

As recommended for approval by the Zeeland Charter Township Planning Commission 5/13/2025.

ZEELAND CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN

AMENDMENT TO THE ZEELAND CHARTER TOWNSHIP ZONING ORDINANCE - Ordinance
No. 434 (As AMENDED)

Adopted: 9/2/2025

Effective: 9/18/2025

AN ORDINANCE TO AMEND THE OFFICIAL ZEELAND CHARTER TOWNSHIP ZONING MAP
AND ORDINANCE IN RELATION TO THE BELOW DESCRIBED PROPERTY.

ZEELAND CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN, ORDAINS:

At a regular meeting of the Township Board for Zeeland Charter Township Ottawa County, Michigan, held at the Township Hall on September 2, 2025, the following amendment to the Zeeland Charter Township Zoning Ordinance was offered for adoption by Township Board Member Kraak and seconded by Township Board Member Salisbury.

Yeas: Oonk, Kraak, Veldheer, Salisbury, Bosma, Barry, Beute.

Nays: None.

Motion: X Passed Failed

ARTICLE I.

Amend the Official Zoning Map and rezone from R-1 Low Density Residential to R-2 Medium Density Residential Planned Unit Development the property addressed as 9501 Woodbridge Street, also known as parcel number 70-17-30-100-080 and legally described as THAT PART OF THE S 2/3 OF THE SW 1/4 OF THE NW 1/4 LYING S OF HWY I-196. SEC 30 T5N R14W, consisting of approximately 13.41 acres. This rezoning is subject to and dependent upon the preliminary site plan submitted to Zeeland Charter Township as Job No. 25-011D, revised 3/24/2025 and attached to this document as Exhibit A.

ARTICLE II. (Amended Section as per Board deliberations at August 19, 2025 Meeting)

After extensive review and discussion the Zeeland Charter Township Board finds that the submission generally meets the requirements of Section 12.01 (Description and Intent), and Section 12.02 (Eligibility Criteria) of the Zeeland Charter Township zoning ordinance as the parcel falls within the area for municipal service for water, sewer, and natural gas, is planned for R-2 Medium Density residential uses per the Zeeland Charter Township Master Plan, allowing for alternative housing styles and flexible living opportunities meeting a current housing demand without significantly altering the character of the surrounding area and otherwise satisfying most of the requirements of Sections 12.03, 12.05, 12.08, and 12.09 of the Zeeland Charter Township zoning ordinance and as reviewed at the August 19, 2025 Board Meeting. At said meeting the Board established several

conditions of approval. These conditions are attached to this ordinance as Exhibit "B".

ARTICLE III. SEVERABILITY:

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain valid and in effect.

ARTICLE IV. REPEAL AND EFFECTIVE DATE:

This Ordinance is ordered to take effect the eighth day following publication of notice of its adoption in accordance with the Michigan Public Act 110 of 2006 as amended. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

CERTIFICATION

STATE OF MICHIGAN)
) ss.
OTTAWA COUNTY)

I hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the Zeeland Charter Township Board at a regular meeting held on September 2, 2025 and I further certify that public notice of such meeting was provided as required by law.

Kate Kraak

Kate Kraak, Township Clerk

9/4/25

Date

Exhibit A

Conceptual Development Plan: Woodbridge PUD

Exhibit "B"

Board Conditions of Approval

- I. Site Plan Amendments. Prior to submission to the Zeeland Charter Township Planning Commission for Final Site Plan Approval, the following amendments shall be required:

A. Landscaping.

1. Additional Landscaping shall be installed to create a privacy buffer along the existing home and the proposed athletic field to protect it from wayward play equipment. Screening through the use of evergreens or other methods shall be proposed by the developer and reviewed by the Planning Commission for compliance with this standard.
2. Additional buffering through the use of dense evergreens best likely to thrive in the existing soil conditions as determined by a landscape architect shall be installed along the east property line from the Woodbridge Right of Way northward to the existing wetlands. Trees shall be installed at no smaller size than five feet in height, and planted in a staggered manner to as to maximize privacy. Spacing shall be as close as possible without overcrowding based on advice from a landscape architect.
3. A tree inventory study identifying and locating mature trees on the property shall be conducted by a landscape architect. Mature trees located outside of developed rights of way shall be left undisturbed where practicable unless they are of a variety listed as inappropriate in Section 15.05.C.3 of the Zeeland Township Zoning Ordinance.
4. Special attention shall be given to the intersection of Woodbridge and 96th Avenue to allow for screening and privacy but avoiding the creation of any clear vision traffic issues.

B. Infrastructure and Amenities:

1. Sidewalks shall be installed upon completion of each dwelling unit prior to occupancy being granted. If construction is completed during the winter season, bonding or a cash escrow may be deposited with the Township with a final installation date of not later than June 1 of the following year. All lots that remain undeveloped two years after commencement of construction shall be required to install a sidewalk at the lot/unit owner's expense. Failure to install a sidewalk within thirty (30) days of notification by the Township shall result in the Township holding the right to install the sidewalk at the lot or unit owner's expense to be assessed as a tax or lien on the property within the limited common element. This provision shall be recorded within the master deed.
2. Private Roadways must be constructed to the standards of the Ottawa County Road Commission for residential public streets and in accordance with Section 3.30 of the Zoning Ordinance.
3. Walking Trail shall be continued through the east end of the athletic field via an easement between units 12 and 13. It shall be surfaced with an inorganic material of dust-free composition such as asphalt millings, crushed concrete or other such materials to be approved by the Zoning Administrator.
4. Streetlights shall be installed every 500 feet, as well as at every corner and street dead end.
5. A streetlight shall not be required to be installed at the corner of the undeveloped Right of Way unless and until the Right of Way is developed due to development along

the adjacent property, however an easement and underground wiring shall be installed in preparation at the time of initial development for this project.

- C. Individual Units: Proposed building envelopes must be amended to meet the setback requirements in Section II below.

II. Bulk Development Standards:

- A. Front yard requirements: The front face of all dwelling units including front porches and steps must be not closer than twelve and one-half (12.5) feet from the edge of the Right of Way. Attached and detached garages must be not less than twenty-five (25) feet from the edge of the Right of Way. Corner lots shall observe this required setback on all sides adjacent to a Right of Way.
- B. Side yard requirements: No building shall be closer than five (5) feet to a side lot line.
- C. Rear yard requirements: No principal building shall be closer than twenty (20) feet from a rear lot line.
- D. Minimum Floor Area:
 - 1. Each single-family dwelling shall have not less than 1300 square feet in Gross Floor Area and Main Floor Area shall be in compliance with Section 6.03 of the Zeeland Charter Township Zoning Ordinance.
 - 2. Each dwelling unit within a Duplex shall have not less than 900 square feet per unit with an additional 100 square feet per additional bedrooms over three.
 - 3. Attached Garage Required: Each dwelling unit shall have an attached garage of at least 484 square feet. Duplexes shall have garages of this minimum size to serve each dwelling therein.
 - 4. Additional Required Features: Each dwelling unit shall have not less than three (3) bedrooms and one and one-half (1 ½) bathrooms.
- E. Lot Coverage: Dwelling units and accessory structures shall not create a lot coverage in excess of thirty-five (35) percent excluding driveways, decks and swimming pools.
- F. Façade Requirements: The front face of all dwelling units shall consist of not less than twenty-five (25) percent decorative materials. This formula shall not include the area of any overhead garage doors. These materials shall consist of glass, brick, stone, glass block, cement board or other decorative durable materials that add aesthetic value to the property. Unlisted materials and designs may be submitted for review and approval by the Zeeland Township Planning Commission to allow for flexibility and ingenuity on the part of the developer.
- G. Architectural Style: The general style of all dwellings shall be that which is considered as Craftsman style. To encourage variety, not less than four floor plan options shall be provided for the single-family homes and two for the duplexes. Duplex plans shall be similar style, scale and massing as single-family home plans to provide a cohesive visual flow. The Planning Commission shall review the proposed plans as part of final site plan review to determine compliance with Section I.C herein. Homes shall be either ranch style or two-story construction; bi-level or split level style homes shall not be permitted.
- H. Driveways shall be not less than the minimum width of the corresponding two stall garage door.

III. Additional Development Conditions:

- A. All outside agency approvals shall be submitted with application for final site plan approval.
- B. Open Space and exterior perimeter landscaping must be installed prior to occupancy of any dwelling units.
- C. All Amenities shall be installed prior to occupancy of any dwelling units, or bonding provided for it with the Township if construction is complete during winter months.
- D. Master Deed to be reviewed and approved by Township Attorney to include easements and maintenance agreements for the proposed private roads and amenities.
- E. The approved Master Deed shall be filed with the Ottawa County Register of Deeds and a copy of the recorded deed shall be filed with the Township prior to sale of any individual unit.