

**Zeeland Charter Township**  
**Planning Commission Meeting Minutes**  
**April 8, 2025**

The Planning Commission of Zeeland Charter Township met at 7 pm on April 8, 2025.

Members present: Karen Krueze, Tim Miedema, Troy Nykamp, Don Steenwyk, Robert Brower

Absent: Steve Nelson, Dennis Russcher, Randy Jarzembowski, Kerri Bosma

Also present: Zoning Adm. Lori Castello, PCI

Chair Kreuze called the meeting to order.

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

Citizen comment for non-agenda items - None

**New Business**

1. Site Plan Review - Request from T Bosgraaf Homes LLC to develop a nine-unit site condominium project on parcels #70-17-21-200-045, 046, and 047 located at 7400, 7394 and 7386 Byron Rd.

The applicant was represented by Robb Lamer, Exxel Engineering. The site plan presented represents phase three of the original Trailside development. This property was sold by the original developer to Bosgraaf Homes. This small development, known as Trailside East will be a separate site condominium project, consisting of nine single family homes on a private cul-de-sac. The applicant has received public utility approval from the Township engineers, and has submitted permit requests to EGL.

The Zoning Administrator noted that some of the ordinances have changed since approval for phase 1 & 2 10+ years ago. The PC will need to see a landscape plan, sidewalks on at least one side will need to be included, as well as a letter from the OCRC with approval for the private road. The applicant does have the option of contesting the addition of sidewalks by applying for a variance from the Township Board.

Motion made by Brower, supported by Miedema to recommend tentative preliminary approval of the site plan with the following conditions:

1. Applicant should provide a letter from the Ottawa County Road Commission acknowledging the private road.
2. The proposed street width needs to be increased to meet Ordinance requirements for Step 2 submittal.
3. The applicant should provide a landscaping plan meeting the requirements herein as part of a Step 2 submittal.
4. Sidewalks shall be required on one side of the street as part of a Step 2 submittal.
5. Engineering, water, sewer, schools, drain commission, road commission, electricity and natural gas acknowledgments and approvals shall be required as part of Step 2 submission.
6. A draft Master Deed including Private Road Maintenance agreement subject to approval by Township Attorney shall be permitted as part of Step 2 application.

**Motion carried.**

## 2. Solar Energy Discussion

- Lori shared a draft solar energy ordinance for the Planning Commission to take home and review for discussion at a later meeting. The Planning Commission will also work on addressing battery storage facilities, as part of a larger renewable energy ordinance.

## Board of Trustees Update – Kerri Bosma

- None. Kerri was absent.

## Citizen Comment

- Resident Kristi Meppelink expressed concern about visibility at the entrances of Black Creek Ridge and the new Trailside East subdivision.

Motion to adjourn at 8:00 pm

Katy Steenwyk, Recording Secretary

Randy Jarzembowski, Secretary