

**ZEELAND CHARTER TOWNSHIP
PLANNING & ZONING COMMISSION
February 9, 2016**

The Planning & Zoning Commission of Zeeland Charter Township met in the township hall at 7pm on February 9, 2016. Members present: Bruce Knoper, Robert Brower, Dirk Geerlings, Mike Riemersma, Karen Kreuze, Tim Miedema, and Alan Myaard. Also attending was Zoning Administrator Don Mannes and Supervisor Glenn Nykamp.

Granger Group representative: Jeff Lehman

Redwood Living representatives: Kellie Mclvor and Richard Batt

Bergman-Redwood Engineering representatives: Paul Furtaw and Richard Blasey

Zeeland Charter Township residents: Michael VanKampen (8562 S Maple Ct.), Dan Schaafsma (8458 N Maple Ct.), Mary Lynn Heise (8423 N Maple Ct.), Sheila Johnston (8329 N Maple Ct.), and Jeff and Jan Lambert (8472 S Maple Ct.)

CALL TO ORDER Chairman Knoper called the meeting to order. The first order of business was to approve the minutes from the January 12, 2016 meeting. Mr. Brower motioned to approve, Treasurer Myaard seconded approving the January 12, 2016 minutes. Motion carried.

Additions or Deletions. None.

Chairman Knoper opened the Public Hearing

PUD AMENDMENT Ms. Kellie Mclvor, Vice President of Development for Redwood Living, offered a PowerPoint presentation describing the proposed residential facility for the southern portion of parcel no. 70-17-20-200-019. Redwood has a purchase agreement with Granger Group to purchase the southern 12.9 acres contingent on changing the current PUD. In 2011, Granger Group requested and was granted a PUD change to remove the residential component in order to make the entire 40 acre parcel commercially zoned. Redwood offered their plan to Granger Group and now Granger Group is requesting Zeeland Charter Township amend their mixed-use PUD to reinstate the residential component back into the PUD.

Chairman Knoper reminded the board that when Granger Group appeared before the Board of Appeals to request an amendment in 2011, they requested a variance change on open space to be reduced from 15% to 10%. If the Planning Commission approves this new request to reinstate the residential component, the open space requirement will also need to be restored to the original 15% because the variance will no longer be in

effect. Ms. Mclvor stated their current plan for the proposed Redwood Living project exceeds the minimum requirement with 23% open space.

Commissioner Meidema asked for clarification on the purpose of the public hearing. Chairman Knoper responded the public hearing is to decide whether or not to reinstate the residential component into the PUD.

Treasurer Myaard referred to a letter from Attorney Bultje directing the township to handle this change in the same manner as a new PUD would be processed; a recommendation from the Planning Commission must be made to the township board and a second public hearing with the township board will need to be held.

Treasurer Myaard asked Zoning Administrator Mannes what the density requirement would be for this site. Mr. Mannes replied six units would be allowed per acre with a 10% bonus. When we receive the site plan, there may need to be adjustments to the proposed plan.

Mr. Mannes clarified the request to amend the PUD considers the entire 40 acres. If amended, the open space requirement will increase from 10% back to the original 15%. Commissioner Miedema reminded the board that if they amend the PUD to reinstate the residential component and Redwood backs out of the project, the PUD change will remain.

Public Comment – none.

Commissioner Riemersma stated the proposed site has some challenges. How do are you going to address them?

Ms. Mclvor responded Redwood considers population density within a three mile radius of proposed site, wages of the population, and access to highways and hospitals. On the property bordering a highway Redwood will build berms and plant fast growing landscaping. Redwood uses shade and ornamental trees and shrubs to create a buffer for the noise. Redwood's engineer designed the site to have enough units to support on-sight staff. Each site has a property manager and a maintenance technician. Drainage is a concern; Redwood will have to contain all drainage on the site.

Mr. Richard Batts stated Redwood is a transitional property; Redwood prefers to build between a Walmart and a neighborhood. We've also found that people who are leasing are not concerned about their home values. Generally, we find people do not mind living near a highway or commercial district. Redwood likes to be near highways because it offers good advertising. Noise is buffed with landscaping and well-insulated buildings to cut out the noise.

Commissioner Brower expressed his concern about increasing the amount of traffic in an already busy corridor. Ms. Mclvor responded that Redwood will conduct traffic studies if requested. She added that

Redwood's residential traffic would be less than if the area were made up entirely of commercial properties. Additionally, they find their residents, due to age and career choice, are not driving at peak hours.

Ms. Heise stated her nephew works for Redwood as a maintenance technician for the Malcolm facility. She has visited that facility and found it to be very quiet even though it is located in a busy area. The units are well maintained and nicely landscaped. The surrounding residents approve of the development.

Mr. Mannes asked about the construction schedule; how long will it take to complete the project? Ms. McIvor responded that constructing the proposed 84 units will take between 18 months and 2 years. Due to the size of the project they are able to keep contractors on site for a whole year.

