



**CITY OF ZEELAND
PLANNING COMMISSION MEETING MINUTES
CITY HALL – 21 SOUTH ELM STREET
MARCH 7, 2019
5:45PM**

Chairman Elhart called the meeting to order at 5:48PM and requested a roll call.

Present: Commissioners Amanda Cooper, Bill Elhart, Glenn Kass, Dan Klompmaker, Tim Klunder, Kevin Klynstra and Jeremy vanEyk

Absent: Commissioners Doug Barensen and Robert Blanton

Also Present: City Attorney Jim Donkersloot, Zoning Administrator Timothy Maday, and Recording Secretary Amy LeVesque

-Moved by Klompmaker to excuse absent members Barensen and Blanton because they had given prior notice that they would be unable to attend this meeting. Supported by Kass. All voted aye.

Maday stated that he had reviewed a draft Master Plan Update from the Zeeland Charter Township (ZCT) Planning Commission and had spoken to ZCT Zoning Administrator Don Mannes regarding the plan. He explained that the plan shows future development designated along borders with adjoining municipalities and seeks to sustain compatible property uses in those areas, such as development on the north side of Riley Street mirroring the type of development on the south side, which is in the City. He commented that ZCT's draft Future Land Use map shows little multi family residential property and that density is limited to 4 units per building. He noted that the ZCT Future Land Use map also shows the proposed M-231 highway, with an exit ramp from I-196 located between 68th Avenue and 72nd Avenue.

2018 Annual Reports

Maday presented the 2018 Planning Commission Annual Report which summarized the Commission's activity over the past year. He explained that the report satisfies requirements of the Michigan Planning Enabling Act and the Michigan Redevelopment Ready Communities Program.

Maday also presented the 2018 Community Development Department Activity Report. He explained that Elhart had requested further analysis of building permit activity. Maday reported that of 172 building permits issued, 54 were for nonresidential projects with costs totaling 8.39 million or 82% of the total construction value for the year. He also reported that 118 building permits were issued for residential projects at a cost of 1.95 million or 18% of the total construction value.

vanEyk asked how 2018 totals compare to previous years. Maday stated that he would provide past years' comparison information at the April 11, 2019 Planning Commission meeting.

Resolution – 475 W Washington Avenue - Rezoning to I-1, Light Industrial District

Elhart introduced a resolution to rezone a portion of the parcel at 475 W Washington Avenue, parcel number 70-16-13-398-007, identified as the west portion of Existing Parcel A on the site plan dated January 21, 2019 from C-3, Highway Commercial district to I-1, Light Industrial district. He commented that the rezoning was related to the acquisition of property by the City for the construction of the roundabout at the intersection of W Main Avenue and W Washington Avenue. The public hearing on this application was held at the February 7, 2019 Planning Commission meeting, and at that meeting all Commissioners that were present voted in favor of the rezoning.

Motion 2019.05

Moved by Klompmaker to approve the resolution to rezone the property at 475 W Washington Ave, parcel number 70-16-13-398-007, identified as the west portion of Existing Parcel A on the site plan dated January 21, 2019 from C-3, Highway Commercial district to I-1, Light Industrial district.

Supported by: Klynstra

Ayes: Cooper, Elhart, Kass, Klompmaker, Klunder, Klynstra, and vanEyck

Nays: None

Absent: Barense and Blanton

Motion Passes

"Water Tank Property" – 474 & 476 W Main Avenue – Upcoming Excess Property Determination

Maday stated that, as directed by the Planning Commission, he has scheduled a public hearing on April 11, 2019 to consider if the City-owned properties at 474 and 476 W Main Avenue should be declared excess property.

Klunder explained that the City's Consulting Engineers, Moore & Bruggink have been asked to provide a quote for the removal of the water tank on the 474 W Main Avenue property. He reminded Commissioners that Tom and Karen Van Dam, owners of Captain Sundae, had expressed interest in using a portion of the frontage of 474 W Main Avenue for overflow parking. He explained that the City Council's preference would be to sell both parcels for residential development and that a decision on determining the parcels to be excess property is the first step.

Maday commented that the question of declaring both parcels excess property and developing the combined parcels as a park was considered back in 2005, but no action was taken.

Donkersloot commented that the draft Future Land Use map designates both properties for low density residential use.

Klynstra commented that if the frontage of the 474 W Main Avenue becomes a small parking lot, the rear portion of the property could still be developed for residential use. Cooper commented that area properties north of W Main Avenue have commercial uses and that properties on the south are residential and that she would prefer to maintain the separation of uses.

Klynstra explained that the Captain Sundae owners only want a few parking spaces on the W Main Avenue frontage. Klompmaker commented that heavy screening could be required on W Main Avenue and also between the parking lot and any future residential development. Cooper commented that a parking lot that is hidden could become unsafe, especially if there is no lighting on the lot.

vanEyck commented that it would be challenging to design driveway access for potential residential development on the parcels.

Elhart asked for updates on tabled items. Maday reported that the City has not had any further contact with the owner of 156 N Cherry Avenue. He is planning that the draft 2011 Master Plan Update will be ready for review at the April 11, 2019 Planning Commission meeting but reported no progress on a draft sign ordinance.

Maday reminded Commissioners about the City Council & Planning Commission Special Meeting on the draft Non-Motorized Pathway Plan to be held on March 11, 2019 and reported that a notice was published inviting the public.

-Moved by Klynstra to approve the minutes of the February 7, 2019 Regular Planning Commission meeting. Supported by Klompmaker. All voted aye.

-6:09PM moved by Klompmaker to adjourn. Supported by Klynstra. All voted aye.

Submitted by,



Amy LeVesque
Recording Secretary