

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
JUNE 8, 2021**

The Planning Commission of Zeeland Charter Township met at 7pm on June 8, 2021. Members present: Karen Krueze, Ron Brink, Robert Brower, Dick Geerlings, Steve Nelson, Don Steenwyk, Dennis Russcher and Tim Miedema. Also attending: Kirk Scharphorn Jr., PCI

Chair Karen Krueze called the meeting to order. Motion made by Nelson and supported by Brower to approve the May 11th, 2021 minutes. **Motion Carried.**

Public Comment for Non-Agenda Items – None

No additions to the agenda

New Business

1. PUBLIC HEARING – Rezoning parcel #70-17-01-200-055, approximately 4431 48th Ave. from Ag to C-1, owned by Dan Kerkstra.

Property owner is planning to build a commercial business, Port Sheldon Meats on a section of the property.

The C-1 zoning aligns with the Master Plan and the surrounding properties.

Public Hearing opened

No public comment

Motion made to close Public Hearing by Russcher, supported by Steenwyk

Motion to recommend rezoning of parcel to Board of Trustees. Motion made by Brower, supported by Miedema. **Motion carried.**

2. Final Site Plan Review – Vriesland Crossings, Aukeman Development. Parcel #'s 70-17-15-400-047 & 70-17-15-400-061

Todd Stuive, Excel Engineering & Bill Aukeman presented the final site plan for approval of a 22-unit site condominium PUD development. All necessary County permits have been obtained. There have been no changes since the PC last saw the plan.

Motion made to approve final PUD Site Plan approval. Motion made by Geerlings, supported by Nelson. **Motion carried.**

3. Site Plan Review – Farmer’s Co-Op. Parcel #70-17-23-100-047

Tom Miedema from Miedema Building Systems presented a site plan for a 40,000 sq. ft. building, which includes 3,000 sq ft. office/retail space. It will be a pre-engineered steel building.

The parking on the site plan does not currently meet our ordinance. The site plan proposes 48 spaces, and our ordinance requires 78 for the size of the building. The PC didn’t see the need for that many spaces and is comfortable leaving space for deferred parking if needed in the future.

The current landscape plan is adequate. It does not meet our current ordinance, but the PC is going to be amending the ordinance and reducing the amount of landscape needed this year.

The driveway and water resources permits have been submitted. Water/sewer are available and being coordinated with the Township.

Motion made to approve Site Plan based on the following conditions: Deferred parking is acceptable. Approval of OCRC and Water Resources permits. Landscape as presented. Motion made by Steenwyk, supported by Russcher. **Motion carried.**

4. Preliminary Plat Approval – Bluff Lakes No. 5, Bluff Ridge Properties. Parcel #70-17-30-300-025

Todd Stuive, Excel Engineering presented drawings for preliminary plat approval on the final phase of Bluff Lakes subdivision, consisting of 26 lots. Originally the plat was designed to be two cul-de-sacs, but the OCRC is requiring the developer to construct it as a through road.

Motion made to approve preliminary plat approval. Motion made by Jarzembowski, supported by Brower. **Motion carried.**

no additional citizen comment

Motion made and supported to adjourn. Meeting adjourned at 7:50 pm.

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary