

**ZEELAND CHARTER TOWNSHIP
PLANNING & ZONING COMMISSION
MAY 10, 2016**

The Planning & Zoning Commission of Zeeland Charter Township met in the township hall at 7pm on May 10, 2016. Members present: Bruce Knoper, Dick Geerlings, Karen Kreuze, Tim Miedema, Alan Myaard, Dennis Russcher, Don Steenwyk, Bob Brower and Mike Riemersma. Also attending was Building and Zoning Administrator, Don Mannes. Name and address of citizens attending is attached.

Chairman Knoper called the meeting to order. Moved by Miedema, supported by Myaard to approve the minutes of the April 12, 2016 meeting. Motion carried.

SITE PLAN REVIEW-DAVON MANUFACTURING Mr. Kyle Wilson and Ms. Kerri Burns reviewed the site plan for Davon Manufacturing to be located at 3625 80th Avenue. The 28,000 sq. ft. building will have on site sewage disposal and connect to the public water system. It is currently located at 3531 Perry Street in Forest Grove. It is a metal stamping business for small parts. Normal business hours are 5am – 5pm, shipping from 7am to 3:30pm. Very little truck traffic. Commissioner Riemersma asked about exterior storage and about waste disposal. Ms. Burns response was that there is occasionally some pallets outside and will have a trash bin by the loading docks on the back side of the building, not visible from 80th Avenue. Lighting – the lights are on a timer, on at 4:30am, downward direction. Signage - company name on the front door, water retention – dry pond. Landscaping plan meets the requirements of the ordinance. Waiting for approval from the Ottawa County Water Resource Commission for storm water retention. Moved by Kreuze, supported by Russcher to approve the site plan dated 4/22/2016 for Davon Manufacturing. **Motion Carried.**

PUBLIC HEARING MIXED USE VILLAGE ZONING TEXT Chairman Knoper opened the public hearing for the amendment to the Mixed Use Village District of the Zeeland Charter Township Zoning Ordinance. Mr. Roger Miedema, 7285 Ransom Street asked if there is an ordinance to keep one from putting an R.V. Shop or a repair shop in a residential or agriculture area. Mr. Knoper responded that these businesses are required to come to the Planning Commission for site plan approval. Mr. Adam TerBeek, 7261 Ransom asked how signage and lighting is regulated, also “what about the sale of vehicles along the road”. Mr. Knoper pointed to the ordinance and responded that car lots are not allowed in the Mixed Use Village. Mr. Robert Brown, 2771 New Holland Street, stated the State of Michigan allows a resident to sell 5 cars annually. Moved by Kreuze, supported by Steenwyk to close the public hearing. Motion Carried. Moved by Miedema, supported by Kreuze to recommend the adoption of the following amendments to the Mixed Use Village Ordinance:

Section 9.01 INTENT AND PURPOSE

The Mixed Use Village District is intended to permit a creative mix of land uses in close proximity to one another. The centers of these small districts are intended to be the historic settlements of Beaverdam, Vriesland and Drenthe. The district shall be pedestrian oriented with small-scale developments interconnected with one another in terms of non-vehicular and vehicular traffic. Businesses are

intended to be small scale, village-like in nature and serving the immediate area. Accessory apartments are encouraged above storefronts and offices.

Section 9.02 TABLE OF USES

A. Any Development consisting of five (5) acres or more shall be a Planned Unit Development. A Planned Unit Development may include any Permitted Use, any Special Land Use, or any other use which the Township finds to be substantially similar to a Permitted Use or a Special Land Use.

Accessory buildings and uses subject to 3.12 is a **Permitted Use.**

Single Family Dwellings, together with businesses which are separately allowed in this Table of Uses, on Lots of 2 acres or more is a **Permitted Use.**

Art studio/craft shop, Medical office, including Clinics, Personal service establishments (e.g., salon, tailor, dry cleaning drop-off site, etc.) Professional offices, Video rental and sales (except that video rentals are permitted as an Accessory Use) are allowed up to **5,000 sq. ft.** as a Special Land Use.

Banquet Hall or catering establishment is allowed as a **Special Land Use.**

Vehicle **Body** and repair shops with no more than 2 service bays **Delete BODY**

Section 9.03 DEVELOPMENT REQUIREMENTS

Lot Requirements – Maximum Lot Area to be Deleted.

Maximum width-to-depth ratio be changed from 1:3 to 1:4

B. Design Standards

(4) Buildings **may** possess architectural variety,----- Architectural Features of the Buildings **may** include-----

Delete the following in the Design Standards: Any side of a commercial of Multiple Family Dwelling facing a Street shall be covered with, or constructed of at least fifty percent (50%) of the following materials:

- a. **Brick, b. Decorative concrete block, c. High quality vinyl or wood siding, d. Cut or simulated stone, e. Logs, f. Other materials approved as part of the site plan.**

C. Parking Requirements

Reference to **Chapter 15.02 parking requirements** are deleted.

