

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

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

Vice Chair Tim Miedema called the meeting to order. Motion made and supported to approve the February 9th, 2021 minutes. **Motion Carried.**

New Business

- 1. PUBLIC HEARING** – Rezoning of Farmer’s Co-Op Elevator on 64th Ave. from Ag to Com – Parcel #70-17-23-100-046. Miedema Building Systems presented the request from the Co-Op to rezone 5.7 acres they would like to purchase adjacent to their property and create a boundary adjustment.

- Plans are to build a warehouse and retail store. Moving current warehouse location from Hudsonville to Zeeland Township. Warehouse will house feed, fertilizer, greenhouse supplies. Retail store will comprise 10% of space.

Motion made and supported to open the public hearing.

No public comment.

Motion made by Russcher, supported by Geerlings to close the public hearing.

- Adjacent parcels owned by the Co-Op are currently commercial/industrial. The commercial zoning fits within the mixed-use village zoning in this area.

Motion made by Brower, supported by Russcher to recommend to the Board of Trustees rezoning the 5.7 acres as presented, from Ag to Com. Motion carried by a roll call vote. Ayes: Brink, Nelson, Jarzembowski, Russcher, Geerlings, Miedema. Absent: Krueze, Steenwyk

- 2. Site Plan Review** – Perry Acres/Lakeshore Sand Holdings, Parcel #70-17-30-200-001. Todd Stuive from Excel Engineering presented the site plan for the 15-acre piece located on the SE corner of Perry St. & 92nd Ave.

- Four parcel land division
- Private roadway – 500 ft. long, 22 ft. wide. OCRC has approved the road and site with four parcels.
- Site will have city water & sewer
- Parcels B, C, D will own up to the highway, through the pond.

The question was asked about a maintenance agreement. Does the PC need that before approval? Or provide to Zoning Administrator before permits?

Motion made by Nelson, supported by Jarzembowski to approve the private road with the condition that the maintenance agreement be submitted to the Township Zoning Administrator when the parcel splits are submitted. Motion carried. All Ayes

No citizen comment

Motion made and supported to adjourn. Meeting adjourned at 7:40 pm.

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary