

Zeeland Charter Township
Planning Commission Meeting Minutes
July 9th, 2024

The Planning Commission of Zeeland Charter Township met at 7 pm on July 9th, 2024.

Members present: Karen Krueze, Ron Brink, Robert Brower, Don Steenwyk, Randy Jarzembowski, Steve Nelson, Dennis Russher, Troy Nykamp Absent: Tim Miedema

Also present: Lori Castello, PCI

Kreuze called the meeting to order.

A motion was made and supported to approve the June 11th minutes. Motion carried.

Citizen comment for non-agenda items: None.

Additions/deletions:

Zoning Administrator, Lori Castello shared that the application from Jim Marcus for the rezoning from R-1 to RPUD is not a request for a rezoning at this juncture. There was a miscommunication internally with the noticing. This is a preliminary advisory meeting between the developer and the Planning Commission to get feedback on the preliminary site plan, as stage 1 of the PUD process. All of the public comment will still be heard and it will be noticed again when the final proposal is submitted.

New Business

1. Site Plan Review – Request from Gemini Truck Repair located at 3525 80th Ave., also known as parcel number 70-17-08-400-015, to construct two buildings on out-lots that will be created via land divisions with frontage on the existing private drive.

Applicant was represented by Nederveld Engineering and Quest Design Build. Gemini is looking to construct two 31,000 sq. ft spec buildings, each allowed in the I-1 district by right. Public water is available and planned for. Sewer is not available. Applicant is working with the Ottawa County Health Department on drain fields.

The landscape plan intentionally creates a buffer with 80th Avenue. The buildings will be pre-engineered metal that meet the glass requirements of the ordinance with textured metal panels to match the existing Gemini building.

Planning Commission was satisfied with the landscape plan submitted, although it didn't meet all the requirements, it was appropriate for the site and use. Planning Commission was also satisfied with the façade as it was appropriate for the I-1 district and surrounding buildings.

Motion made by Russher, supported by Brower to approve site plan as presented conditional on Ottawa County Health Department approval of drain fields.

Motion carried. All ayes.

2. PUBLIC HEARING – Request from Ruth Staat c/o of Jim Marcus 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 RPUD planned unit development.

Applicant was represented by Gordon Julius Architect and Steve Sterken Properties. Applicant is proposing a planned unit development of 53 single family detached homes that are two-story with a single car garage. The homes will be two-story, around 1300 sq. ft.. 30% of the parcel is designated as green space with 1.5 miles of walking trails, open water, wetlands and pickle ball courts. The developer has been working with Ottawa County for potential funding support from their affordable housing initiative. The target price point for the homes will be in the \$200,000-\$300,000 range. This is not gov't subsidized housing. Developer has also spoken with the Ottawa County Road Commission about the traffic and knows that a right turn lane would need to be added to Woodbridge.

Public Comment - Roughly a dozen residents shared their concerns over the change in zoning, increased traffic, density of the development, effect on neighboring housing values.

The following feedback was given to the applicant from the Planning Commission for moving forward:

- Traffic Study should include peak hours around the school day.
- Feedback from Woodbridge Elementary Administration
- Road extension must be unobstructed/possible to eastern edge of property.
- Road Rights of Way must be excluded from open space calculation.
- Conservation easement must be included in draft master deed to be reviewed and approved by the Township attorney.
- Infrastructure must be approved by Township Engineer.
- Dead Ends must be reviewed and approved by the Township Fire Chief
- Outside agency approvals must be obtained following the requirements of the Subdivision Control Ordinance.

Board of Trustees Update – Ron Brink

Ron shared some updates with ongoing projects in the Township.

Motion to adjourn at 9:00 pm

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary