

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
DECEMBER 13, 2022**

The Planning Commission of Zeeland Charter Township met at 7pm on December 13, 2022. Members present: Karen Krueze, Tim Miedema, Ron Brink, Robert Brower, Steve Nelson, Don Steenwyk, Randy Jarzembowski, absent: Dick Geerlings, Dennis Russcher also attending: Kirk Scharphorn Jr, PCI

Chairperson Krueze called the meeting to order. Motion made by Jarzembowski and supported by Miedema to approve the November 8th, 2022 minutes. **Motion Carried.**

New Business

1. Site Plan Review - An application from Scott Geerlings, parcel #70-17-8-400-018, to build a 28,522 sq. ft industrial building for contractor's use on two-acre parcel located at 3290 84th Ave.

Midwest Construction will be moving into part of the building, and the rest will be leased.

Applicant has received preliminary review from Ottawa County Water Resources and has filed for formal approval. Applicant has also applied and received initial comments from OCRC.

Parking, lighting requirements are met. Landscaping plan is sufficient. Zoning Administrator will have Fire Chief review the site plan. Review also needed by ZBPW and City of Zeeland for water and sewer.

Motion made by Nelson, supported by Jarzembowski to approve the site plan as presented pending approval from the Ottawa County Road Commission for the driveway permit, Ottawa County Water Resources, ZBPW, City of Zeeland Sewer Dept., ZCTFD. **Motion carried.**

Old Business

1. PUBLIC HEARING – Application from West MI RV Storage, LLC for a Special Use Permit. Parcel #70-17-17-200-033, also known as 3114 84th Ave.

Motion made by Brower, approved by Miedema to untable the application that was originally tabled in April 2022.

Applicant would like to split the parcel into three parcels, as presented on the site plan. Parcel A is requesting a Special Use to operate a trucking company (Preferred Delivery) in an industrial zone. Parcel B is for future use and Parcel C will be a storage unit facility, which is an approved use in Industrial zoning.

Motion to open the public hearing.

No citizen comment

Motion by Miedema, supported by Jarzembowski to close the public hearing.

Motion made by Jarzembowski, supported by Brower to approve the Special Use Permit with conditions to be placed upon site plan review. **Motion carried.** All ayes.

2. Site Plan Review – Application from West MI RV Storage, LLC. Parcel #70-17-17-200-033, also known as 3114 84th Ave.

Applicant would like to split parcel into three. Site Plan Review is for Parcels A & C, Parcel B is for future use and would require a site plan review at the time of future development.

Planning Commission would like applicant to return with the following information before a formal site plan review: Approval from OCRC for driveway, OCWR for inground retention, parking plan to include deferred parking & truck parking/staging, lighting plan, landscaping plan, driveway easement.

Motion made by Miedema, supported by Nelson to table the site plan review of parcels A & C until additional information is received. **Motion carried.**

Motion made and supported to adjourn. Meeting adjourned at 8:15 pm.

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary