

**ZEELAND CHARTER TOWNSHIP  
PLANNING & ZONING COMMISSION  
APRIL 11, 2017**

The Planning & Zoning Commission of Zeeland Charter Township met in the township hall at 7pm on April 11, 2017. Members present: Bruce Knoper, Robert Brower, Dick Geerlings, Karen Kreuze, Tim Miedema, Ron Brink, Dennis Russcher, Don Steenwyk, and Steve Nelson. Also attending , Building Administrator Don Mannes Chairman Knoper called the meeting to order. Moved by Miedema, supported by Kreuze to approve the minutes of the February 14, 2017 meeting. Motion Carried

Chairman Knoper welcomed newly appointed Commissioner Steve Nelson to the Zeeland Charter Township Planning Commission.

**PUBLIC HEARING – REZONING** Chairman Knoper opened the public hearing for the rezoning request from **Lee Shore LOC, LLC. , Parcel #70-17-17-400-042, 8300 Logistic Drive.** Mr. Jason Marnin explained the reason for the request. The current building will be used as a surgery center and possibly office space. Moved by Brink, supported by Russcher to close the public hearing. **Motion Carried.**

Questions from the planning commissioners included the need for this in the community, the type of surgery being done, the number of employees and doctors, and if it is connected with the Holland Hospital or the Holland Surgery Center. Mr. Marnin stated there would be approximately 14 to 16 employees working at the surgery center. A study shows a need for this type of building in the area. The hours of operation will be Monday through Friday, 6am to 6pm. It is not connected with the Holland Hospital or the Holland Surgery Center.

Moved by Kreuze, supported by Steenwyk to recommend the rezoning of Parcel #70-17-17-400-042 from **Industrial to Commercial Zoning.** Reasons: It is the first building on that street along a major highway, it is adjacent to and across from other commercial zoning. **Motion Carried** unanimously with a roll call vote.

**SITE PLAN REVIEW – 70-17-17-400-042** Mr. Marnin requested a site plan review with the condition the Township Board granted the rezoning request. Moved by Miedema, supported by Steenwyk, to approve the site plan as presented with the condition the Township grants the rezoning request, and lighting, signage, and parking requirements meet the current zoning code for the existing building.

**Motion Carried**

**PUBLIC HEARING – REZONING** Chairman Knoper opened the public hearing for the rezoning request from **Grandville Piute, Paul Huizenga, Parcel #70-17-16-400-031.** (corner of 72<sup>nd</sup> and Byron Rd.) Building & Zoning Administrator, Don Mannes explained the purpose for rezoning from Agriculture to Residential is that Mr. Huizenga could split the 2.8 acres into two residential lots. Public water is available. Neighboring resident, Mr. Kerwin Topp, 2383 72<sup>nd</sup> Avenue, asked if he will be required to connect to public water if the development took place. He is not required to connect to public water. Moved by Russcher, supported by Kreuze to close the public hearing. Motion Carried. Moved by Brower, supported by Nelson to recommend the rezoning of **Parcel #70-17-16-400-031** from Agriculture

to Residential. Reasons: It is part of the Master Plan. Public utilities are available. **Motion Carried** unanimously with a roll call vote.

**PUBLIC HEARING – REZONING** Chairman Knoper opened the public hearing for the rezoning request from Mr. Ken VanderHeide and Mr. Ryan Boerman. The request is for the 28 acre **Parcel #70-17-17-200-005** rezoned from Agriculture to Industrial. (corner of 80<sup>th</sup> Avenue and Chicago Dr.) Public utilities are not available at this time. Mr. Roger Driesenga asked if the request is for the whole 28 acres. What industrial business is planned for the property? The request is for the whole parcel. Any industrial business is allowed in an industrial zone and it requires a site plan review. Mr. Earl Albin asked when public water became available if it is mandatory hookup. Currently public water is approximately ¼ mile away. Mandatory hookup is not required for existing properties. Mr. VanderHeide stated that when checking with a number of realtors, there is no need for commercial real estate. The property is adjacent to Chicago Drive which is a limited access street. Moved by Brink, supported by Geerlings to close the public hearing. Motion Carried.

Moved by Kreuze, supported by Knoper to **deny** the request for rezoning Parcel #70-17-16-200-005 from Agriculture to Industrial. Reasons: Industrial Zoning for that area is not part of the Master Plan and public utilities are not available. **Motion Carried** with a roll call vote. Ayes: Miedema, Kreuze, Knoper, Geerlings, Brower, and Russcher. Nays: Brink, Steenwyk, and Nelson.

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

Vivian Zwyghuizen, Recording Secretary  
Karen Kreuze, Secretary