

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
JULY 11, 2023**

The Planning Commission of Zeeland Charter Township met at 7pm on July 11th, 2023.
Members present: Karen Kreuze, Tim Miedema, Ron Brink, Robert Brower, Steve Nelson, Don Steenwyk, Dennis Russcher, Troy Nykamp, Randy Jarzembowski also attending: Lori Castello, PCI

Chairperson Krueze called the meeting to order. Motion made by Brink and supported by Miedema to approve the June 13th, 2023 minutes. **Motion Carried.**

No citizen comment for non-agenda items

No additions or deletions

New Business

1. PUBLIC HEARING - An application from PW Byron Road, LLC. C /O Dale Kraker, for an amendment to the Prairie Winds PUD for Phase two of the PUD. The location of the project is:
 - a. Known as permanent parcel number 70-17-15-400-055, 70-17-15-400-060 and all existing parcels within phase one of the Prairie Winds PUD. The area of the parcels totals 114.3 acres.

Applicant is looking to amend the Prairie Winds PUD on the undeveloped property to allow for more mixed use of homes, increased density and less roads within the development that don't have homes. The first phase of Prairie Winds was developed in the early 2000's and consists of 81 homes.

The second phase will have an entrance off from Byron Rd. with a monument sign, and will use the existing sanitary sewer off from 68th Ave. and water from Byron Rd. The development will consist of single family, villa/duplex, garden style single family, and townhomes for a total of 325 residences, along with various green spaces and amenities. Construction will begin in 2024. Sales will be from 2023-2035.

Motion to open the public hearing.

There were approximately 30 neighbors in attendance who shared concerns and asked questions about the following issues:

- Would the two associations become one and share amenities?
- How can the private roads be tied in if it's two separate developments?

- Impact to local schools and water supply system
- Increased traffic on Byron Rd.

Developer Dale DeKraker and the Planning Commission addressed the public's concerns. At this time the developer is planning to make Phase 2 a separate association with its own amenities. The developer plans to include pickle ball courts, a fire pit, and two playground areas. When the property was purchased from Macatawa Bank it came with deeded access to tie into the existing Phase 1 roads.

The water and sewer system have been master planned to handle the additional homes to the system. The site plan has been reviewed by the Holland Township water/sewer department and they have no initial concerns.

The OCRC is requiring an acceleration and deceleration lane on Byron Rd. by the subdivision entrance, as well as a left turn lane. The Zeeland school district does their own projections and planning for future growth, so any questions regarding school capacity should be directed to them.

The plan has been reviewed by the Fire Chief as well.

Motion to close the public hearing by Russcher, supported by Brower. **Motion carried.**

The PC discussed some type of delineated path from the townhomes to the road for pedestrian traffic and possible connection from Phase two to Phase one for the bus stop.

Motion made by Jarzembowski, supported by Krueze to recommend approval of the PUD amendment, with the inclusion of a path from island 10 between lots 15 & 16 to connect to the bus stop and then another path from playground/green space 12 connecting to the townhomes.

Motion carried by a roll call vote. Brink – yes, Russcher – yes, Brower – yes, Miedema – yes, Krueze – yes, Nelson – yes, Jarzembowski – yes, Nykamp - yes

2. PUBLIC HEARING - An application from NANR, C/O Alex Barrow, for a special land use and site plan review for a renewable natural gas landfill plant. The location of the project is:
 - a. Located directly east of 2468 84th Ave. also known as permanent parcel 70-17-17-400-029.

Motion made by Brower, supported by Miedema to table the special land use permit and site plan review. No one was present to represent the applicant and answer the questions of the Planning Commission.

3. PUBLIC HEARING - A text amendment to the following Sections of the Zeeland Charter Township Zoning Ordinance as listed with the purpose of each amendment:
 - a. Section 3.30 to prohibit Private Roads in the Agricultural Zoning District and where municipal water is not provided at the intersecting public street.

Motion made to open the public hearing for Section 3.30

No public comment

Motion made to close the public hearing by Russcher, supported by Jarzembowski

Motion to recommend approval of zoning text amendment to Section 3.30 carried by a roll call vote. Brink – yes, Steenwyk – yes, Russcher – yes, Brower – yes, Miedema – yes, Krueze – yes, Nelson – no, Jarzembowski – yes, Nykamp - yes

- b. Section 5.01 to reduce permitted developments in an effort to preserve farmland
 - c. Section 5.02 to prohibit Open Space cluster developments
 - d. Section 5.03 to amend lot sizes and setback requirements

Motion made to open the public hearing for Section 5.01, 5.02 & 5.03

No public comment

Motion made to close the public hearing by Russcher, supported by Miedema

Motion to recommend approval of zoning text amendment to Section 5.01 carried by a roll call vote. Nykamp – yes, Jarzembowski – yes, Nelson – No, Krueze – yes, Miedema – yes, Brower – yes, Steenwyk – yes, Brink – No

Motion to recommend approval of zoning text amendment to Section 5.02 carried by a roll call vote. Brink – yes, Steenwyk – yes, Russcher – yes, Brower – yes, Miedema – yes, Krueze – yes, Nelson – yes, Jarzembowski – yes, Nykamp - yes

Motion to recommend approval of zoning text amendment to Section 5.03 carried by a roll call vote. Nykamp – yes, Jarzembowski – yes, Nelson – No, Krueze – yes, Miedema – yes, Brower – yes, Steenwyk – yes, Brink – yes

No Citizen Comment

Motion made and supported to adjourn. Meeting adjourned at 8:57 pm.

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary