

## ZEELAND CHARTER TOWNSHIP PLANNING & ZONING COMMISSION

March 10, 2020

The Planning & Zoning Commission of Zeeland Charter Township met in the Public Safety Building at 6522 Byron Road at 7 pm. Mar. 10, 2020.

Members present: Dick Geerlings, , Tim Miedema, Don Steenwyk, Ron Brink, Steve Nelson, Dennis Russcher, Robert Brower Also attending was Building Administrator, Don Mannes and Janis Johnson (Main Street Planning).

Vice chairman Miedema called the meeting to order.

Motion made by Ron Brink to approve the January 14, 2020 meeting minutes supported by Dick Geerlings Motion Passed.

**Site Plan Review** for Storage building on Commercially zoned parcel owned by Brian Koeman at 5180 Chicago Drive.

Site plan was approved for a personal storage building with the stipulation that being on a Commercially zoned parcel that if the use of the building changed that a new site plan would be required.

Motion to approve by Don Steenwyk supported by Steve Nelson. Motion passed.

**Public Hearing.** Rezoning request from Ag to R-3 on parcel # 70-17-04-300 &061

Vice Chairman Miedema opened the public hearing.

Todd Stuive with Exxel Engineering showed a layout of a conditional rezoning proposal which included 5 conditions they would agree to in exchange for an R-3 rezoning on the proposed parcel. This would eliminate all uses allowed in this R-3 zone except owner occupied 2 unit attached condominium units. Jan Johnson, Main Street Planning, pointed out that Section 19 of our ordinance restricts conditional zoning to sites 5 acres and under which would make this project ineligible and furthermore the Master Plan would have to be amended to allow R-3 zoning in an R-1 planned area. This would involve public hearings and a 45 day advisory wait for neighboring municipality input. It was also mentioned that it is not good practice to change zoning classifications for only one parcel.

Ron Brink made a motion to close the public hearing supported by Dick Geerlings. Motion approved. No members of the public were in attendance.

Vice Chairman Miedema asked for a straw vote from members to determine if this kind of project would fit the area if a way could be found to make this happen. All members agreed that this project is almost identical to one less than ½ mile west on the same street that went in under a R-1 PUD and while we are in the midst of rewriting our ordinance we should look at ways to make some changes that would legally accommodate developments such as this like removing the 30% maximum requirement for 2 family attached housing among other changes.

The applicants agreed to withdraw the conditional R-3 re-zoning request after the Planning Commission agreed to make a study of possible PUD changes a priority. There will be further discussion at the next meeting.

**Ordinance work.** Jan Johnson gave out the final draft of the changes to the Commercial and Industrial and the associated parking changes. A motion by Dennis Russcher supported by Dick Geerlings to recommend this for adoption to the Township Board was approved.

Vice Chairman declared the meeting adjourned at 9:15 pm

Karen Kreuze secretary

Don Mannes – recording secretary