

**ZEELAND CHARTER TOWNSHIP
PLANNING & ZONING COMMISSION
March 8, 2016**

The Planning & Zoning Commission of Zeeland Charter Township met in the Fire Station No. 3 community building at 7 p.m. on March 8, 2016.

Members present: Al Myaard, Robert Brower, Dennis Russcher, Tim Miedema, Don Steenwyk, Mike Riemersma, and Dirk Geerlings. Absent: Bruce Knoper and Karen Krueze

Zeeland Charter Township representatives: 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

CALL TO ORDER Commissioner Riemersma called the meeting to order.

Treasurer Myaard motioned to approve the February 9, 2016 minutes. Mr. Miedema seconded. Motion carried. Absent: Knoper and Krueze.

Additions or Deletions. None.

SITE PLAN REVIEW FOR PARK PLACE DEVELOPMENT Ms. Kellie Mclvor, Vice President of Development for Redwood Living, was present to describe the proposed site plan and answer questions.

Topics covered:

1. Landscaping. The current plan exceeds the ordinance requirements for landscaping. Mr. Furtaw, engineer for Bergman-Redwood, stated they will evaluate the site's water drainage before making any recommendations to add to the current berm to the south or create a new berm on the north side of the proposed apartments.
2. Open Space. The PUD calls for 15% open space; Redwood has 23% in their site plan. Mr. Blasey, also of Bergman-Redwood Engineering, clarified the open space is all the green area on the site plan minus the setbacks. Commissioner Russcher asked if the water retention area will be dry. Ms. Mclvor stated it will depend on the soil structure; if there is enough clay to hold water they would love to have a water feature. A storm drain permit will be submitted when the engineering is finished.
3. Street Lighting. Instead of street lights the site will be illuminated by solar lights on the garages. Ms. Mclvor stated that where street lights are required by the governing body they comply but find their residents prefer the softer lighting from garages.
4. Complete Site Plan for PUD. Mr. Lehman from Granger Group stated the remaining PUD will include a hotel, additional hospital buildings, restaurant, and retail business. Commissioner

Riemersma asked if there was enough landscaping to act as a buffer between the commercial area and the apartments. Mr. Lehman replied there should be a sufficient amount of landscaping to cut down the light from car headlights.

5. Parking. Commissioner Brower asked about guest parking. Ms. McIvor stated each unit has up to 4 parking spaces; two inside the garage and two on the driveway. On-street parking is not allowed. Several Commission members expressed concern about the limited amount of parking available and suggested alternative ideas. Ms. McIvor stated that Redwood exceeds the current ordinance requirements with their current plan but would be willing to consider other options. Zoning Administrator Mannes asked what the parking situation is like in other Redwood units. Ms. McIvor responded that there is usually more parking available but due to the tight constraints of the Zeeland Charter Township site, they did not put additional parking in. The property managers go over the parking regulations with all occupants so that they are aware of the consequences of parking on the street. Mr. Furtaw added that rearranging the current site plan to allow for additional parking sites would be contradictory to the model when they are already providing more parking than the ordinance requires. Commissioner Riemersma asked if a walkway leading to the hospital parking lot could be added. Ms. McIvor responded the hospital did not want a walkway.

PLANNING COMMISSION DISCUSSION Commissioner Riemersma stated the site plan is good. Parking is a concern, but it's Redwoods responsibility to manage it.

Zoning Administrator Mannes said that as there have been two public hearings already with no real opposition to the proposed plan, a third public hearing would not be necessary.

Commissioner Riemersma asked Mr. Mannes if the site plan's residential component fits the PUD's 40% density requirement. Mr. Mannes responded the ordinance does not specifically state how to calculate residential density but that the proposed site plan meets the intent of the ordinance's 40% residential requirement.

Commissioner Miedema motioned to approve the site plan without stipulations. Commissioner Brower seconded the motion. Motion carried. Absent: Knoper and Krueze.

Ms. McIvor stated Redwood plans to break ground as soon as all approvals and permits are final.

REVIEW OF MIXED USE VILLAGE ORDINANCE The Planning Commission recently received proposed changes from Attorney Bultje. Since there was not sufficient time to review the document, Commissioner Riemersma recommended the board make a decision on the ordinance changes at the next meeting.

Supervisor Nykamp directed Mr. Mannes to invite Attorney Bultje to the next meeting to review the ordinance with the Planning Commission. Mr. Nykamp also stated Mr. Bultje's changes do not address the issues the Planning Commission must consider when reviewing Mr. Mike Dozeman's request to have a repair garage on his property

Commissioner Miedema questioned why there was a difference in square foot requirements for a retail establishment and a video rental space. Mr. Mannes responded that Attorney Bultje wants the ordinance to be specific so that there is less opportunity for inconsistency in administrating the ordinance.

Mr. Mannes stated the ordinance contains a clause which states that all parcels over 5 acres require a PUD. The Mixed-Use Village Ordinance was created to encourage small businesses within a quarter mile of an intersection in a populated area. Proprietors wishing to have a retail business in an approved area must first receive approval from the township.

Citizen's Comments. None in attendance.

Commissioner Brower motioned to adjourn, Commissioner Geerlings seconded the motion. Meeting adjourned 8:05 p.m.

For Next Meeting: Mr. Mannes asked the Planning Commission to review and note recommended changes to the Mixed-Use Village Ordinance.

Respectfully submitted,

Lisa Freeman, Recording Secretary