Mr. Mike VanKampen agreed the highway is very noisy and the rents are higher than average. He expressed concern that if the units do not rent out at the higher rate, will they lower the rent and attract a less desirable market? Ms. McIvor responded that this has not been their experience; Redwood is fully leased out at market rates, this is also true for their 12 year old communities.

Ms. Sheila Johnston, whose property abuts the proposed development, expressed concern about how their backyard may change. Chairman Knoper reminded the group that they are not addressing the site plan this evening, only the proposed PUD change.

Mr. VanKampen asked what the breakdown is between empty nesters and odd-hours residents? Ms. McIvor responded 70% tend to be empty nesters and 30% young professionals. Mr. Batts added that they rent to a lot of hospital staff which is why the Zeeland location is attractive to Redwood.

Mr. Jeff Lambert asked why the original PUD was changed? Chairman Knoper responded it was changed in 2011 because the residential market was poor due to the recession. At that time Granger Group felt changing it to all commercial would be advantageous.

Commissioner Riemersma asked Mr. Jeff Lehman from Granger Group what the plan is for the remaining acres in the PUD. Mr. Lehman stated the current plan is for a credit union, strip mall, family-type restaurant, and a hotel to be built along Byron Road. Commissioner Riemersma commented that the proposed residential component along the south side of the property would be a better solution for our current residents than commercial businesses. However, he is concerned that the area will not deliver the "peace and quiet" Redwood promotes. Mr. Batts countered with the location is an ideal place for Redwood because of its proximity to the highway and convenient location to amenities.

Commissioner Riemersma motioned to close the public hearing. Commissioner Miedema seconded the motion. Motion carried.

PLANNING COMMISSION DISCUSSION Chairman Knoper restated the objective: the Planning Commission is deciding on reinstating the 40% residential component back into the PUD. If approved, this will be an amendment to the PUD.

Commissioner Miedema asked if Redwood backs out, will the 40% residential component be for this specific part of the 40 acres or could someone else decide to place residential property elsewhere? Chairman Knoper stated this amendment would allow any kind of residential construction; however, a site plan would have to be approved by the Planning Commission before any construction could begin. Commissioner Miedema stated he believes this is a good solution for residents living south of the property. Treasurer Myaard added that a low-rent apartment complex would not be able to meet the density restriction.

Commissioner Miedema motioned to return the PUD to its original state which includes the 40% residential component because it fits the current situation. Commissioner Riemersma seconded the motion. Motion passed unanimously with a roll call vote. The approved motion will be recommended to the township board.

SITE PLAN REVIEW. This is not a formal site plan review; the township board must approve the PUD amendment first. The Redwood proposed site plan is for information only.

Supervisor Nykamp thanked Redwood for their presentation and the residents for coming to be a part of the discussion.

Chairman Knoper asked Ms. Mclvor if there was anything she would like to add. Ms. Mclvor invited questions from the board.

Commissioner Brower asked if the township board approves the amendment, when would Redwood start construction? Ms. Mclvor stated they would like to begin this year.

Supervisor Nykamp asked if Redwood will replace landscaping on adjoining property damaged by construction. Ms. Mclvor stated yes they would; Redwood goes above and beyond to be good neighbors. Mr. Batts added that the berm may be functioning as a dam and may need to be reconfigured in order for proper drainage. Redwood will make it right in order for landscaping to survive. Mr. Furtaw, engineer for Redwood, stated the berm is not on the property Redwood is considering; it's on the resident's land. Redwood may choose to construct a drainage swale to move water away from homes. Commissioner Kreuze underlined that whatever Redwood does it must not adversely affect the neighbors to the south. Ms. Mclvor restated that water on Redwood property may not leave Redwood property. Commissioner Miedema cautioned that if the natural drainage goes toward Redwood, Redwood will have to address that. Supervisor Nykamp added that there are drainage issues in that area; the township may need to re-dig a pond.

Commissioner Miedema hopes the township board will pursue this in a timely fashion because we have a developer who is going to put in a nice development, we don't want to lose them due to slow action. Supervisor

Nykamp responded this information will go to our lawyer for review. The township board is aware of the proposed development; we will try to move it along as fast as we can so that Redwood can begin construction this spring.

Citizen's Comments. None

Chairman Knoper thanked Redwood for their fine presentation. The next step for Redwood is a public hearing with the township board. If the board grants approval, Redwood will come back to the Planning Commission for site plan review.

Commissioner Miedema asked the Redwood representatives if they had what they needed. Ms. McIvor responded affirmatively and noted they have already received a lot of direction from Zoning Administrator Mannes.

Commissioner Brower motioned to adjourn the meeting. Commissioner Krueze seconded the motion. Motion carried.

Respectfully submitted,

Lisa Freeman – Recording Secretary