

**ZEELAND CHARTER TOWNSHIP  
PLANNING & ZONING COMMISSION  
DECEMBER 12, 2017**

The Planning & Zoning Commission of Zeeland Charter Township met in the township hall at 7pm on December 12, 2017. Members present: Don Steenwyk, Tim Miedema, Karen Kreuze, Bruce Knoper, Dick Geerlings, Bob Brower, Ron Brink, and Steve Nelson; absent: Dennis Russcher.

Chairman Knoper called the meeting to order. Moved by Kreuze, supported by Steewyk to approve the minutes of the October 10, 2017 meeting. Motion Carried.

**PRELIMINARY SITE PLAN REVIEW** Mr. Rick Pulaski, Nederveld, presented a site plan for 6 buildings containing 519 storage units on 8 acres, Parcel # 70-17-31-100-021. The purpose of the meeting was to address three requirements of the zoning ordinance for commercial mini-storage.

Front setback requirements for Adams Street – The ordinance requires 125' from the centerline of Adams Street. Their proposed building, closest to Adams Street, align with the front of the building on the property directly to the east which is approximately 83 feet from the centerline of Adams Street. Questions from the Planning Commission consisted of the requirements of the Ottawa County Road Commission as to setbacks and driveway requirements.

Lot coverage requirements for mini-storage - Ordinance requirements for commercial mini-storage buildings are not to exceed 60% of the total area of the lot. The site plan as presented shows 66% of lot coverage. Commercial zoning by right allows buildings to cover 85% of the total lot area.

Parking requirement for commercial mini-storage – Ordinance requirements for commercial mini-storage is one parking space for each storage unit plus one for each employee. They are proposing 3 dedicated parking spaces for employees. The 35 foot drive within the aisles adjacent to the storage units will accommodate customers

Need Ottawa County Road Commission, Ottawa County Water Resource Commission, and Ottawa County Health Department approval.

Moved by Brower, supported by Nelson to table approval of the site plan for more information concerning setback, lot coverage and parking. **MOTION CARRIED**

**SITE PLAN REVIEW – MIDWAY MACHINE** Mr. Jerry Gerrtman presented a site plan for a 30,000 sq. ft. building for Midway Machine on 4.5 acres at 3268 Centennial Street. Parcel #70-17-07-398-008. The site is part of the Pentatech PUD which has an approved water retention area.

Moved by Brink, supported by Steenwyk to approve the site plan dated 12/5/2017. **MOTION CARRIED**

**SITE PLAN REVIEW – GEMINI TRUCK REPAIR** Mr. Steve Witte, Nederveld, and Mr. Dave Meyer were present to review the site plan for Gemini Truck Repair on 14.75 acres, Parcel #70-17-08-400-015. The site plan meets the requirements of the Zeeland Charter Township zoning ordinance. Moved by Miedema, supported by Brower to approve the site plan dated 11/06/2017. **MOTION CARRIED.**

Moved, carried, and supported to adjourn. Meeting adjourned at 8:30pm.

Vivian Zwyghuizen, Recording Secretary

Karen Kreuze, Secretary