

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 14, 2023**

The Planning Commission of Zeeland Charter Township met at 7pm on February 14th, 2023. Members present: Karen Krueze, Tim Miedema, Ron Brink, Robert Brower, Steve Nelson, Don Steenwyk, absent: Dennis Russcher, Randy Jarzembowski, Troy Nykamp also attending: Lori Costello, PCI

Chairperson Krueze called the meeting to order. Motion made by Brink and supported by Miedema to approve the January 10th, 2023 minutes. **Motion Carried.**

No citizen comment for non-agenda items

No additions/deletions

No New Business

Old Business

1. An application from Knight Transport, for a Special Land Use Permit to construct and operate a facility for the purpose of indoor sorting of recycled materials. Property is located at 3251 88th Ave. also commonly known as permanent parcel number 70-17-07-400-026. Item previously tabled January 10, 2023

Motion made by Miedema, supported by Steenwyk to untable application from Knight Transport for a special use permit. **Motion carried.**

Ryan Ysseldyke from Holland Engineering presented for applicant. Special Use permit is requested to construct an indoor recycling center in an Industrial zoned area. Proposed building will be for construction waste sorting. Materials are then transported to appropriate recycling facilities. Knight currently doing this work outside on smaller scale.

Preliminary approvals received from OCRC, OCWR. The Recycling portion is regulated by state with pertinent permits required and regular inspections.

Motion made to open the public hearing.

No public comments

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

PC walked through the criteria required for approving a Special Use Permit per the zoning ordinance.

SECTION 16.03 BASIS OF DETERMINATION FOR SPECIAL USE PERMITS

The Planning Commission shall review the circumstances of the application under consideration in terms of the following standards, and shall approve a Special Land Use only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in this Ordinance:

1. *The Special Land Use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area.*

The proposed use complies does not comply.

Reasons: Application is for recycling center in Industrial zoning area. Property is currently zoned and operating in Industrial area and neighbored by Industrial areas.

2. *The Special Land Use shall not change the essential character of the surrounding area.*

The proposed use complies does not comply.

Reasons: See above comment

3. *The Special Land Use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the creation of hazardous or potentially hazardous situations or the excessive production of traffic, noise, odor, smoke, dust, fumes, glare, or site drainage.*

The proposed use complies does not comply.

Reasons: Applicant must obtain and follow appropriate state licensing and guidelines. Moving operation indoors is an improvement.

4. *The Special Land Use shall not place demands on public services and facilities more than current capacity.*

The proposed use complies does not comply.

Reasons: Public utilities available

5. *The Special Land Use shall be in general agreement with the Master Plan.*

The proposed use complies does not comply.

Reasons: Currently zoned I-1 Industrial

6. *The Special Land Use shall comply with all site plan review standards.*

The proposed use complies does not comply.

Reasons: Site plan review approved as presented.

Motion made by Steenwyk, supported by Brower to approve Special Use Permit based upon findings of fact and contingent on approvals required by state, county, local authorities. Motion approved. All ayes.

2. An application from Knight Transport, for a site plan review to construct and operate a facility for the purpose of indoor sorting of recycled materials. Property is located at 3251 88th Ave. also commonly known as permanent parcel number 70-17-07-400-026. Item previously tabled January 10, 2023

Motion made by Brink, supported by Miedema to untable application from Knight Transport for site plan review. **Motion carried.**

Proposed project is spread over three separate parcels. Must be combined into one parcel to avoid building over lot lines. Current site plan indicates 9 paved parking spots and 20ish gravel parking spots. PC is ok with parking as presented, due to current parking situation and layout at the facility.

Lighting will be on the building, no poles. Landscaping plan as presented is sufficient for PC. Wetland delineation is noted on site plan and will need to be maintained during construction. Dumpster enclosure will not be required since it is a dumpster business. ZBPW and City of Zeeland will need to review building plans prior to building permit being issued.

Motion made by Miedema, supported by Brink to approve site plan as presented, contingent on parcels being combined, review by ZBPW and City of Zeeland. **Motion carried.**

Motion made and supported to adjourn. Meeting adjourned at 8:20 pm.

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary