

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MARCH 8, 2022**

The Planning Commission of Zeeland Charter Township met at 7pm on March 8, 2022.
Members present: Ron Brink, Robert Brower, Steve Nelson, Tim Miedema, Dennis Russcher, Don Steenwyk. Absent: Dick Geerlings, Karen Krueze, Randy Jarzembowski also attending: Kirk Scharphorn Jr., PCI

Vice Chair Tim Miedema called the meeting to order. Motion made by Brower and supported by Russcher to approve the November 9, 2021 minutes. **Motion Carried.**

No Public Comment for Non-Agenda Items

No additions to the agenda

New Business

1. PUBLIC HEARING – An application from Bluff Ridge Properties, LLC for preliminary plat approval of Bluff Lakes No. 5. Parcel #70-17-30-300-024 is approximately 18.8 acres, located on the east side of 96th Ave. south of I-196.

Todd Stuve, Exxel Engineering shared one change made to the 26-lot plat since the last time the PC looked at it. A park/green space has been added on the bluff behind the homes on the bluff side, which will help serve as a buffer to the bottom of the hill and any future development, as well as to preserve that bluff. It will be a natural wooded area, as it currently is, owned by the Homeowners Association of the homes on the bluff. The development has also received preliminary approval from Ottawa County Water Resources for drainage and the OCRC.

Motion made to open the Public Hearing

No public comment

Motion made by Brink, supported by Nelson to close the Public Hearing.

Motion made by Brower, supported by Russcher to approve Bluff Lakes No. 5 preliminary plat as amended with the park. **Motion Carried by a roll call vote. All Ayes. Referred to Board of Trustees for final approval.**

2. Site Plan Review – Private drive for parcel #70-17-32-200-046 on Adams St., Terry Compagner

Mr. Compagner would like to split his parcel into three parcels and construct a private driveway. Public utilities are available. All three lots will have public water. The lot closest to Adams St. will also have public sewer. The back two lots will have septic systems. The road will be paved. A driveway permit has been submitted to the OCRC and a maintenance agreement is in process.

Motion made by Nelson, supported by Brower to approve the private driveway with the following conditions: Maintenance agreement must be submitted to Zoning Administrator, the road must be named and built to County and ordinance requirements.
Motion carried.

3. Discussion on storage building development moratorium

Zoning Administrator Kirk Scharphorn led a discussion about a possible moratorium on storage facility developments. Storage building developments are currently allowed in both the Commercial and Industrial Development districts of the Township. Due to the number of facilities already in the Township and large amount of requests by developers to build additional facilities should we consider a short term moratorium to preserve some of the desirable parcels for future industry or business? Or narrow the district where the developments are allowed?

The Planning Commission will give it some thought and discuss at the next meeting.

4. Discussion on accessory building sizes and standards

Zoning Administrator, Kirk Scharphorn asked the PC to consider changing the formula used in determining the size of accessory structures on parcels. Currently we allow a specific sq. ft for parcel size range (i.e. Over 1.33 – 2 acres allows one building at a max of 1,440 sq ft.) Kirk suggested moving to a formula based on a percentage of sq. footage for each parcel. In that scenario the two-acre parcel would get a little larger building than 1.33 acres). Kirk will bring some examples for comparison's sake at the next meeting.

Additional citizen comments

- Mr. Westra informally presented a potential storage building facility on Riley St. and 84th Ave. The property would need to be rezoned. The development would consist of a trucking business and another business in the front two buildings on Riley St., and then up to nine large storage buildings in the rear, to be completed

in phases. The buildings would have three large overhead doors and the development's owners would park the trailers, boats etc. inside. The floors in the buildings and most of the lot would be slag. The developers are also considering outdoor storage. Mr. Westra will return at a future date for rezoning and site plan review.

Motion made and supported to adjourn. Meeting adjourned at 8:40 pm.

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary