**PLANNING & ZONING COMMIZZION
ZEELAND CHARTER TOWNSHIP
SEPTEMBER 11, 2012**

The Planning & Zoning Commission of Zeeland Charter Township met in the township hall on September 11, 2012 at 7pm. Members present: Bruce Knoper, Al Myaard, Tim Miedema, Dick Geerlings, Don Steenwyk, Bob Brower, and Mike Riemersma; absent: Karen Krueze and Dennis Russcher

Chairman Knoper called the meeting to order. Moved by Riemersma , supported by Miedema to approve the minutes of the August 14, 2012 meeting.

Reviewed the Zeeland Charter Master Plan (Chapter 6)

**Specific Goals and Objectives**

**Objectives** (p. 59) Eliminate #’s 1, 4, 6, & 9.

**Goals.** (p. 60, #14**)** Eliminate *and Cluster Housing Options*. (p. 62, #11) Eliminate *for intensive development such as speed tables and traffic circles to keep traffic speeds under control.*

**Objectives** (p. 63) Eliminate #3 Develop access management standards for M-21 and other heavily traveled corridors which include provisions for cross-access and shared driveways between properties. (p. 64) Eliminate #12 Improve railroad crossing areas to address public safety concerns along Chicago Drive. #19 change *all* to *necessary.*

**Objective** (p. 65) Eliminate #1, 4, & 5)

**Short Term (within 10 years –2105)** Eliminate #5 & 6.

**Intermediate (Approximate timeframe, 11-20 years)** (p. 67) Eliminate #4, 7a, & 8.

**Long Term (Over 21 years)** #1 – change Avenue to Street. Eliminate #2 & 3.

**Future Development Concepts** (p. 69) Eliminate 2nd paragraph except add last line to the first paragraph to read-- *Of particular concern, are areas west of 76th Street which, when transitioned for development, should remain low density as a a buffer to floodplain and park lands to the west.*

**Agriculture** Eliminate last sentence. *Rural cluster development will be encouraged on less productive soils and near natural amenities. Net density will not be more than .9 per acre.*

**Low Density Residential** (p. 70) Eliminate last sentence. *Cluster developments are encouraged.*

**Medium Density Residential** (p. 70) Eliminate sentence – *Cluster developments are encouraged if they do not undermine the economics of providing public sewer to the area.*

**Mixed Use Settlement** (p.70) Change sentence to read - *Pedestrian accommodations will be considered in the design and scale of the mixed use model and vehicular facilities will be masked (e.g. parking will not be provided in the front yard).*

Reminder – Check entire document - change *M-21* to read *M-121* and check whether it should read *Street or Avenue*.

Zoning Administrator, Don Mannes will check with Attorney, Bultje on how to proceed with the recommended updates.

Moved by Riemersma, supported by Geerlings to adjourn. Meeting adjourned at 9:15pm.

Vivian Zwyghuizen, Recording Secretary

Karen Kreuze, Secretary