if just storm. No sanitary? Elswick noted there is sanitary as well, plus sewer, water, fiber. It is a well-connected area in terms of utilities.

Non-motorized street connections proposed. Future pedestrian infrastructure, looking at ways to connect this. Transit in relationship to scope, existing could be better.

Elswick noted, in summary, would they feel comfortable voting on this guide for Planning Commissioners next month, or are they in need more conversation.

They may need to talk more.

Martin asked if can confirm with BPW that streets are on top. Elswick noted they have already talked with BPW regarding this, they are.

Van Antwerp inquired about the street plan. Hope Ave, quiet street with school, fearful that this could increase the traffic on this road.

It was determined they would like to discuss this plan more before holding a vote.

Study Session ended at 5:01 p.m.

5:00 p.m. Regular Meeting

I. Call to Order

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

II. Approval of Minutes

Motion by De Block with support from De Boer to approve the April 9, 2019 Planning Commission Regular Meeting minutes.

All in favor. Motion passes.

III. Communications from Audience – None

IV. New Business

a. 2123 Sherwood Ave – Macatawa Farms Site Plan Approval Extension for 216 apartment units

Elswick presented the extension request. Planning Commission approved the site plan for 216 apartment units 18 months ago. This is part of Phase 2 of the Kensington Place development. The applicant is requesting an extension, since, due to unforeseen circumstances the build has not yet taken place.

No comments from the applicant.

Kenyon asked what the extension life is. Martin noted one year.

Chairperson Martin opened the public hearing.

No public comment.

Chairperson Martin closed the public hearing.

De Boer motioned to approve the site plan approval extension for 2123 Sherwood Ave with support from De Block.

All in favor. Motion passes 9-0.

b. 602 Michigan Ave – Holland Hospital Parking Lot Expansion, Rezoning, and 25th Street Vacate requests

Elswick presented the three-part request. The applicant is requesting the rezoning of three sites, so they can construct a parking lot. These three properties are: 194, 198, and 210 W. 25th Street. Homes will be demolished in order to build the parking lot and add landscaping. Applicant is also requesting a street vacate for a portion of 25th Street and amended site plan approval for parking lot.

Elswick stated there will need to be three individual votes, but public hearing and discussion can be combined.

Martin shared that this project was reviewed in-depth during last month's study session.

No comments from the applicant.

Chairperson Martin opened the public hearing.

No comments from the public.

Chairperson Martin closed the public hearing.

De Block motioned to recommend the rezoning request to City Council for the three properties (194, 198, and 210 W. 25th Street) to be rezoned from R-1 to PUD with support from Kenyon.

Motion passes 9-0.

De Block motioned to recommend to City Council the request to vacate 25th Street east of Washington Ave with support from Anderson.

Motion passes 9-0.

De Block motioned to approve the amended site plan for 602 Michigan Ave with support from Lozano.

Motion passes 9-0.

Elswick shared that the next step will be for the rezoning and vacate request recommendation go to City Council. She requested date preference from applicant – June 5 and July 17 were requested by the applicant.

c. 727 Waverly Ave Rezoning request for a Martial Arts Studio and 761 Waverly Ave Rezoning request by the City from I-2 to I-1

Elswick outlined the rezoning request from Chan's Martial Arts. Currently zoned I-2 and requesting it be rezoned to I-1 for building use. Also, the City is proposing the rezoning of 761, Waverly Fire Station. Relatively consistent with the Master Plan – research and development area. Previous usage was office space. Looking at usage now and the area, staff does recommend the rezoning.

Martin asked if this can be approved in one motion. Staff, Vanderploeg and Elswick stated it can be done together.

Chairperson Martin opened the public hearing.

No public comment.

Chairperson Martin closed the public hearing.

Van Antwerp motioned to recommend the rezoning to City Council for 727 and 761 Waverly Rd from I-2 to I-1 with support from Anderson.

Motion passes 9-0.

V. Communications and Petitions

a. Scheduling of Public Hearings – None

Elswick asked whether Planning Commission would like the Waverly Report to come back for further discussion, or if ready to vote on it by next meeting.

Van Antwerp asked what they would specifically be voting on. Elswick shared it would be a guide for future development to be used for development requests that come in: site plans and recommendations for zoning.

Corbin noted he doesn't fully understand, and would like more conversation.

Martin determined more conversation is needed, will come back to it.

b. Communications from Commission Members

Maddison Allen (HYAC) shared about the survey being implemented in West Ottawa, with a goal to get opinions and feedback from high school students on the development of Holland. Gain insight, and involvement from high school students in the City's decisions. Questions or to receive the survey, contact Maddison at 20mka01@westottawa.net. All students who complete the survey are being entered into a drawing for a \$20 HopCat gift card.

c. Communications from Staff - None

VI. Adjournment

Upon a motion by De Block with support from Anderson the meeting was adjourned at 5:17 p.m.

Recorded by: Jenna Elswick, Senior Planner and Mallory Huizenga, Planning Department Assistant