

Zeeland Charter Township
Planning Commission Meeting Minutes
January 14th, 2024

The Planning Commission of Zeeland Charter Township met at 7 pm on Jan. 14th, 2025.
Members present: Karen Kreuze, Tim Miedema, Steve Nelson, Dennis Russcher, Randy Jarzembowski, Troy Nykamp, Kerri Bosma Absent: Don Steenwyk, Robert Brower
Also present: Twp. Manager Josh Eggleston, Zoning Adm. Lori Castello, PCI

Kreuze called the meeting to order.

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

Citizen comment for non-agenda items: None

New Business

1. PUBLIC HEARING - A request from Justin and Kristine Vander Kooy, property owners, for a Special Use Permit to operate a home-based business per Section 16.06.Y, and other applicable provisions of the Zeeland Charter Township Zoning Ordinance at 6154 Adams Street, also known as permanent parcel 70-17-35-100-074.

The applicants would like to operate a trailer rental business from their home. The trailers are utility, cargo and flatbed ranging from 16-19 ft. in length. The maximum number of trailers they would have on the premises would be ten. There will be some storage in their barn and some outside storage. The hours of operation would be 6 am – 9 pm. Applicant would also like to construct a sign by the entrance.

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 that includes some outdoor storage and minor additional traffic over that of a typical residential home within the ag zoning district.

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 that includes some outdoor storage within the ag zoning district. With a maximum of 10 trailers and appropriate screening the character of the surrounding area will not change.
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.** The proposed use does include some outdoor storage. Outside screening of the trailers should mitigate this issue.
4. *The Special Land Use shall not place demands on public services and facilities more than current capacity.* **FINDINGS: Complies.** The proposed use creates some additional traffic on Adams St., but Adams St. is designed for heavy traffic.
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 agricultural, which permits residential uses by right and home-based 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 with some indoor and outdoor storage, the applicant must submit an additional landscape plan for outdoor storage screening.
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.** Township will specify hours of operation are 6 am – 9 pm, a maximum of 10 cargo/utility trailers on site and an outdoor landscape plan must be submitted for screening purposes.
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 Russcher, supported by Jarzembowski to approve the Special Use Permit for inside and outside storage with the condition that outdoor storage will not be approved until a landscape plan is submitted, within a year. The maximum number of cargo/utility trailers on site will be ten. Hours of operation set at 6:00 am to 9:00 pm. **Motion passed with a roll call vote.** Nykamp – Yes, Jarzembowski – Yes, Nelson – Yes, Kreuze – Yes, Russcher – Yes, Bosma – Yes. Yes – Miedema. Absent – Steenwyk, Absent - Brower

Board of Trustees Update – Kerri Bosma

The last Board of Trustee meeting was mostly clerical in nature. Nothing new to report.

Lori shared that we will start working on a solar energy ordinance again at an upcoming meeting.

Motion to adjourn at 7:53 pm

Katy Steenwyk, Recording Secretary
Randy Jarzembowski, Secretary