

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 8, 2020**

The Planning Commission of Zeeland Charter Township met in the Public Safety Building at 7pm on September 8, 2020. Members present: Ron Brink, Don Steenwyk, Steve Nelson, Dennis Russcher, Karen Kreuze, Dick Geerlings, Bruce Knoper, and Robert Brower. Absent: Tim Miedema. Also attending: Kirk Scharphorn Jr, PCI Building and Zoning Administrator.

Chairman Knoper called the meeting to order. Motion made and supported to approve the August 11, 2020 minutes. **Motion Carried.**

New Business

- 1. PUBLIC HEARING** – Rezoning for 3538 96th Ave., parcel #70-17-07-100-0041 by Baumann Building from Ag to R-2. The developer was represented by Kelly Kuiper from Nederveld. The front parcel adjacent to this piece was rezoned a few months ago. At that time the PC was made aware that the parcel behind it would also want to be rezoned for the subdivision development. There is public infrastructure available, the parcel can hold the density of R-2 lots, R-2 is compatible with the properties around it, and it is consistent with development trends in the area. It is not consistent with the master plan.

Public Comment – a neighbor from Townline estates expressed concern about the previous drainage issues in Townline. The water was re-routed through the parcel in front of the piece up for rezoning that would be involved in the development. Where will that water go? Answer: This will be addressed at a site plan review.

Moved by Russcher, supported by Brink to close the public hearing. **Motion Carried.** Moved by Steenwyk supported by Nelson to recommend the Township Board rezone Parcel #70-17-07-100-041 from Ag to R-2. **Roll Call vote. All Ayes. Motion Carried. Reason: It is consistent with the neighboring areas.**

- 2. PUBLIC HEARING** – Rezoning for 9388 Adams St., parcel #70-17-31-100-016 by Profile Properties from Com & Ag to all C-1. The property owner was represented by Exxel Engineering. Profile Properties would like to expand their self- storage business and realized that the east five acres of their parcel was zoned Ag, and the west half is zoned C-1. They would like the whole piece to be rezoned to C-1. This zoning fits the area and would bring continuity to their property.

No public comment.

Moved by Krueze, supported by Geerlings to close the public hearing. **Motion carried.** Moved by Geerlings, supported by Russcher to recommend the Township Board rezone parcel # 70-17-

31-100-016 from Ag-Com to all C-1. **Roll Call vote. All Ayes. Motion Carried. Reason: Fits with area and brings continuity to parcel.**

Old Business

1. **SPECIAL USE** – Todd Stuve, Exxel Engineering, 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 submitted an updated site plan and narrative addressing the PC's concerns from last month.

A perimeter fence was added, along with gates and signs at the entrances.

The phasing was changed to phase 1 in the north section and phase 2 in the south.

A 200 ft. paved entrance on 84th Ave.

Stockpile information was added

A letter from Ottawa County Water Resources addressing the drains

A plan for dust and noise control

A letter from the OCRC with traffic study information

Public Comment – Three neighbors from Highland View and Fairview Ln. raised additional concerns about pedestrian and bicycle traffic on 88th Ave. with the added truck traffic, along with concern that the OCRC has a conflict of interest with the traffic information provided, given they will be making money off the project. There was also concern raised about what effect the mining will have on the pond in Highland View and surrounding property values.

Motion by Krueze, supported by Russcher to take the issue off the table. **Motion Carried.** The PC went walked through the Zoning Administrator's report. A discussion was had about screening. It was decided that additional screening wasn't necessary given the elevations and topography of the parcel. A discussion also took place about traffic and the pond in Highland View. The Zoning Administrator recommended the PC come up with a list of items they still want to see from the OCRC, so new things don't keep getting added each month.

Moved by Krueze, supported by Brower to require an independent traffic study which includes vehicle, pedestrian, and cyclist traffic during the hours of the mining operation (weekdays 7-7, Saturdays from 8-3), and hydrogeologic study which accounts for seasonal fluctuation. **Motion Carried.** Motion to re-table by Steenwyk, supported by Kreuze. **Motion Carried.**

Moved, supported, and carried to adjourn. Meeting adjourned at 9:10 pm.

Katy Steenwyk, Recording Secretary

Karen Kreuze, Secretary