

**ZEELAND CHARTER TOWNSHIP
PLANNING & ZONING COMMISSION
JUNE 9, 2020**

The Planning & Zoning Commission of Zeeland Charter Township met in the Township Hall at 7pm on June 9, 2020. Members present: Ron Brink, Don Steenwyk, Steve Nelson, Dennis Russcher, Tim Miedema, Karen Kreuze, Dick Geerlings, Bruce Knoper, and Robert Brower. Also attending: Don Mannes, Building and Zoning Administrator and Janis Johnson, MainStreet Planning.

Chairman Knoper called the meeting to order. Kreuze made a motion to approve the March minutes with corrections which was supported by Steenwyk. **Motion Carried.**

PUBLIC HEARING – REZONING The request from J & S Farms, LLC to rezone Parcel #70-17-07-100-024 from Ag to R-2. Kelli Kuiper, from Nederveld Engineering reviewed the rezoning request. The proposed area to be rezoned meets the following requirements: it is compatible to the area as the neighboring property is zoned R-2, water & sewer are available to the property, although it is not consistent with the Master Plan. Questions from the residents in Townline Estates were: what is the long term plan for the property? And will there be a water retention plan? Answer: This is decided at a site plan review. Moved by Russcher, supported by Steenwyk to close the public hearing. **Motion Carried.** Moved by Knoper supported by Brower to recommend the Township Board rezone Parcel #70-17-07-100-024 from Ag to R-2. **Roll Call vote. All Ayes. Motion Carried. Reason: It is consistent with the neighboring areas.**

PUBLIC HEARING – SPECIAL USE Todd Stuive, Exxel Engineering, reviewed the request from the Ottawa County Road Commission for a special use permit for soil removal from Parcel #70-17-29-100-010. Approximately 500,000 cubic yards of sand will be removed over a ten (10) year period in development of a lake. The proposed truck route is 88th Street, north to M-21 or south to Adams Street. Supervisor Nykamp stated that the understanding of the Township Board and the Road Commission (approximately 25 years ago) was this property will remain Township Property as a Park. A proposed plan shows 12 residential lots on the site. Moved by Kreuze, supported by Brower. to close the public hearing. All Ayes. **Motion Carried.** Janis Johnson suggested the planning commission review Chapter 16.06 Section J before deciding on the project. Moved by Brink, supported by Brower to table the special use request for additional information. **All Ayes. Motion Carried.**

Janis Johnson reviewed amendments to Chapter 12.03 & Section 12.05 PUD Planned Unit Development District and Section 19.06 Zoning Agreements and the effect these amendments would have on the Vriesland Crossing Condominiums-Aukeman Development Company. Developer returning next month with more information.

Priorities for ordinance updates are: sign ordinance, wireless communication ordinance, and landscaping ordinance.

Mr. Kurt Sharphorn, Professional Code Inspections, was introduced. PCI will be doing our building inspections.

Chairman Knoper thanked Don Mannes and Vivian Zwyghuizen for the years involved in township work.

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

Vivian Zwyghuizen, Recording Secretary

Karen Kreuze, Secretary

