

**ZEELAND CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
AUGUST 8, 2023**

The Planning Commission of Zeeland Charter Township met at 7pm on August 8, 2023.
Members present: Karen Kreuze, Tim Miedema, Ron Brink, Robert Brower, Don Steenwyk, Dennis Russcher, Troy Nykamp, Randy Jarzembowski Absent: Steve Nelson also attending: Lori Castello, PCI

Chairperson Krueze called the meeting to order. Motion made and supported to approve the July 11th, 2023 minutes. **Motion Carried.**

No citizen comment for non-agenda items

No additions or deletions

New Business – None

Old Business

1. 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 located directly east of 2468 84th Ave. also known as permanent parcel 70-17-17-400-029. Item was previously table on 7/11/23.
 - Alex Barrow, P.E and other Kinder Morgan Inc. representatives spoke about the details involved for the operation of the proposed facility and answered various questions the board members posed.

Motion to open the public hearing for SUP

No Comment

Motion to close the public hearing

Board Comments/Conditions of approval:

1. Lighting must be installed meet Township Ordinance.
2. Dumpster Enclosure must be installed to Ordinance requirements.
3. Drainage: The site plan shall be required to have approval for all water, sanitary and stormwater systems from appropriate agencies as a preconstruction requirement.
4. Landscaping: Planning Commission waives all landscaping requirements due to nature of operation.
5. Parking/maneuvering:

- a. ADA space to be waived unless Fed has issue.
 - b. Driveway width to be 24 feet OR variance + FD approval to be at 15 feet.
 - c. Driveway permit subject to Ottawa County Road Commission Approval.
6. Emergency response plan to be provided to FD and FD walkthrough/hazard mitigation acknowledgement/approval prior to occupancy.
 7. Signage on entrance fence to include 24 hour emergency number to be installed prior to occupancy.
 8. All above conditions to be reviewed/approved administratively.

Standards for approval:

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.* Complies- surrounding property is industrial, gas is there.
2. *The Special Land Use shall not change the essential character of the surrounding area.* Complies- industrial, will help reduce landfill gases.
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.* Complies-safety protocols are in place, reduces overall greenhouse gas emissions and produces renewable fuel.
4. *The Special Land Use shall not place demands on public services and facilities more than current capacity.* Complies – coordination with local FD will provide safety for responders.
5. *The Special Land Use shall be in general agreement with the Master Plan.* Complies-industrial and reduces carbon emissions within the township.
6. *The Special Land Use shall comply with all site plan review standards.* Complies- site plan amendments shall require compliance with site plan amendments.

Motion by Brower, Steenwyk support to approve the Special Use Permit and Site Plan as presented.

Motion carried. All ayes.

No Citizen Comment

Motion to adjourn was made by Tim Meidema and seconded by Ron Brink at 8:20 pm.

Randy Jarzembowski, Secretary