**PLANNING & ZONING COMMISSION
ZEELAND CHARTER TOWNSHIP
MARCH 12, 2013**

The Planning Zoning Commission of Zeeland Charter Township met in the township hall on March 12, 2013 at 7pm. Members present: Tim Miedema, Robert Brower, Karen Kreuze, Al Myaard, Mike Riemersma, Dennis Russcher, Don Steenwyk; absent: Bruce Knoper and Dick Geerlings.

Vice-Chair Mike Riemersma called the meeting to order. Moved by Brower, supported by Krueze to approve the minutes of the February 12, 2013 meeting. Motion Carried.

Mr. Don DeGroot reviewed the preliminary site plan for 82 site condos at the southeast corner of 76th Avenue and Byron Road. The site will be served with public water and sewer and private roads which meet Zeeland Township requirements. Vice-Chair Riemersma asked the planning commissioners if they had any question or comments concerning the proposed preliminary site plan. Myaard asked about the tree line along the back of the lots on Black Brook Drive. Mr. DeGroot responded that the plan is to maintain as much of the natural ravine as possible. Questions were asked about an entry sign and a walking path between Black Brook Drive and the larger development. Mr. Degroot stated that these items were not determined at this time. The lots on Black Brook Drive and the remaining lots will be part of the same association.
Vice Chair Riemersma asked for public comment. Many neighboring residents were concerned about water retention and drainage. Mr. Mark Kraak, 2148 76th Ave. stated his concern for water retention. He has water on his barn floor a big share of the year and the sump pump in his home runs nearly every 10 minutes. The surface area is almost 100% clay which basically has no absorption rate. Mr. Jason Zeerip stated the area is often flooded. Dr. Douglas Notman stated it is absolutely absurd for housing to be constructed on this property. The area is almost always flooded after a rain and the traffic that will exit on to Byron Road is not good.
 Mr. Steve Dickerson, Mr. Josh Wilson, and Mr. Dale Mohr stated their concern for the amount of traffic 82 houses would create on Byron Road. Seemingly the site distance for the drive exiting from the proposed subdivision unto Byron Road is not sufficient for the speed of the traffic.
Mr. Wilson, Mr. Notman, and other residents stated they did not get the “Notice of Public Hearing” at the time the property was rezoned. (Per correction in Apr. minutes – also Mark Kraak).
Moved by Kreuze, supported by Steenwyk to approve the preliminary site plan of Park View Ridge Site Condominiums, but is requesting more information from the Ottawa County Road Commission and the Ottawa County Drain Commission. The motion passed with a roll call vote. AYES: Myaard, Miedema, Brower, Kreuze, Riemersma, Russcher, and Steenwyk. Absent: Geerlings and Knoper.

The public hearing for the licensing and use of medical marijuana ordinance will be held at the April meeting.

Moved, supported, and carried to adjourn. Meeting adjourned at 9:30pm.

Vivian Zwyghuizen, Recording Secretary
Karen Kreuze, Secretary