

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
AUGUST 11, 2020**

The Planning Commission of Zeeland Charter Township met in the Public Safety Building at 7pm on August 11, 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 July 14, 2020 minutes. **Motion Carried.**

SPECIAL USE – Todd Stuve, Exxel Engineering, and Brett Laughlin, Ottawa County Road Commission returned to review the request from the Ottawa County Road Commission for a special use permit for soil removal from Parcel #70-17-29-100-010. The County Road Commission responded to concerns from the Zoning Administrator’s submitted report to the Planning Commission.

Water courses - the three drains were identified on the site plan.

Fencing - The County proposed gating the entryways and placing signage on the property every 300 ft. They don’t believe a berm would be effective in this situation.

Truck Routes & Truck Volumes - The proposed truck routes would be north on 88th Ave. to the business loop or Frontage Rd. to 84th Ave. Weight restrictions will be enforced. The county is not sure on the exact truck volume that would be created. The maximum truck volume would be seven trucks/hour, but that would be a lot.

Noise - The County believes the vegetation on the parcel will be adequate for noise control.

Stockpiles - The County doesn’t anticipate many, if any, stockpiles.

Hydro-geological study - will be required by the state for the EGLE permit.

Soil Erosion Permit - The County does not need a soil erosion permit because they are an APA agency.

Contractor - The plan is to hire one local contractor to do the work so the county can maintain control. The county takes responsibility and liability for its property. The contractor hired will also need the applicable insurance and bonding for the project.

Questions and concerns from approximately twenty neighbors in Highland View and Summit Ct. were heard concerning the following issues: incompleteness of the plan presented by the county, pedestrian and vehicle traffic with the nearby subdivisions, dust suppression plan, reclamation plan, environmental issues, timing and length of the project.

Motion by Russcher, supported by Krueze to take this issue off the table for discussion by the Planning Commission. **Motion Carried.**

Zoning Administrator, Kirk Scharphorn Jr. reviewed his submitted report with the Planning Commission. Kirk recommended the Planning Commission walk through the summary points to address those areas that require decision by the Township. The PC began a discussion about screening around the mining area versus the perimeter of the property and what is required by township ordinance and federal regulation. A discussion about the amount of watering and dust suppression was also started.

Motion by Brower, supported by Nelson to table the issue until next meeting for further discussion. **Motion Carried.**

PUBLIC HEARING – Proposed zoning amendment for Zoning Ordinance 407, Chapter 12 PUD Planned Unit Development District. The Planning Commission reviewed additional language to the types of recreational facilities that would result in a bonus density of 10%.

No public comment.

Motion by Brink, supported by Kreuze to close the public hearing. **Motion Carried.**

Motion to recommend approval of all the proposed zoning amendments to Chapter 12 to the Board of Trustees by Russcher, supported by Steenwyk. **Motion approved.**

Moved, supported, and carried to adjourn. Meeting adjourned at 9:01 pm.

Katy Steenwyk, Recording Secretary
Karen Kreuze, Secretary