

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
JUNE 14, 2022**

The Planning Commission of Zeeland Charter Township met at 7pm on June 14, 2022. Members present: Ron Brink, Robert Brower, Steve Nelson, Tim Miedema, Don Steenwyk, Dick Geerlings, Karen Krueze, Randy Jarzembowski, Dennis Russcher also attending: Kirk Scharphorn Jr, PCI

Chair Karen Krueze called the meeting to order. Motion made by Brower and supported by Miedema to approve the May 10, 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 Scott De Boer of RM Trucking to rezone parcel #70-17-17-200-035 from Agricultural to Industrial to operate a logistics facility. Property is located on the south side of Riley St., 700 ft. east of 84th Ave.

Master Plan calls for future land use of Industrial, so this rezoning fits the master plan.

Motion made to open the Public Hearing

Comment from neighbor Jim Janssen about potential increase in traffic from trucks. Also wondering about a future master plan for Riley St. due to increased traffic from Gentex and more development on Riley St.

Ottawa Country Road Commission is the best place to direct questions regarding future road plans and traffic concerns.

Motion made to close the Public Hearing

Motion made by Miedema, supported by Russcher to recommend approval of rezoning from Ag to Industrial to Board of Trustees. **Motion Carried by a roll call vote. All Ayes.**

2. PUBLIC HEARING – An application from Scott Doer of RM Trucking for a Special Use Permit for parcel #70-17-17-200-035 to operate a logistics facility. Property is located on the south side of Riley St., 700 ft east of 84th Ave.

Tom Miedema, Miedema Buildings presented on behalf of RM Trucking. Project is for a 35,500 sq. ft building. Two bays for truck wash, six bays for truck repairs, 5,000 sq. office space. Twenty on-site employees. Currently have around 60 trailers. RM Trucking specializes in long distance refrigerated trucking. There will not be a lot of trucks in and out every day as many are travelling for a few days or week at a time.

Motion to open the public hearing.

Motion to close the public hearing. Motion made by Steenwyk, supported by Nelson close public hearing.

RM Trucking satisfies the criteria in the ordinance for a SUP.

Motion made by Steenwyk, supported by Nelson to approve Special Use Permit for RM Trucking to operate a Logistics facility on parcel #70-17-17-200-035. **Motion Carried by a roll call vote. All Ayes.**

3. Site Plan Review - An application from Scott Doer of RM Trucking, parcel #70-17-17-200-035 to operate a logistics facility. Property is located on the south side of Riley St., 700 ft east of 84th Ave.

There was discussion about the tree line at the back of the property, and if additional screening would be needed if that was ever removed.

Motion made by Jarzembowski, supported by Miedema to approve Site Plan as presented, with the following conditions: Utility approval from Ottawa County Water Resources, City of Zeeland, ZBPW. If tree line is ever removed on the back of the property, replacement vegetation will be placed to mirror or the follow that on east side of the property. **Motion carried.**

4. Site Plan Review – An application from Asher Tourison for a private road with up to 5 lots on parcel #70-17-06-200-058, commonly known as 9140 New Holland St.

Ryan Ysseldyke, from Holland Engineering presented. Private road exceeds ordinance requirements also meets fire code. Applications have been submitted to the OCRC, Ottawa County Water Resources. Obtaining crossing permit from OCRC due to culvert location. Ottawa County Health Dept. approval has been received for drain field locations.

Attorney is drawing up maintenance agreement, covenant restrictions and easement documents.

Motion made by Brower, supported by Russcher to approve the private road as presented. Maintenance agreement must be filed with the Township.

Motion carried.

5. Accessory Building Ordinance Amendment

Kirk presented a second draft amendment to the accessory building ordinance. Motion made by Miedema, supported by Russcher to recommend amended ordinance for public hearing. **Motion carried.**

6. Wedding/Event Barns

A discussion was had about barns in the Township that are being used for events that may not have the proper permitting. Kirk will investigate further and report back to the PC.

No Additional citizen comments

Motion made and supported to adjourn. Meeting adjourned at 8:50 pm.

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary