

Zeeland Charter Township

Planning Commission Meeting Minutes

March 12th, 2024

The Planning Commission of Zeeland Charter Township met at 7 pm on March 12th, 2024
Members present: Tim Miedema, Ron Brink, Robert Brower, Don Steenwyk, Randy Jarzembowski, Steve Nelson, Dennis Russcher. Absent: Karen Krueze. Also present: Lori Castello, PCI

Miedema called the meeting to order.

A motion was made and supported to approve the January minutes. Motion carried.

Citizen comment for non-agenda items: None.

Additions/deletions: None.

New Business

1. **Public Hearing** – A request from Jim Marcus on behalf of Ruth Staat to rezone the parcel known as 9501 Woodbridge St, also known as parcel number 70-17-30-100-080 from R-1 to R-3 multi family residential. The parcel comprises approximately 13.41 acres and is legally described as: That part of the S2/3 of the SW ¼ of the NW ¼ lying S of Hwy I 1-96. Sec 30 T5N R14W.

Lori Castello, PCI, provided an overview of the rezoning request, noting that while there was also a site plan review scheduled for this same parcel, conditional upon rezoning, that the rezoning would not tie any developer to any plan presented as a zoning district consideration requires the Planning Commission and board to contemplate any potential use that is permitted in the R-3 District. She suggested that Planning Commissioners and any public comment/questions focus solely on the rezoning, not the project at hand, as that would be a second step.

Gordon Julius, the architect representing the owner, provided some background information on the property and the intent to develop it to R-3 standards. The applicants hope to develop the property to a density greater than that which is permitted in the R-1.

A motion was made to open the public hearing:

Pastor Adam Grill of 9198 Bluff Lake Street gave reasons why he was in favor of the project moving forward to the R-3 designation, citing need for additional housing in the area, especially that which does not come with the expenses that a traditional single family home and lot due to the ever increasing cost of housing.

Dave DeVries of 9314 Woodbridge St., Tom Geurink of 9391 Woodbridge St., 9280 Woodbridge St. (land), Jeff Wieringa of 9303 Woodbridge Dr., April Voss of 1162 96th Ave., Mike Mustoven of 12096 96th Ave., Dean Farrow of 998 Mid Bluff Drive, Lisa VanNord of 9323 Woodbridge St., Pam Disbony of 1172 Mid Bluff Dr., Paul Scholten of 9455 Ridge Crest Dr., Diane and Scott Suits of 988 Sand Lake Dr., Laura Zenek of 1048 East Bluff Ct., Gary Hurtis of 1586 Ridge Crest Dr., were opposed and all gave reasons for not supporting the change to R-3.

- A. The above residents are concerned that the increased amount of traffic from a higher density living situation would only add to the already dangerously busy intersection.
- B. Also, a resident commented that the water table is high in the area and may cause flooding or drainage issues for the new or surrounding existing homes.
- C. No traffic study was submitted.
- D. The R-3 zoning does not fit with the surrounding R-1 neighborhood.

A motion was made by Steenwyk, supported by Russcher to close the public hearing.

A motion was made for the board to vote to deny the change from R-1 to R-3 by Brower. Discussion and findings of fact ensued:

Findings of Fact:

- a. *Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Master Plan; or, if conditions have changed significantly since the Master Plan was adopted, whether the proposed rezoning is consistent with recent development trends in the area.*

Findings: Does not comply- no R3 contiguous, not planned for R-3

- b. *Whether the proposed Zoning District and the uses allowed are compatible with the site's physical, geological, hydrological and other environmental features. The potential uses allowed in the proposed Zoning District shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, Density, potential influence on property values and traffic impacts.*

Findings: Does not comply due to traffic, unless there is a study to contradict that.

- c. *Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including roads, sanitary sewers, storm sewer, water, sidewalks, and road lighting.*

Findings: All but roads, but without road study, sounds like traffic may be an issue- generally does comply.

- d. *Other factors deemed appropriate by the Planning Commission.*

The board held a roll call vote to deny the zoning change

Roll Call:

Ron Brink- Yes

Steve Nelson- Yes

Dennis Russcher- Yes

Tim Miedema- Yes

Robert Brower- Yes

Don Steenwyk- Yes

Randy Jarzembowski- Yes

Troy Nykamp- Yes

The Motion to recommend denial of the rezoning request to the Township Board passed unanimously.

2. **Site Plan Review** for the above-mentioned property did not occur because of the recommendation of denial of the requested zoning change from R-1 to R-3.
3. **Public Hearing** – A request for Drenthe Grove Christian Reformed Church, located at 6344 Adams Street, also known as permanent parcel 70-17-35-100-028, to amend the special use permit for the expansion of a Place of Worship per Section 5.02 and other applicable provisions of the Zeeland Charter Township Ordinances.
 - a. A motion was made to open to public hearing. No citizen comments.
 - b. A motion was made to close the public hearing.
4. **Site Plan Review** – A request from the Drenthe Christian Reformed Church, located at 6344 Adams Street, also known as permanent parcel 70-17-35-100-028, to build an expansion to the church's administration building for a recreational gym and classrooms.

A motion was made to approve the site plan review and special use amendment by Steenwyk and supported by Jarzembowski. Discussion:

Findings of Fact for SUP:

A. Prior to approval of a Special Land Use application, the Planning Commission shall ensure that the standards specified in this Section, as well as applicable standards established elsewhere in this Ordinance, shall be satisfied by the completion and operation of the Special Land Use under consideration. The Planning Commission shall review the particular 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.

2. *The Special Land Use shall not change the essential character of the surrounding area.*
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.*
4. *The Special Land Use shall not place demands on public services and facilities in excess of current capacity.*
5. *The Special Land Use shall be in general agreement with the Master Plan.*
6. *The Special Land Use shall comply with all site plan review standards.*

Findings: The proposed is of an auxiliary building that supplements the existing church, which has been active here for several decades. The Planning Commission may find the above standards are met.

16.06.GG. (Specific Standards for Special Use Permits-) Place of Religious Worship/Church

1. Places of Religious worship shall be located on a minimum Lot size of two (2) acres, plus an additional fifteen thousand (15,000) square feet for each one hundred (100) seating capacity or fraction thereof in excess of one hundred (100).

Findings: Complies- less than 1100 parishioners

2. The Lot shall be located so at least one (1) side abuts an Arterial or Collector Road and all access shall be from that Street.

Findings: The existing church faces Adams Street and will not be altered.

3. The Main and Accessory Buildings and Structures shall not be located within fifty (50) feet of the property line of any Residential District or use.

The board voted unanimously to approve the site plan and amendment contingent that the parcels be combined.

5. **Site Plan Review** – A request from Direct Electric to build a new 12,000 square foot commercial building and related parking areas at 9506 Adams St., also known as parcel #70-17-31-100-024. Property /project includes a future 10,800 sq ft building and parking addition.

Tom Miedema of Miedema Metal Buildings represented the owner and explained details of the design and answered questions of the board.

A Motion was made by Nelson, supported by Brink to approve the site plan with the conditional approval that there would be an deeded access easement with the neighboring property submitted prior to construction. Landscaping and design standards were found to be satisfactory. The board voted in favor unanimously.

6. **Discussion** - Tim Miedema led a discussion on the home-based business section of the Special Land Use section of the ordinances. (chapter 16, page 16-26 Section Y)

The board agreed to have Lori Castello look into possible revisions that could make the home-based business section more logical for accessory building set back minimums.

A Motion to adjourn at 9:30 pm.

Randy Jarzembowski, Secretary