

**ZEELANE CHARTER TOWNSHIP
PLANNING & ZONING
APRIL 12, 2016**

The Planning & Zoning Commission of Zeeland Charter Township met in the township hall at 7pm on April 12, 2016. Members present: Bruce Knoper, Robert Brower, Dick Geerlings, Karen Kreuze, Tim Miedema, Alan Myaard, Dennis Russcher and Don Steenwyk: absent: Mike Riemersma.

Also attending, Supervisor Glenn Nykamp, Building and Zoning Administrator, Don Mannes and Township Attorney, Mr. Ron Bultje. Citizens attending: Mike Dozeman and Matthew and Sarah Weeda.

Chairman Knoper called the meeting to order. Moved by Myaard, supported by Steenwyk to approve the minutes of the March meeting. Motion carried.

No additions or deletions.

PUBLIC HEARING REZONING Chairman Knoper opened the public hearing for the request for rezoning the property at approximately 4471 48th Avenue (Parcel #70-17-01-200-045) from Agriculture to Commercial. Mr. Douglas Gratz, owner of the property did not attend the public hearing. Commissioner Myaard asked the amount of frontage on 48th Avenue. Zoning Administrator, Mannes response, 200 feet plus. Mr. Mannes stated the area along Chicago Drive cannot get a septic system but the adjoining area along 48th was good for septic systems. Commissioner Miedema asked what the plan is for the property. Mr. Mannes stated the plan is to build a business, probably a metal working shop. Commissioner Kreuze stated the traffic at 48th Avenue and M-121 is really heavy. Will anything be done about traffic control? Supervisor Nykamp stated he will discuss this with MDOT. Commissioner Russcher asked where is the designated building site. Mr. Mannes stated close to 48th Avenue. Commissioner Miedema asked how many more splits are allowed on the property. Mr. Mannes stated no more splits for 10 years.

Moved by Miedema, supported by Myaard to close the public hearing. Moved by Miedema, supported by Brower to recommend the rezoning of Parcel #70-17-01-200-045 from Agriculture to Commercial. Reason: It is in the Master Plan. Seven Ayes. One Naye. Absent: Riemersma. **Motion Carried.**

REVIEW OF MIXED USE VILLAGE ORDINANCE Zoning Administrator Mannes stated we are having issues with some wording in the MUV ordinance. In one place the ordinance states the maximum size for the lot in a MUV district is 1 acre. The minimum and maximum requirements are hard to work with because many of the lot sizes are already established. Supervisor Nykamp asked if there could be more flexibility in the lot sizes.

Commissioner Miedema questioned if the 76 acre property fronting Ransom Street for ½ mile would be grandfathered in as a legal lot.

Attorney Bultje stated that existing lots in the MUV zoned district are grandfathered and are legal lots. There can be mixed uses on the same lot as long as there is enough area to meet the ordinance requirements. We can add language in the ordinance to allow for additional uses in the MUV zoning.

Commissioner Steenwyk stated that mixed uses on a lot is not a new concept. Many farm homes have side businesses.

The Planning Commission directed Attorney Bultje to draft an amendment to the Zeeland Charter Township Zoning text for the MUV district and the Accessory Building Ordinance. The minimum lot size in the MUV district shall not be less than 2 acres. A public hearing will be held at the May 10, 2016 meeting of the Planning Commission to rezone the property at 4511 72nd Avenue (Parcel #70-17-04-200-022) from Agriculture to Mixed Use Village District and to consider the special use request from Mr. Mike Dozeman to locate a single family dwelling and a vehicle body and repair shop at 4511 72nd Avenue (Parcel #70-17-04-200-022).

Commissioner Brower recommended we waive the fee for the special use request from Mr. Dozeman at 4511 72nd Avenue, Parcel #70-17-04-200-022.

Moved, supported, and carried to adjourn. Meeting adjourned at 8:45pm.

Respectfully submitted,

Vivian Zwyghuizen, Recording Secretary