

**ZEELAND CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
DECEMBER 12, 2023**

The Planning Commission of Zeeland Charter Township met at 7pm on December 12, 2023.  
Members present: Tim Miedema, Ron Brink, Robert Brower, Don Steenwyk, Randy Jarzembowski, Steve Nelson, Dennis Russcher Absent: Karen Krueze  
also attending: Lori Castello, PCI

Miedema called the meeting to order. Motion made and supported to approve the November 14, 2023 minutes. **Motion Carried.**

Citizen comment for non-agenda items - None

New Business

PUBLIC HEARING – An application from Timothy Glupker, owner of parcels 70-17-11-100-034 & -035, commonly known as 3616 and 3646 64<sup>th</sup> Ave., for special use permits to create 11 new parcels between 2 & 40 acres within the Agricultural Zoning District subject to Section 5.03.A of the Zeeland Charter Township Zoning Ordinance.

Earlier this fall the PC amended Chapter 5 of the zoning ordinance to limit development for Agricultural zoned parcels to preserve agricultural/rural areas and encourage development where it can be supported by public utilities. The amended ordinance prohibits private roads, subdivisions, cluster developments etc. and limits parcel sizes to 1-2 acres. Mr. Glupker began his presentation asking the PC for an explanation of how the new Ag ordinance came to be and the information used to make that decision. The PC shared with Mr. Glupker that this ordinance aligns with the township master plan completed in 2019 to preserve agricultural/rural areas and encourage development where it can be supported by utilities. When the Master Plan was updated, the residents were invited to give input through meetings and mailing survey.

Motion made to open the public hearing.

Resident Allen Elzinga stated he is starting to get air in his water line and is concerned about the water supply. Neighbor Dave Feenstra asked about water run off for a potential development because he lives off Chicago Dr. by the ravines and they can't hold much more water. Neighbor Ken Nykamp has already had to dig a second well and is concerned about the water supply with the additional houses. Neighbor Darla Elzinga expressed her support for the new ordinance and preserving the agricultural area. Neighbor Larry Schipper wondered about the future development of the remaining 40 acres.

Motion made to close the public hearing.

The PC discussed the criteria and findings of fact that need to be addressed to approve a special use permit.

Motion made by Brink, supported by Jarzembowski to table the request until next month to allow the PC time to digest and review everything presented. **Motion carried.**

No Citizen Comment

No Additional Business

Meeting adjourned at 8:40 pm

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary