

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
APRIL 12, 2022**

The Planning Commission of Zeeland Charter Township met at 7pm on April 12, 2022. Members present: Ron Brink, Robert Brower, Steve Nelson, Tim Miedema, Dennis Russcher, Don Steenwyk, Dick Geerlings, Karen Krueze, Randy Jarzembowski Absent: None also attending: Lori Costello, PCI

Chair Karen Krueze called the meeting to order. Motion made by Miedema and supported by Russcher to approve the March 12, 2022 minutes. **Motion Carried.**

No Public Comment for Non-Agenda Items

No additions to the agenda

New Business

1. PUBLIC HEARING – An application from MSI General/Go Riteway, for a Special Land Use Permit and site plan review to operate what is similar to a truck and freight terminal. The use will be luxury motorcoach transportation. Property is located at 3303 Centennial St., also commonly known as permanent parcel #70-17-07-398-007.

Motion made to open the Public Hearing

No public comment

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

Approval needed from Ottawa County Road Commission for the driveway and drainage approval from Ottawa County Water Resources.

Motion made by Brower, supported by Nelson to approve Special Use Permit. **Motion Carried by a roll call vote. All Ayes.**

Motion made by Jarzembowski, supported by Geerlings to approve Site Plan as presented, subject to engineering approvals (pre-construction). **Motion carried.**

2. PUBLIC HEARING – Application from West MI RV Storage, LLC to rezone parcel #70-17-17-200-033 from Ag to I-1 Industrial.

Motion made to open the Public Hearing

No public comment

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

Industrial zoning fits in the master plan/future use.

Motion made by Miedema, supported by Jarzembowski to recommend rezoning from Ag to Ind. I-1. **Motion carried by a roll call vote. All ayes. Recommendation to the Board of Trustees to approve rezoning from Ag to Ind.**

3. PUBLIC HEARING - Application from West MI RV Storage, LLC for Special User Permit and Site Plan Review. Parcel #70-17-17-200-033, also known as 3114 84th Ave.

Motion made Russcher, supported by Steenwyk to table until May 10th meeting. Site Plan was not submitted. Motion approved.

4. Site Plan Review – Redeemer Christian School, parcel #70-17-04-400-027 located at 7250 Ransom St. Applicant proposes changing the use of the church on the property to an education facility for K-5th grade students with the possibility of extending to 8th grade.

The school will be remodeling the inside of the church to meet their needs. Student size is anticipated to be 35 students, K-3rd grade, eventually up to 8th grade. They do not plan to have bussing in the future.

Site Improvements – plenty of parking to meet ordinance requirements.

Motion by Brink, supported by Brower to approve site plan as presented. **Motion carried.**

5. Discussion on possible moratorium on storage building facilities

The PC decided a moratorium was not necessary but do want to explore possible amendments to limit where they can go and to be sure there is adequate screening.

6. Discussion on accessory building sizes and standards

PCI will be drafting a new Section 3.12 of the zoning ordinance to provide a more streamlined approach to regulating. Draft will be submitted at the next meeting.

Additional citizen comments

Motion made and supported to adjourn. Meeting adjourned at 9:50 pm.

Randy Jarzembowski, Recording Secretary