

ZEELAND CHARTER TOWNSHIP

PLANNING & ZONING COMMISSION

February 11, 2020

The Planning & Zoning Commission of Zeeland Charter Township met in the community room at 7 pm Feb. 11, 2020. Members present: Bruce Knoper, Dick Geerlings, Karen Kreuze, Tim Miedema, Don Steenwyk, Ron Brink, Steve Nelson, Dennis Russcher, Robert Brower

Also attending was Building Administrator, Don Mannes and Janis Johnson (Main Street Planning), Paul Sachs (Ottawa County) and Ron Bultje (Township Attorney)

Chairman Bruce Knoper called the meeting to order.

Motion made by Robert Brower to approve the January 14, 2020 meeting minutes, supported by Steve Nelson. Motion Passed.

Addition to agenda: Add review of chapter 13 & 15 to the agenda.

Public Hearing – Rezoning for Parcel 70-17-01-400-041 - Brian Koeman Ag to Commercial. Positive comments from Cutting Edge and Brower Excavating. Motion to close public hearing by Karen Kreuze Supported by Don Steenwyk. Motion to approve by Steve Nelson -supported by Robert Brower. Motion passed.

Public Hearing – Proposed Amendment for the Conceptual Route Area for the second phase of M-231

Paul Sachs gave an overview of the conceptual route. Explained the status of the project and the proposed phases of the project. Ron Bultje also explained the roll of the Zeeland Township Planning Commission, the Zeeland Board of Appeals, the Township Board, and the State of Michigan had in this project. The legal aspects of the proposed route and effects it had on the citizens.

The meeting was then opened to the public for comments and discussions.

There was extensive discussion about the purpose and the timing of the amendment.

Recommendation by Janis Johnson and Ron Bultje to amend the wording of the ordinance proposal so that it was more user friendly to the citizens as follows:

G. - #3. Can the property be reasonably used for uses permitted within the zoning district without the special land use.

H. Citizens may go to ZBA before going to Circuit Court if they are denied a special land use permit under this section.

Motion to close public hearing: Bruce Knoper supported by Steve Nelson Motion passed

Motion to recommend approval of the zoning ordinance amendment was made by Tim Miedema and supported by Karen Kreuze.

Motion to approve the proposed revisions to subsection G.3 and subsection H of proposed Section 334 made by Bruce Knoper and supported by Steve Nelson. Motion Passed.

A roll call vote was held on the recommendation of the zoning ordinance amendment, pertaining to Section 334 and as revised in subsection G.3 and subsection H. 8 no 1 yes Motion Rejected.

A motion was then made by Bruce Knoper, seconded by Steve Nelson, to recommend to the Township Board that it reject the proposed amendment to Section 334 of the zoning ordinance. Roll call vote; 8 yes 1 no; Motion passed.

Janis Johnson handed out Additional Parking Requirements for Uses in the I-1 Industrial District.

Public Hearing – Proposed Amendment for Revision of Chapter 8, C-1 General Commercial District

Public hearing was opened – no comments

Close public hearing made by Denny Russcher supported by Steve Nelson

Motion to table with revisions noted made by Karen Kreuze supported by Don Steenwyk Motion Passed

Public Hearing – Proposed Amendment for Revision of Chapter 10, I-1 Industrial District

Public hearing was opened – no comments

Closed public hearing made by Ron Brink supported by Karen Kreuze

Motion to table with revisions noted made by Karen Kreuze supported by Tim Miedema Motion Passed

Public Hearing – Proposed Amendment for Chapter 15 Site Development Requirements and Chapter 13 Access Management Corridor Overlay District

Public hearing was opened – no comments

Close public hearing made by Karen Kreuze supported by Don Steenwyk

Motion to table with revisions noted by Karen Kreuze supported by Tim Miedema Motion Passed

Moved, carried and supported to adjourn. Meeting adjourned at 9:45

Karen Kreuze, Secretary