

**Zeeland Charter Township
Planning Commission Meeting Minutes
August 13th, 2024**

The Planning Commission of Zeeland Charter Township met at 7 pm on Aug. 13th, 2024.
Members present: Karen Krueze, Tim Miedema, Ron Brink, Robert Brower, Don Steenwyk, Steve Nelson, Dennis Russher, Troy Nykamp Absent: Randy Jarzembowski
Also present: Twp. Manager Josh Eggleston, Zoning Adm. Lori Castello, PCI

Kreuze called the meeting to order.

A motion was made and supported to approve the July 9th minutes. Motion carried.

Citizen comment for non-agenda items: A resident inquired when the new Master Plan process would begin. The PC shared how the process works and that the Board of Trustees has initiated a discussion.

New Business

1. PUBLIC HEARING – A request from Brian and Taci Casey, prospective owners of a part of 6780 Riley Street, also known as permanent parcel 70-17-15-200-001, for a Special Use Permit to create a new parcel over two acres within the AG zoning district per Section 5.03 and other applicable provisions of the Zeeland Charter Township Zoning Ordinance.

The applicant desires to create a 4.32 acre parcel of land, which is greater than the two acre maximum allowed in the AG district. A back portion of the property is gully and trees, which is unbuildable and unfarmable.

Motion made to open the public hearing

No public comment

Motion made to close the public hearing.

The Planning Commission worked through the finding of compliance for Special Use Permits.

SECTION 16.03 BASIS OF DETERMINATION FOR SPECIAL USE PERMITS

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.*

The proposed use x complies does not comply.

Reasons: Follows natural contours of property. Lot would be similar to surrounding area.

2. *The Special Land Use shall not change the essential character of the surrounding area.*

The proposed use x complies does not comply.

Reasons: Doesn't change the character of the area. Lot would be similar to 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.

The proposed use x complies does not comply.

Reasons: The lot creation would not be hazardous. Similar lot size and activity as in the surrounding area.

4. The Special Land Use shall not place demands on public services and facilities more than current capacity.

The proposed use x complies does not comply.

Reasons: The eventual residential home to be built here would not put any extra demand on public utilities.

5. The Special Land Use shall be in general agreement with the Master Plan.

The proposed use x complies does not comply.

Reasons: The Master Plan indicates this area is planned to remain agricultural, which permits meets and bounds divisions of parcels to serve single family homes.

6. The Special Land Use shall comply with all site plan review standards.

The proposed use x complies does not comply.

Reasons: The survey submitted is sufficient for a single lot with a residential home.

Section 5.03. Development requirements within the Agricultural Zoning District.

Lot areas over 2 acres may be permitted by the Planning Commission as a Special Use, subject to the provisions of Section 16.03.A and the following:

1. Whether the increase lot size follows natural topography or existing lot lines to avoid encroachment into farmable areas.

The proposed use x complies does not comply.

Reasons: The proposed lot would follow along the lowland contour which divides the current parcel's tillable area.

2. To encompass existing farmsteads

The proposed use x complies does not comply.

Reasons: The property is vacant

3. To avoid creation of an area not conducive to farming due to topographical or existing property lines.

The proposed use x complies does not comply.

Reasons: If the lot were created in its existing location but were kept to only two acres, it would create an odd, small pocket of tillable area between the south/rear end of the parcel and the north end of the marshy area.

Motion made by Nelson, supported by Miedema to approve the Special Use Permit as presented. **Motion carried.** All ayes.

Board of Trustees Update – Ron Brink

Ron shared some updates with ongoing projects in the Township.

Motion to adjourn at 7:38 pm

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary