

Zeeland Charter Township
Planning Commission Meeting Minutes
November 12, 2024

The Planning Commission of Zeeland Charter Township met at 7 pm on Nov. 12th, 2024.
Members present: Karen Kreuze, Tim Miedema, Robert Brower, Steve Nelson, Dennis Russcher, Randy Jarzembowski, Troy Nykamp, Don Steenwyk Absent: Ron Brink
Also present: Twp. Manager Josh Eggleston, Zoning Adm. Kirk Scharphorn, PCI

Kreuze called the meeting to order.

A motion was made and supported to approve the September 12th meeting minutes. Motion carried.

Citizen comment for non-agenda items: None

New Business

1. PUBLIC HEARING - A request from Tristan Van Dyken, interested party, for a Special Use Permit to operate a contractor's office per Sections 9.02, 16.03, 16.06.N, and other applicable provisions of the Zeeland Charter Township Zoning Ordinance at an unaddressed parcel on the east side of 64th Ave, also known as permanent parcel 70-17-35-100-072.

The applicant would like to utilize the existing building as a contractor's office to store material indoors, have a small office and serve as a meeting place in the morning. Applicant currently has one employee. The building has six available parking spaces. No outdoor storage is planned. The applicant does intend to have a small dumpster, either inside or outside of the building. The PC noted that any outdoor dumpster would need to be enclosed.

Motion made to open the public hearing

No public comment

Motion made to close the public hearing.

The Planning Commission worked through the finding of fact for a special use permit.

SECTION 16.03 BASIS OF DETERMINATION FOR SPECIAL USE PERMITS

- A. *The Planning Commission shall review the particular circumstances of the application under consideration in terms of the following standards, and shall approve a Special Land Use only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in this Ordinance:*

1. *The Special Land Use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area.*
FINDINGS: Complies. The applicant is seeking permission to operate a business within an existing building with no proposed changes to the exterior.

2. *The Special Land Use shall not change the essential character of the surrounding area.* **FINDINGS: Complies.** The applicant is seeking permission to operate a business within an existing building. Minimal traffic and on-site work will take place. There is a business directly to the south and two parcels to the north.
3. *The Special Land Use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the creation of hazardous or potentially hazardous situations or the excessive production of traffic, noise, odor, smoke, dust, fumes, glare or site drainage* **FINDINGS: Complies.** Any outdoor dumpster needs to be completely screened according to the township zoning ordinance. The proposed use is for office work and storage, neither of which is considered a potential nuisance in any of the above noted manners.
4. *The Special Land Use shall not place demands on public services and facilities more than current capacity.* **FINDINGS: Complies.** The proposed use creates no additional demands beyond the existing use of the property.
5. *The Special Land Use shall be in general agreement with the Master Plan.* **FINDINGS: Complies.** The Master Plan indicates this area is planned to remain MUV, which permits certain similar uses by right and these businesses by Special Use.
6. *The Special Land Use shall comply with all site plan review standards.* **FINDINGS: Complies.** As this application is for a business within an existing structure with no proposed changes, a site plan has not been required in this instance.
7. *The Planning Commission may impose conditions with the approval of a Special Land Use that are necessary to ensure compliance with the standards for approval stated in this Section and any other applicable standards contained in this Ordinance. Such conditions shall be considered an integral part of the Special Land Use permit and shall be enforced by the Zoning Administrator.* **FINDINGS: Complies.** Any outside dumpster would require complete screening according to the Township zoning ordinance specifications.
8. *The Planning Commission may require a performance bond to be posted by the applicant or by some other reasonable surety to ensure that the Special Land Use complies with the conditions of approval.* **FINDINGS:** No bond is required.

Motion made by Jarzembowski, supported by Brower to approve the Special Use Permit with the condition that any outside dumpster must be completely screened to township zoning ordinance specifications. **Motion passed with a roll call vote.** Yes – Steenwyk, Nykamp – Yes, Jarzembowski – Yes, Nelson – Yes, Kreuze – Yes, Brower – Yes, Russcher – Yes, Brink – Yes. Yes – Miedema. Absent - Brink

Board of Trustees Update – Josh Eggleston

Josh will be asking for two volunteers from the Planning Commission to join the Master Plan committee the beginning of next year.

Motion to adjourn at 7:35 pm

Katy Steenwyk, Recording Secretary
Randy Jarzembowski, Secretary