

**ZEELAND CHARTER TOWNSHIP  
PLANNING & ZONING COMMISSION  
SEPTEMBER 11, 2018**

The Planning & Zoning Commission of Zeeland Charter Township met in the township hall at 7pm on Tuesday, September 11, 2018. Members present: Steve Nelson, Dick Geerlings, Bob Brower, Bruce Knoper, Karen Kreuze, Tim Miedema, Don Steenwyk, and Ron Brink; absent: Dennis Russcher. Also attending, Building & Zoning Administrator Don Mannes.

Chairman Knoper called the meeting to order. Moved by Kreuze, supported by Miedema to approve the minutes of the July 10, 2018 meeting. Motion Carried. Moved by Kreuze, supported by Steenwyk to approve the minutes of the August 16, 2018 special meeting. Motion carried.

**SITE PLAN** – The site plan review for the Vriesland Reformed Church was deleted from the agenda.

**SITE PLAN – BYRON WEST STORAGE** The site plan for commercial storage units at 7943 Byron Road was reviewed by Kelly Kuiper from Nederveld . The Zoning Board of Appeals have granted two variances for the site, (1) the site size, allowing construction on the 9 acre site, approximately 4 acres is flood plain; (2) parking spaces, allowing 152 spaces instead if the required 223 spaces required by the ordinance. The requested landscaping variance was referred back to the Planning Commission. Because of the unique location of the property the developers are working with the MDOT, Ottawa County Road Commission, the Water Resource Commission, and the DEQ for required permits. A new landscaping plan was submitted with the existing vegetation along Byron Road to be cleaned up and maintained. The site plan includes eleven commercial mini-storage buildings. The first phase will consist of storage buildings A, B, C, D, E. The area of future proposed storage buildings G and F will be utilized for outdoor storage. The second phase will consist of storage buildings G, F, H, and K. The area of proposed storage buildings I & J will be utilized for outdoor storage during Phase 2. Finally, Phase 3 will consist of proposed storage buildings I & J and there will be no permanent outdoor storage on the site. Moved by Knoper, supported by Nelson to approve the site plan as presented with the condition after Phase III (three) is constructed there will be no outdoor storage. Roll call vote. **Eight Ayes.** Absent: Dennis Russcher.

**MOTION CARRIED**

**SITE PLAN REVIEW – GRANGER GROUP** The site plan for a five unit retail building at Byron Road and Westpark Way was reviewed by Mr. Craig Gengler from Driesenga & Associates. Landscaping, lighting, refuse enclosure and parking meet the requirements of Zeeland Charter Township. Storm water will be directed to an existing detention pond. Moved by Miedema, supported by Brower to approve the site plan as presented for the retail building at Byron Road and Westpark Way. The motion passed unanimously.

The next meeting for updating the Master Plan will be September 20 at 7pm.

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

Vivian Zwyghuizen, Recording Secretary

Karen Kreuze, Secretary