D. 3. Signs

- a. Remove: **Pole signs**

Roll Call Vote. ALL AYES MOTION CARRIED

PUBLIC HEARING MIXED USE VILLAGE REZOING Chairman Knoper opened the public hearing for the rezoning of Parcel#70-17-04-200-022, 4511 72nd Avenue. Mr. Roger Miedema, 7285 Ransom Street, asked is this ¼ mile in Beaverdam all Agriculture? Zoning Administrator Mr. Mannes response was that the Master Plan calls for MUV zoning for a ¼ mile in the areas of Vriesland, Beaverdam, and Drenthe. Moved by Russcher, supported by Kreuze to close the public hearing. Motion Carried.

Moved by Myaard, supported by Kreuze to recommend the rezoning of Parcel #70-17-04-200-022, 4511 72nd Avenue from Agriculture to Mixed Use Village. Roll Call Vote. **ALL AYES. MOTION CARRIED.**

Reason: It is consistent with the Master Plan.

PUBLIC HEARING SPECIAL USE/SITE PLAN REVIEW Chairman Knoper opened the public hearing for the special use and site plan review for a vehicle repair shop located at 4511 72nd Avenue. Mr. Mike Dozeman requested he be allowed to operate a vehicle repair shop at his residence of 4511 72nd Avenue. Citizen comments: Mr. Roger Miedema – This is behind my house-how far west is this operation allowed to go? Mr. Adam TerBeek – will he have a sign by the road? Mr. Gary Boetsma-the trees that are planted are not adequate to block his view. Mr. Larry Gras- no problem with the vehicle repair shop as long as it was not a body repair shop.

Mr. Brian Hage, 6158 60th Avenue, Hudsonville, Mr. Bruce Lynds, 4331 Shady Oak Ct., Hudsonville, and Mr. Robert Brown, 2771 New Holland Street, spoke highly of Mr. Dozeman's character and work ethics. Clerk Kreuze read the attached letter which repeats the sentiments of Mr. Hage, Mr. Lynds, and Mr. Brown. Ms. Lindy TerBeek said she did not want to leave a message against Mike's character but is concerned about the surrounding property values. Moved by Geerlings, supported by Russcher to close the public hearing. **Motion Carried.**

Moved by Steenwyk, supported by Kreuze to approve the special use permit for Mr. Michael Dozeman at 4511 72nd Avenue with the following conditions:

The hours of operation are from 7:30 to 5:30, Monday through Friday.

No more than 10 customer vehicles on the premises overnight, 4 inside and 6 outside. All parking on the asphalt, no parking behind the building. All work to be done inside the building. A 2' x 4' sign is allowed at the road. A total of three lights, by the business, shining in a downward direction is allowed. **Roll Call Vote ALL AYES MOTION CARRIED**

PUBLIC HEARING – ACCESSORY BUILDINGS Chairman Knoper opened the public hearing for the amendment to the Zeeland Charter Township Accessory Buildings Section 3.12. E.

Lot Size	# of Buildings	sq. ft. of bldg..	height
Less than 15,000 sq. ft.	1	364	12
15,000 – 30,000	1	576	14
30,001 – 1 acre	1	864	16
Over 1 acre – 1.33 acres	1	1,080	18
Over 1.33 acres – 2 acres	1	1,440	20
Over 2 acres – 3.5 acres	2	2,000	22
Over 3.5 acres – 5 acres	2	2,800	24
Over 5 acres	2	600 sq. ft. per acre	24

Also approved to allow decorative porches as an addition to the accessory building size allowance with a one (1) to four (4) ratio, not to exceed 10' in width. Moved by Myaard, supported by Russcher to close the public hearing. Motion Carried. Commissioner Riemersma questioned the 15,000 sq. ft. area with a 364 sq. ft. building. Moved by Miedema, supported by Geerlings to recommend the amendment to the Zeeland Charter Township Zoning Ordinance concerning Accessory Buildings

ROLL CALL VOTE. SEVEN AYES: BROWER, RUSSCHER, GEERLINGS, MYAARD, STEENWYK, MIEDEMA, KNOPER; NAYS: RIEMERSMA **MOTION CARRIED.**

CITIZEN COMMENTS

Mr. Gary Boetsma stated the business at 4511 has had three cars parked there for the last year.

Moved, carried, and supported to adjourn. Meeting adjourned at 9:30pm

Vivian Zwyghuizen, Recording Secretary

Karen Kreuze, Secretary