

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MAY 10, 2022**

The Planning Commission of Zeeland Charter Township met at 7pm on May 10, 2022. Members present: Ron Brink, Robert Brower, Steve Nelson, Tim Miedema, Don Steenwyk, Dick Geerlings, Karen Krueze, Randy Jarzembowski Absent: Dennis Russcher also attending: Lori Costello, PCI

Chair Karen Kreuze called the meeting to order. Motion made by Miedema and supported by Geerlings to approve the April 12, 2022 minutes. **Motion Carried.**

No Public Comment for Non-Agenda Items

Additions to the Agenda

- Review of draft amendment to the Accessory Building ordinance

New Business

1. PUBLIC HEARING – An application from Chris & Beck Marlink, for a Special Land Use Permit to use their primary residence and grounds as a rentable gathering space for small family and community events. Property is located at 6024 Chicago Dr. Commonly known as parcel #70-17-02-400-033.

The Marlinks believe the business fits in with the surrounding area. They host events for up to 50 people and 20 cars. The grounds include the glass house, barn and sometimes the home for bridal hair and makeup. Rentals are seasonal from May – Oct. mostly on Friday's and Saturday's. Events end by 11:00 pm. Quiet hour at 10:00 pm. Events will be catered by outside vendor. Portable restroom trailer is on site for the rental season.

Questions regarding building code will be handled by the building department, this board is only concerned with the zoning part of the issue.

Motion made to open the Public Hearing

Comment from neighbor Don Van Hoven about how the business might affect neighboring property values.

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

Comments were made by the PC about lack of time they had to review Zoning Administrator's memo since it had just been handed to them.

Motion made by Miedema, supported by Jarzembowski to table the application until the PC had more time to review the memo and application. **Motion carried.**

PCI representative, Lori Castello asked the PC what other questions could be addressed tonight to try and move the application forward given the applicant's timeline.

Motion made by Miedema, supported by Brower to untable the table the application. **Motion carried.**

Further discussion was had about the facilities on the property, how they're used and the difference in the law between how home-based businesses are run and other commercial businesses given that this property is zoned Agricultural.

Motion made by Jarzembowski, supported by Brower to approve Special Use Permit for the Marlink's property at 6024 Chicago Dr. for seasonal events from May through October, for up to 50 people and 20 cars. Hours of operation not to exceed 11:00 pm, quiet hour at 10:00 pm. **Motion Carried by a roll call vote. All Ayes.**

Site Plan Review – 6024 Chicago Dr., Chris & Beck Marlink.

There currently is no sign for The Glass House. Home based businesses are allowed a sign that meets zoning ordinance specifications.

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

2. Site Plan Review – Gentex, parcel #70-17-07-200-026 located at 3635 88th Ave. Applicant is proposing a building expansion with proposed truck docks, parking lot, roadway extension and utility extensions.

Scott Herrema from Gentex and Ryan Ysseldyke from Holland Engineering presented the site plan of a 300,000 sq. ft expansion to the Distribution Center that is currently under construction.

Parking will meet ordinance specifications with the allowance for shift change over. Expansion will be all warehouse, no manufacturing. Drainage plans have been submitted to Ottawa County Water Resources. The façade of the building has been updated with additional glass to match the existing building, based upon initial approval. The loading docks will be interior.

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

3. Accessory Building Ordinance Amendment

Lori presented a draft amendment to the accessory building ordinance. Lori will make additional changes and present another draft at an upcoming meeting.

No Additional citizen comments

Motion made and supported to adjourn. Meeting adjourned at 9:15 pm.

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary