

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

The Planning Commission of Zeeland Charter Township met at 7pm on July 12, 2022. Members present: Ron Brink, Robert Brower, Steve Nelson, Tim Miedema, Don Steenwyk, Dick Geerlings, Karen Krueze, Randy Jarzembowski, Dennis Russcher also attending: Lori Castello, PCI

Chair Karen Krueze called the meeting to order. Motion made by Brower and supported by Nelson to approve the June 14, 2022 minutes. **Motion Carried.**

Public Comment for Non-Agenda Items

- Rick Wilson, from RWE Renewal Energy introduced himself. RWE is interested in solar energy development in the Township, which our current ordinance does not allow.

New Business

1. PUBLIC HEARING – An application from Adam Grassmid/Grassmid Transport for a conditional rezoning of parcel #70-17-06-100-016 & 70-17-06-100-018 from Agricultural to Industrial. The properties are located at 9225 Ransom St. & 4500 96th Ave. Total acreage proposed for conditional rezoning is 40.74 acres.

Adam Grassmid & Ryan Ysseldyke from Holland Engineering presented. Grassmid Transport is currently operating under an existing lawful non-conforming use. The business has been operating at its current location since the mid 80's. The applicant recently purchased an adjacent parcel to their business and would like to grow their business, but also be sensitive to the surrounding neighborhood. The current conceptual plans show the addition of an indoor truck wash and building multiple commercial condo units for rental purposes.

The Master Plan calls for the future land use to stay Agricultural, so the conditional rezoning would not fit the master plan. There is no sewer available, and water is only available down Ransom Street. If the PC was inclined to consider the request, the Township attorney would need to review any agreement that was under consideration. The PC may also want to consider revisiting the Master Plan if inclined to consider the request.

Motion made to open the Public Hearing

Comment from neighbor Howard Norris about potential effects to surrounding property values, noise, traffic. Comment from neighbor, Dave Hoeksema about increased traffic on 96th Ave., and concern about applicant wanting to move drive to 96th Ave.

Motion to close Public Hearing, made by Russcher, supported by Miedema.

Motion made by Krueze, supported by Brower to deny request of conditional rezoning from Ag to Industrial. Proposal does not fit the Master Plan, and the infrastructure is not there to support development. **Motion Carried by a roll call vote. All Ayes.**

2. PUBLIC HEARING – Zeeland Charter Township zoning ordinance amendments to Section 3.12 “Accessory Buildings & Structures”

Motion to open the public hearing.

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

Motion made by Nelson, supported by Russcher to recommend approval of zoning ordinance amendments to Section 3.12 “Accessory Buildings & Structures”. **Motion Carried by a roll call vote. All Ayes.**

No Additional citizen comments

Motion made and supported to adjourn. Meeting adjourned at 8:08 pm.

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary