

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

The Planning Commission of Zeeland Charter Township met at 7pm on March 14th, 2023. Members present: Karen Kreuze, Tim Miedema, Ron Brink, Robert Brower, Steve Nelson, Don Steenwyk, absent: Dennis Russcher also attending: Kirk Scharphorn Jr., PCI

Chairperson Krueze called the meeting to order. Motion made by Brink and supported by Miedema to approve the February 14th, 2023 minutes. **Motion Carried.**

No citizen comment for non-agenda items

No additions/deletions

New Business

1. Site Plan Review – Application from Gentex for the development of a staff daycare facility along with roadway, parking lots, public watermain extension, storm sewer and sanitary sewer at 3845 88th Ave., commonly known as parcel #70-17-07-200-005.

Scott Herrema from Gentex shared with the PC Gentex's plans for a 50,000 sq. ft day care facility for Gentex employees. The facility will consist of five building pods, with outdoor learning areas. The facility will be owned by Gentex but operated by the Outdoor Discovery Center. Capacity is 250 children and will service 0-5 yr. old. The daycare facility will run for first and second shift. Gentex plans to break ground this spring and be ready to open in fall of 2024.

Jennifer Owens from Lakeshore Advantage shared their excitement for this project in helping to meet childcare issues in the community, as well as help attract talent to Gentex.

The PC covered the issues noted in PCI's zoning memo and determined the parking is sufficient for the capacity of the building and meets zoning requirements. The landscaping meets the intent of the ordinance, as does the façade of the building.

Gentex is working with ZCT engineer on a public extension of the public sewer and ZBPW for water.

Motion by Brower, supported by Nelson to approve the site plan as presented, contingent on approval of public extension of utilities, Ottawa County permits and state licensing needed for operation.

Old Business

1. Site Plan Review - An application from West MI RV Storage LLC to construct and operate a storage unit facility and trucking business at 3114 84th Ave., also known as parcel #70-17-17-200-033. Item was previously tabled in December 2022.

Motion made by Miedema, supported by Nelson to untable application from West MI RV Storage for a site plan review. **Motion carried.**

Clarification was given by Heath Westra that Preferred Delivery will be a lessee, not an owner

The PC covered the issues noted in PCI's zoning memo and determined the parking is sufficient for the current use as Preferred Delivery. Landscape is sufficient to meet the intent of the ordinance.

Easements for driveway, utilities, drainage will be required when land divisions are applied for to start phase 2. The home currently located on the property can remain for phase 1, but will need to be demolished prior to the commencement of phase 2.

Motion made by Nelson, supported by Miedema to approve the site plan as presented, contingent on utility review and approval by ZCT engineer and ZBPW, and fire suppression review by ZCT Fire Chief. **Motion carried.**

Motion made and supported to adjourn. Meeting adjourned at 8:10 pm.

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary