

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 9, 2021**

The Planning Commission of Zeeland Charter Township met virtually at 7pm on February 9th, 2021. Members present: Ron Brink, Don Steenwyk, Steve Nelson, Karen Krueze, Randy Jarzembowski, Denny Russcher, Dick Geerlings and Tim Miedema. Also attending: Kirk Scharphorn Jr., PCI Absent: Robert Brower

Karen Krueze called the meeting to order. Motion made and supported to approve the January 12th, 2021 minutes. **Motion Carried.**

New Business

1. **PUBLIC HEARING** – Special Use Permit & Site Plan Review – Profile Properties/Zeeland South Self Storage, Parcel #70-17-31-100-016. Terry Brower from Profile Properties presented plans to expand his mini storage business by adding new storage buildings and outside storage.
 - The buildings will have a LED light every three doors, which will be forward facing. The lights come with a hood which can be left on to dilute the light.
 - There are currently no plans for screening or additional fencing due to the location of the buildings on the property. Security cameras will be installed.
 - There are currently 20 outdoor storage spaces, with 7 or 8 more being added. As future buildings are constructed the outdoor storage will be phased out. There is no timeline, will be based on demand.

The commission discussed screening and fencing requirements in the zoning ordinance. The buildings will be at the back of the property, not seen by anyone. Neighbors are Ag and Industrial. Screening will need to be revisited when the fourth building goes in on the edge of the property with Doc's Ranch.

Motion made and supported to open the public hearing.

No public comment.

Motion made by Miedema, supported by Jarzembowski to close the public hearing.

Motion made by Russcher, supported by Jarzembowski to approve the Special Use Permit.

Motion carried by a roll call vote. Ayes: Krueze, Brink, Steenwyk, Nelson, Jarzembowski, Russcher, Geerlings, Miedema. Absent: Brower

Motion made by Jarzembowski, supported by Nelson to approve the site plan review for the first two buildings. **Motion carried by a roll call vote.** Ayes: Krueze, Brink, Steenwyk, Nelson, Jarzembowski, Russcher, Geerlings, Miedema. Absent: Brower

2. **Site Plan Review** – Harvest Fields Site Condominiums/Baumann Building. Parcel #'s 70-17-07-100-041 & 70-17-07-100-024. Jack Baar from Nederveld Assoc. presented the plan for 39 single family lots. The development has received approval from the Ottawa County Road Commission and Ottawa County Water Resources.
- The Commission requested the Township attorney review the master deed and homeowner's association documents when completed.
 - The question was raised about pedestrian safety crossing 96th Ave. at the entrance of the subdivision to the sidewalk on the other side of the street.
 - Landscape plans are not required in subdivisions, but the commission would like to encourage trees be planted at the entrance to create an inviting space due to the fact the subdivision is being built in the middle of a cornfield.
 - At the rezoning hearing a couple months ago a neighbor raised concern about drainage. Nederveld said the standards are much stricter now than when the neighboring subdivision to the north was built. The drainage plan was explained to the commission, and Ottawa County Water Resources has approved the plan.
 - Construction documents are in process and Nederveld is working with ZBPW and the City of Zeeland, as well as Twp. Engineer, Prein & Newhof on the water and sewer plans.

Motion made by Brink, supported by Jarzembowski to recommend preliminary approval to the Township Board for Harvest Fields Site Condominiums site plan with the following conditions: a) landscaping at the entrance be at least compatible with neighboring plat b) investigate 96th Ave. crosswalk feasibility with OCRC. **Motion carried by a roll call vote.** Ayes: Krueze, Brink, Steenwyk, Nelson, Jarzembowski, Russcher, Geerlings, Miedema. Absent: Brower

Motion made and supported to adjourn. Meeting adjourned at 8:20 pm.

Katy Steenwyk, Recording Secretary
Randy Jarzembowski, Secretary