

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MAY 11, 2021**

The Planning Commission of Zeeland Charter Township met at 7pm on April 13, 2021. Members present: Karen Krueze, Ron Brink, Robert Brower, Dick Geerlings, Steve Nelson, Don Steenwyk and Tim Miedema. Also attending: Kirk Scharphorn Jr., PCI Absent: Dennis Russcher & Randy Jarzenbowski

Chair Karen Krueze called the meeting to order. Motion made by Miedema and supported by Geerlings to approve the April 13th, 2021 minutes. **Motion Carried.**

Public Comment for Non-Agenda Items – None

No additions to the agenda

New Business

1. PUBLIC HEARING - Special Use Permit & Site Plan Review – Parcel #70-17-20-200-025. Application from Marvin Development of South Dakota, LLC, for a Special Land Use to construct a Taco Bell Restaurant with a Drive-Thru.

Representatives from Taco Bell and the Architectural firm presented to the PC.

Scharphorn shared that the driveways were modified to one driveway per request of the OCRC. The site plan was also modified to fit the 50 ft. setback on 84th Ave. The Park Place PUD addressed setbacks on Westpark Way and Byron Rd. (35 ft.), but not on 84th Ave. Therefore, after consulting with legal counsel we were advised they must follow the ordinance for the Commercial district, which is 50 ft. for 84th Ave.

Special Use Permit needed because of the drive thru window.

Motion made to open public hearing for Special Use Permit. No public comment

Motion made to close public hearing for Special Use Permit. Motion made by Nelson, supported by Steenwyk. **Motion carried.**

Motion made by Miedema, supported by Steenwyk to approve the Special Use Permit based upon the fact it meets the six criteria outlined in Sec. 16.03 of the SUP zoning ordinance.

- 1) There are other like restaurants in the area
- 2) The building and its character does not substantially change the area.
- 3) There is nothing hazardous in this project
- 4) The utilities are present and adequate to support the building.
- 5) Complies with the Master Plan, it is a listed use in the Park Place PUD.
- 6) The site plan as presented, meets the standards of the Ordinance.

Site Plan Review – the design follows the Taco Bell corporate standard. The height, landscape and lighting all meeting ordinance specifications. They hope to begin construction the end of June, with a goal of 100-day completion. The signage will be reviewed by the Zoning Administrator when the building permit is submitted.

Motion to approve Site Plan as presented. Motion made by Brower, supported by Miedema. **Motion carried.**

2. PUBLIC HEARING – Sign Ordinance Revisions

Motion made to open the public hearing. No public comment

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

Motion made to recommend to the Board of Trustees approval of the Sign Regulation Revisions to the Zoning Ordinance. **Motion carried by a roll call vote.** Ayes: Krueze, Brink, Steenwyk, Nelson, Geerlings, Miedema, Brower. Absent: Jarzembowski, Russcher

3. Zoning Ordinance Revisions

A discussion was had about our current ordinances on flag lots and private drives. The ordinances we have are unique compared to surrounding townships.

The Planning Commission will hold a special meeting on Tuesday, May 25th at 5:30 pm to continue working on additional ordinance revisions.

no citizen comment

Motion made and supported to adjourn. Meeting adjourned at 8:05 pm.

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary