

Zeeland Charter Township

Planning Commission Meeting Minutes

April 9th, 2024

The Planning Commission of Zeeland Charter Township met at 7 pm on April 9th, 2024. Members present: Karen Krueze, Tim Miedema, Ron Brink, Robert Brower, Don Steenwyk, Randy Jarzembowski, Steve Nelson Absent: Dennis Russher Also present: Lori Castello, PCI

Krueze called the meeting to order.

A motion was made and supported to approve the March 12th 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 Rural Residential to R-2 Medium Density Residential. The parcel comprises approximately 13.41 acres.

Ron Vander Veen, from Cunningham Dalman represented the potential buyer/developer of the property, Inspired Foundation. The R-2 rezoning request meets the master plan future zoning for this property.

A motion was made to open the public hearing:

A large group of neighbors attended, and seven residents spoke and expressed concerns about the increased traffic on Woodbridge St., desire to keep the current R-1 zoning for a few single-family homes. A few residents also expressed concerns about the applicant coming back to request a PUD under the R-2 designation at a later date.

The PC reminded the residents that many of the concerns would have to be addressed by the applicant at the site plan review stage of the process in forms of a traffic study, Ottawa County Road Commission and Ottawa County Water Resources approval.

A motion was made by Jarzembowski, supported by Brower to close the public hearing.

A motion was made by Krueze to recommend the Board of Trustees approve the rezoning from R-1 to R-2. Motion supported by Brink.

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 comply- Master planned for R-2

- 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 comply. R-2 zoning would allow for an additional three parcels.

- 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: Does comply. Infrastructure is in place to support R-2 zoning.

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

Motion passed with a roll call vote.

Roll Call:

Ron Brink- Yes

Steve Nelson- Yes

Dennis Russcher- Yes

Tim Miedema- Yes

Robert Brower- No

Don Steenwyk- Yes

Randy Jarzembowski- Yes

Troy Nykamp- Yes

2. **Public Hearing** – A request from Dobie Capital, LLC, to rezone the following parcels from AG- Agricultural and Rural Estates to R-1 Rural Residential:

- a. An unaddressed landlocked parcel located west of parcel 70-17-14-300-56, also known as parcel number 70-17-14-300-002, consisting of approximately 20.10 acres.
- b. An unaddressed parcel located between 2869 and 2901 Airpark Drive, also known as parcel number 70-17-14-100-018, consisting of approximately 30.44 acres.

- c. 6521 Byron Road, also known as parcel number 70-17-14-300-025, consisting of approximately 11.71 acres.
- d. An unaddressed parcel located between 2532 and 2570 64th Ave., also known as parcel number 70-17-14-300-029, consisting of approximately 8.14 acres
- e. An unaddressed parcel located between (unaddressed) between 2535 and 2569 Airpark Drive also known as parcel number 70-17-14-300-056, consisting of approximately 59.35 acres.

A representative from Nederveld Engineering presented the request to rezone the above parcels from Ag to R-1. Although the master plan does not call for these parcels to become R-1 the applicant feels the surrounding homes and Airpark Dr. homes that are R-1 make it a good candidate to be rezoned. Water and sewer are available. There is some concern about the high-pressure district running through the center of the above-mentioned parcels, meaning water may only be available to a portion of the parcels, unless significant infrastructure is added to the water system. The applicant wants to work with the Township to address those issues.

A motion was made to open to public hearing.

A large number of residents were present. A dozen residents expressed concern over the following issues:

- a. An entrance/exit on Airpark Drive. The road cannot handle the additional traffic. There are no sidewalks on Airpark Drive. Speed and traffic are already an issue with only one entry point.
- b. Water on the property. A number of neighbors expressed concern with issues they already have on their property with standing water and occasional flooding. Where will the water go from this property?
- c. A few residents expressed concern over water pressure issues they already have in their homes.
- d. Additional traffic congestion on Byron Rd.

The applicant said the neighbors concerns would be addressed in the site plan review process. The requirements by Ottawa County Water Resources may help with some of the neighbor's water issues. The applicant is still early in the process and does not have a site plan yet.

Motion made to close the public hearing.

A motion was made by Jarzembowski to recommend denial of the rezoning to the Board of Trustees from Ag to R-1. Motion supported 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- Master planned to remain Ag

- 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. Concern about the water run off on this parcel

- 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: Does not comply. Concern about the high-pressure district and inability to service all the parcels with public water.

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

Motion passed with a roll call vote.

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

Old Business

1. Discussion on the Home-Based Business section of the Special Land Use section of the ordinances (chapter 16, page 16-26, Section Y) – Tim Miedema

Discussion postponed until next month's meeting.

Motion to adjourn at 9:35 pm.

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary