

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
JULY 14, 2020**

The Planning Commission of Zeeland Charter Township met in the Township Hall at 7pm on July 14, 2020. Members present: Ron Brink, Don Steenwyk, Steve Nelson, Dennis Russcher, Tim Miedema, Karen Kreuze, Dick Geerlings, Bruce Knoper, and Robert Brower. Also attending: Kirk Scharphorn Jr, PCI Building and Zoning Administrator and Janis Johnson, MainStreet Planning.

Chairman Knoper called the meeting to order. Motion made and supported to approve the June minutes with corrections. **Motion Carried.**

PUBLIC HEARING – REZONING The request from Del Westrate to rezone Parcel #70-17-33-200-039 from Ag to R-1. Mr. Westrate would like to rezone the parcel to create two 100 ft. lots off from the parcel. The proposed area to be rezoned meets the following requirements: it is compatible to the area as some of the neighboring properties are zone R-1 and R-2, water & sewer are available to the property. Motion by Russcher, supported by Nelson to close the public hearing. No members of the public were in attendance. **Motion Carried.** Moved by Russcher supported by Miedema to recommend the Township Board rezone Parcel #70-17-33-200-039 from Ag to R-1. **Roll Call vote. All Ayes. Motion Carried.**

SITE PLAN REVIEW – Aero Tech Caps & USA Sign Frame & Stakes, Parcel #70-17-17-200-029, a commercially zoned parcel. Holland Engineering presented the site plan. This business fits as commercial because it does have a retail component to their business. They do not have a distribution network, but customers come to their showroom directly. All of their business is conducted inside the building. Building will be located on the north side of the parcel. Septic has been approved by Ottawa County. The site plan does show a second future building on the property, which would be used for inventory. Motion by Miedema, supported by Krueze with two conditions: 1) A lighting plan be submitted and 2) An administrative review must be done at the time of the second building permit application, with discretion to send to the Planning Commission for approval. **Motion Carried.**

SPECIAL USE - Todd Stuve, Exxel Engineering, returned to review the request from the Ottawa County Road Commission and formalize the special use permit for soil removal from Parcel #70-17-29-100-010. The County Road Commission addressed the concerns from the Planning Commission at last month's meeting. The end use frontage parcels have been removed, and the truck operation route has been changed to prohibit truck from going southbound on 88th Ave. Questions and concerns from a few neighbors in Highland View were heard concerning the noise, hours of operation, and details about the operation. Todd Stuve addressed many of the concerns. The Board of Trustees is also looking to see if there was a historical agreement between the County and the Township about returning that property to a park. It may have just been a verbal agreement. Chairman Knoper asked PCI Building & Zoning Administrator, Kirk Scharphorn Jr. to look over the concerns from the public and report back for next month.

REZONING – Aukeman Development, parcel #70-17-15-400-047 & 061. Todd Stuve, Exxel Engineering returned to present an updated plan of Vriesland Crossing Condominiums which included the new township draft PUD and Open Space ordinance amendments. The Developer asked the Planning Commission to consider adding additional descriptions for the bonus provision that would better fit this type of development. It was also asked if the Commission would want to change/increase the percentage of the bonus provision from 10%? The consensus was to retain the 10% provision and to have Main Street Planning update the description of the bonus provision language. Motion by Kreuze, supported by Brink for a Public hearing on Ordinance 407 to amend the PUD and Open Space Amendments. **Motion Carried.**

MainStreet Planning submitted updates to the sign ordinance for next month's meeting.

Moved, supported, and carried to adjourn. Meeting adjourned at 9:15 pm.

Katy Steenwyk, Recording Secretary

Karen Kreuze, Secretary